

45 Salem Tpke - Staples Shopping Plaza



Location: Staples Shopping Plaza
 New London County Cluster
 NE New London/Norwich Submarket
 New London County
 Norwich, CT 06360

Building Type: Retail/(Neighborhood Center)
 Bldg Status: Built 1961, Renov 2010
 Building Size: 60,000 SF
 Typical Floor Size: 60,000 SF
 Stories: 1
 Land Area: 5.86 AC
 Total Avail: 7,700 SF
 % Leased: 87.2%
 Total Spaces Avail: 1
 Smallest Space: 7,700 SF
 Bldg Vacant: 7700

Developer: -
 Management: -
 Recorded Owner: Harry Leiser Rev Trust

Expenses: 2014 Tax @ \$1.80/sf, 2011 Est Tax @ \$1.61/sf; 2011 Est
 Ops @ \$1.38/sf

Parcel Number: NORW-000006-000515-000001

Loading Docks: 1 ext

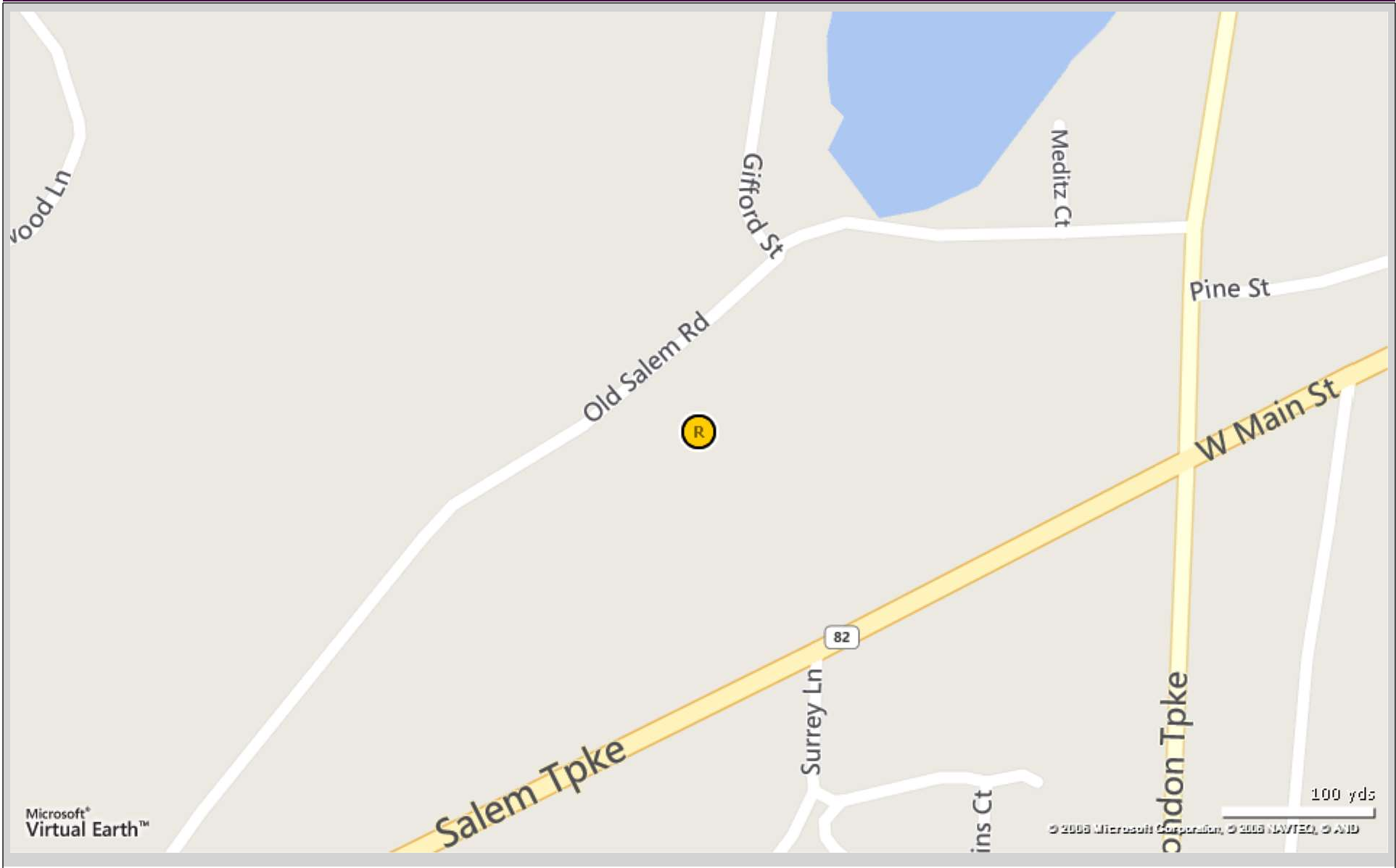
Ceiling Height: 22'

Anchor Tenant(s): Staples
 Amenities: Pylon Sign, Restaurant, Signalized Intersection
 Parking: 259 free Surface Spaces are available; Ratio of 4.33/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	7,700	7,700	7,700	\$20.20/nnn	Vacant	5 yrs	Direct

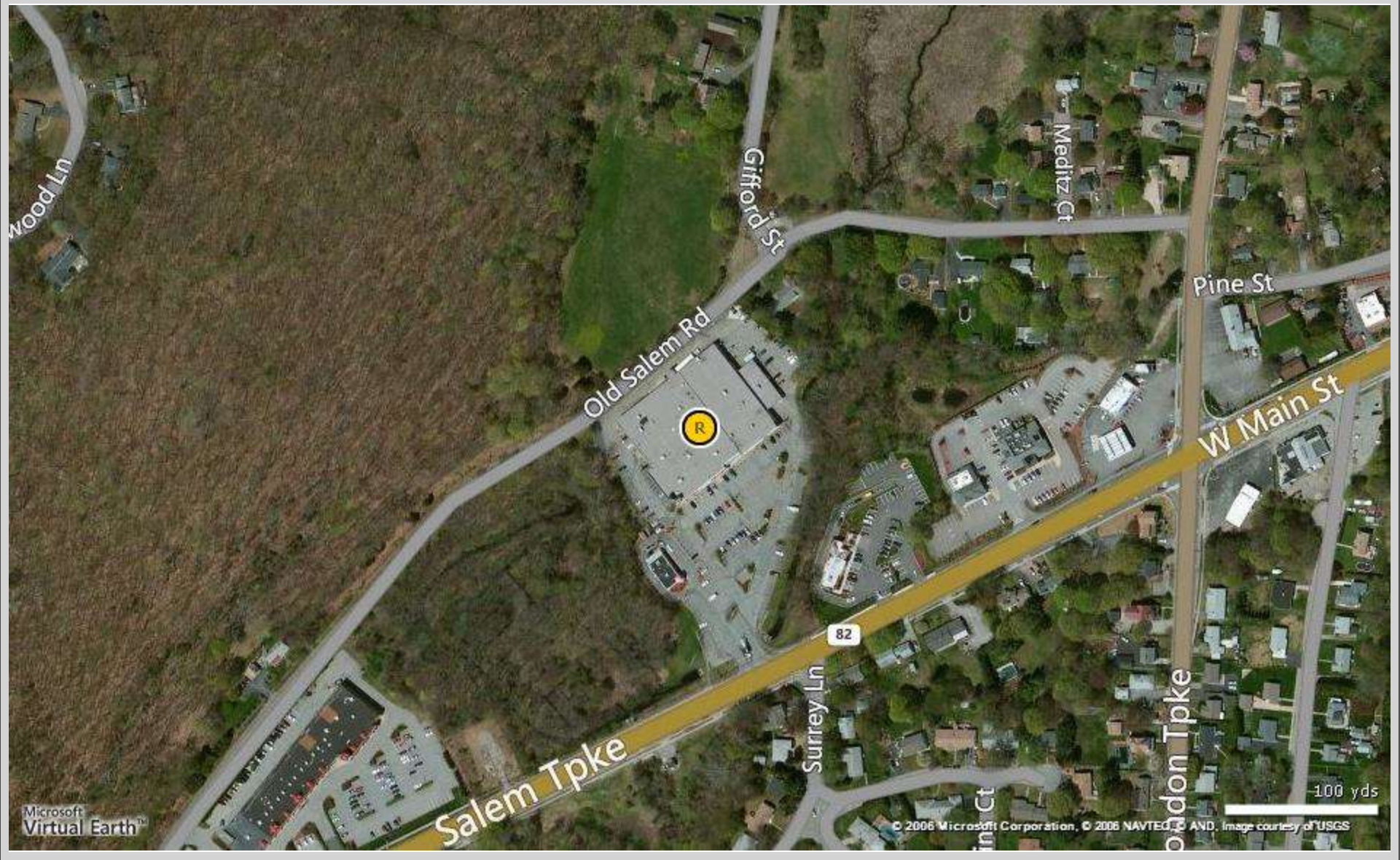
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45 Salem Tpke

Staples Shopping Plaza

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
American Red Cross	6,042	1	Personal Services		03/01/2012	02/28/2022	(877) 287-3327	
Colonial Cooperative Care	6,042	2			05/01/2007		(860) 885-0630	
Great Scot		1						
KFC	3,000	1	Retailers/Wholesalers				(860) 886-7535	
Staples	18,410	1	Retailers/Wholesalers				(860) 886-8870	
Super Suds		1						
Taco Bell	2,500	1	Retailers/Wholesalers					

Total Tenants for 45 Salem Tpke: 7

Total Tenants for report: 7

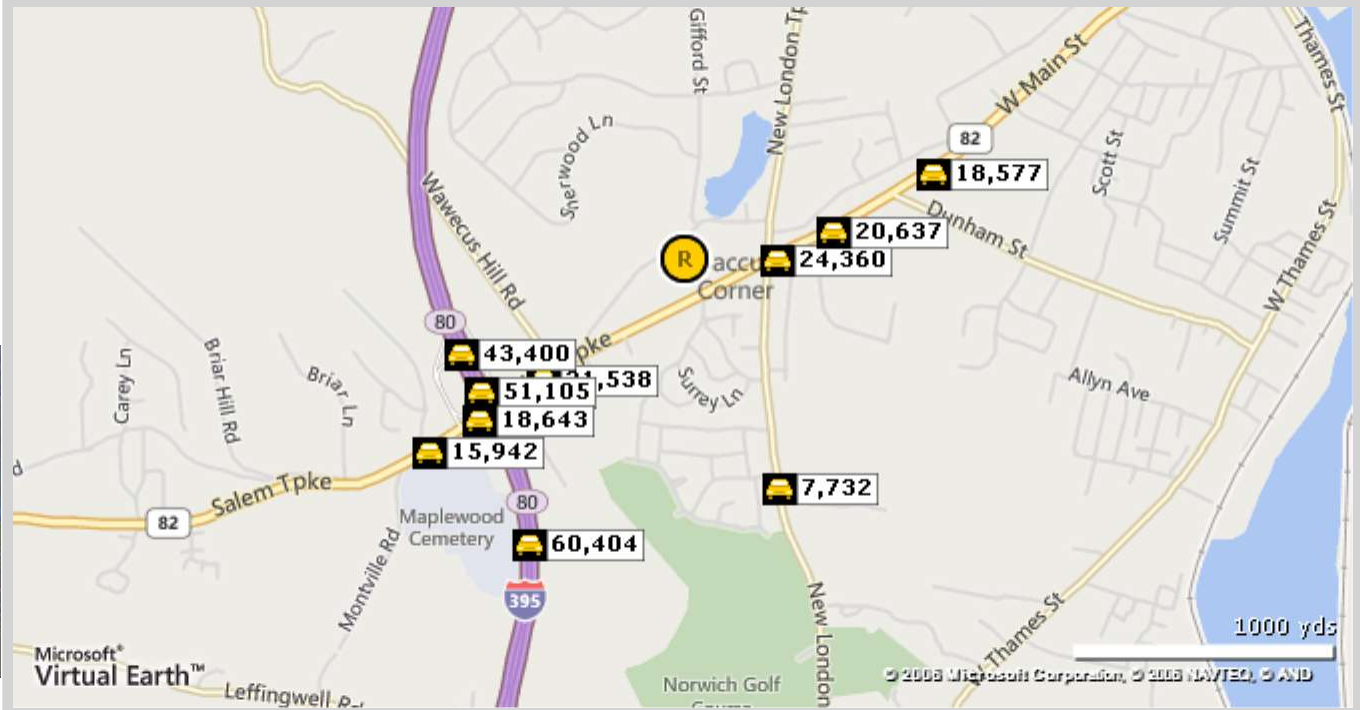


Traffic Count Report

Staples Shopping Plaza

45 Salem Tpke, Norwich, CT 06360

Building Type: General Retail
 Secondary: -
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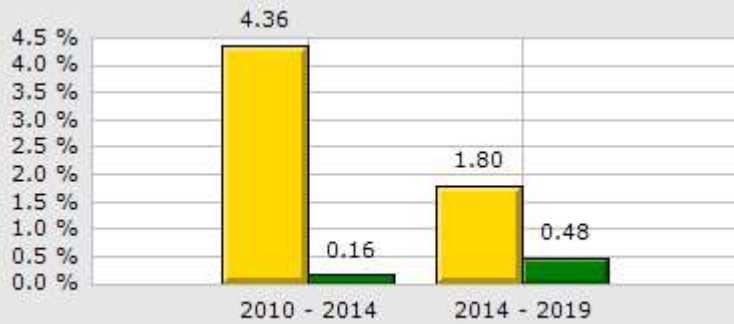
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Main St	Jones Ct	0.04 NE	2012	24,360	MPSI	.21
2	W Main St	Norman Rd	0.04 SW	2012	20,637	MPSI	.34
3	Salem Tpke	Wawecus Hill Rd	0.04 NE	2012	21,538	MPSI	.41
4	I- 395	Salem Tpke	0.14 SE	2012	43,400	MPSI	.54
5	I- 395	Salem Tpke	0.05 SE	2012	51,105	MPSI	.54
6	New London Tpke	Nordon Ave	0.02 N	2012	7,732	MPSI	.55
7	Salem Tpke	I- 395	0.03 NE	2012	18,643	MPSI	.58
8	W Main St	Maple St	0.10 NE	2012	18,577	MPSI	.58
9	Salem Tpke	Laura Blvd	0.02 SW	2012	15,942	MPSI	.71
10	I- 395	Salem Tpke	0.31 N	2012	60,404	MPSI	.72

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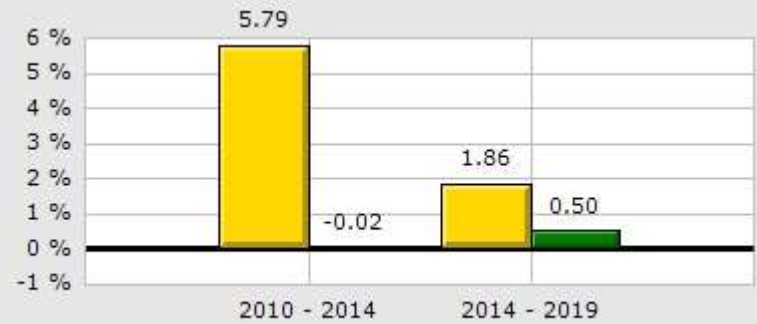
Type: Retail/(Neighborhood Ctr)
County: New London

1 Mile
County

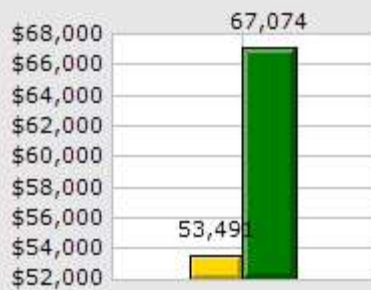
Population Growth



Household Growth



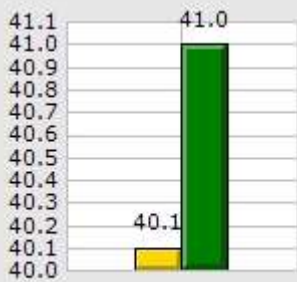
2014 Med Household Inc



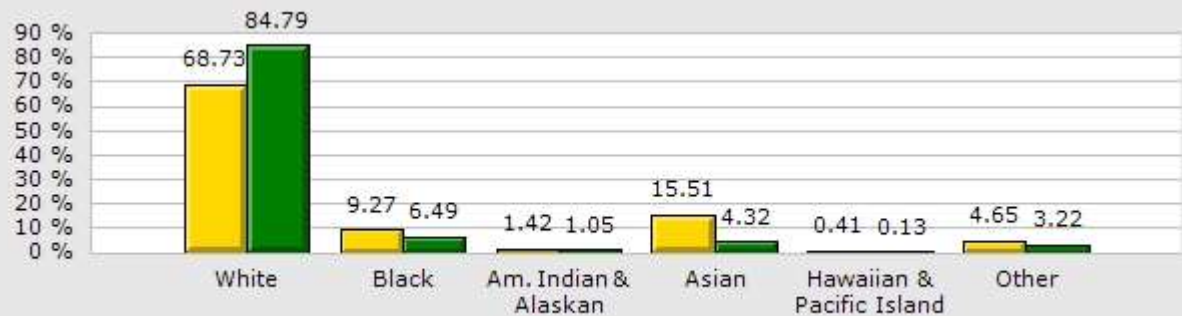
2014 Households by Household Income



2014 Median Age



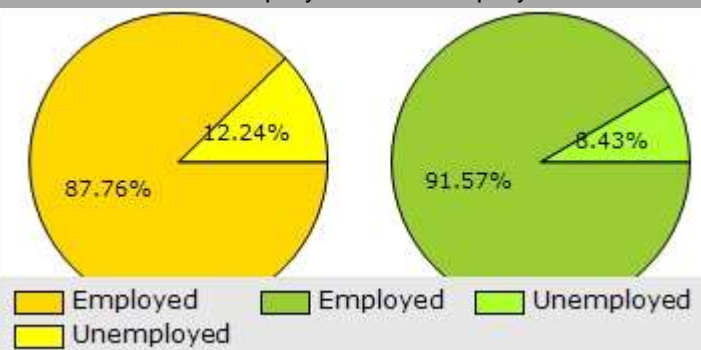
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



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Type: Retail/(Neighborhood Ctr)
County: New London

	1 Mile		County	
Population Growth				
Growth 2010 - 2014	4.36%		0.16%	
Growth 2014 - 2019	1.80%		0.48%	
Employed	3,097	87.76%	134,484	91.57%
Unemployed	432	12.24%	12,384	8.43%
2014 Population by Race				
	6,061		274,503	
White	4,166	68.73%	232,756	84.79%
Black	562	9.27%	17,819	6.49%
Am. Indian & Alaskan	86	1.42%	2,869	1.05%
Asian	940	15.51%	11,861	4.32%
Hawaiian & Pacific Island	25	0.41%	362	0.13%
Other	282	4.65%	8,836	3.22%
Household Growth				
Growth 2010 - 2014	5.79%		-0.02%	
Growth 2014 - 2019	1.86%		0.50%	
Renter Occupied	967	39.13%	34,719	32.32%
Owner Occupied	1,504	60.87%	72,719	67.68%
2014 Households by Household Income				
	2,471		107,438	
Income <\$25K	681	27.56%	19,118	17.79%
Income \$25K - \$50K	470	19.02%	22,848	21.27%
Income \$50K - \$75K	386	15.62%	17,220	16.03%
Income \$75K - \$100K	379	15.34%	16,612	15.46%
Income \$100K - \$125K	273	11.05%	12,271	11.42%
Income \$125K - \$150K	136	5.50%	6,121	5.70%
Income \$150K - \$200K	93	3.76%	8,890	8.27%
Income \$200K+	53	2.14%	4,358	4.06%
2014 Med Household Inc	\$53,491		\$67,074	
2014 Median Age	40.10		41.00	

Demographic Summary Report

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Radius	1 Mile		3 Mile		10 Mile	
Population						
2019 Projection	6,168		31,842		124,014	
2014 Estimate	6,059		31,746		123,896	
2010 Census	5,806		31,848		125,110	
Growth 2014 - 2019	1.80%		0.30%		0.10%	
Growth 2010 - 2014	4.36%		-0.32%		-0.97%	
2014 Population by Hispanic Origin	703		4,120		10,510	
2014 Population By Race	6,059		31,746		123,896	
White	4,166	68.76%	22,619	71.25%	102,356	82.61%
Black	562	9.28%	3,637	11.46%	8,435	6.81%
Am. Indian & Alaskan	85	1.40%	512	1.61%	1,761	1.42%
Asian	939	15.50%	3,391	10.68%	6,566	5.30%
Hawaiian & Pacific Island	25	0.41%	80	0.25%	192	0.15%
Other	282	4.65%	1,507	4.75%	4,586	3.70%
Households						
2019 Projection	2,516		12,736		45,772	
2014 Estimate	2,470		12,698		45,764	
2010 Census	2,361		12,731		46,263	
Growth 2014 - 2019	1.86%		0.30%		0.02%	
Growth 2010 - 2014	5.79%		-0.89%		-0.23%	
Owner Occupied	1,504	60.89%	6,827	53.76%	30,540	66.73%
Renter Occupied	967	39.15%	5,871	46.24%	15,224	33.27%
2014 Households by HH Income	2,471		12,698		45,763	
Income: <\$25,000	681	27.56%	3,224	25.39%	7,967	17.41%
Income: \$25,000 - \$50,000	470	19.02%	2,885	22.72%	9,681	21.15%
Income: \$50,000 - \$75,000	386	15.62%	2,203	17.35%	8,094	17.69%
Income: \$75,000 - \$100,000	379	15.34%	1,814	14.29%	6,869	15.01%
Income: \$100,000 - \$125,000	273	11.05%	1,059	8.34%	5,235	11.44%
Income: \$125,000 - \$150,000	136	5.50%	545	4.29%	2,912	6.36%
Income: \$150,000 - \$200,000	93	3.76%	651	5.13%	3,362	7.35%
Income: \$200,000+	53	2.14%	317	2.50%	1,643	3.59%
2014 Avg Household Income	\$67,583		\$67,263		\$80,123	
2014 Med Household Income	\$53,491		\$52,168		\$64,781	

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 Secondary: - % Leased: 87.17%
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 Year Built: 1961



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	310	3,552	11
Retail & Wholesale Trade	58	1,146	20
Hospitality & Food Service	26	538	21
Real Estate, Renting, Leasing	23	172	7
Finance & Insurance	24	118	5
Information	5	29	6
Scientific & Technology Services	29	98	3
Management of Companies	0	0	0
Health Care & Social Assistance	67	435	6
Educational Services	10	404	40
Public Administration & Sales	11	299	27
Arts, Entertainment, Recreation	6	57	10
Utilities & Waste Management	6	20	3
Construction	10	33	3
Manufacturing	5	27	5
Agriculture, Mining, Fishing	1	3	3
Other Services	29	173	6

Consumer Spending Report

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Building Type: General Retail

Secondary: -

GLA: 60,000 SF

Year Built: 1961

Total Available: 7,700 SF

% Leased: 87.17%

Rent/SF/Yr: \$20.20



2014 Annual Spending (\$000s)	1 Mile	3 Mile	10 Mile
Total Specified Consumer Spending	\$63,268	\$320,216	\$1,337,452

Total Apparel	\$3,662	\$18,731	\$74,421
Women's Apparel	1,507	7,564	30,229
Men's Apparel	769	4,032	16,397
Girl's Apparel	270	1,377	5,439
Boy's Apparel	185	941	3,768
Infant Apparel	162	839	3,181
Footwear	767	3,978	15,406

Total Entertainment & Hobbies	\$4,972	\$25,225	\$104,600
Entertainment	784	4,058	17,009
Audio & Visual Equipment/Service	2,475	12,625	50,169
Reading Materials	241	1,198	5,230
Pets, Toys, & Hobbies	1,472	7,345	32,193

Total Food and Alcohol	\$17,376	\$88,574	\$353,889
Food At Home	9,901	50,287	196,370
Food Away From Home	6,398	32,604	133,960
Alcoholic Beverages	1,077	5,682	23,558

Total Household	\$8,444	\$41,383	\$180,215
House Maintenance & Repair	1,586	7,271	33,192
Household Equip & Furnishings	3,530	17,506	74,375
Household Operations	2,495	12,367	53,106
Housing Costs	833	4,239	19,542

Consumer Spending Report

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2014 Annual Spending (000s)	1 Mile	3 Mile	10 Mile
Total Transportation/Maint.	\$18,369	\$93,228	\$393,591
Vehicle Purchases	6,090	31,456	143,145
Gasoline	8,198	41,289	167,388
Vehicle Expenses	480	2,370	9,110
Transportation	1,611	8,050	31,579
Automotive Repair & Maintenance	1,990	10,062	42,368
Total Health Care	\$3,264	\$16,132	\$68,338
Medical Services	1,802	8,956	38,610
Prescription Drugs	1,130	5,554	23,119
Medical Supplies	332	1,622	6,609
Total Education/Day Care	\$3,685	\$18,985	\$83,230
Education	2,380	12,369	53,263
Fees & Admissions	1,305	6,616	29,967

