

77 Salem Tpke - Salem Plaza



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

Building Type: Retail/(Neighborhood Center)
 Bldg Status: Built 1995
 Building Size: 31,000 SF
 Typical Floor Size: 31,000 SF
 Stories: 1
 Land Area: 3.20 AC
 Total Avail: 7,857 SF
 % Leased: 74.7%
 Total Spaces Avail: 4
 Smallest Space: 1,150 SF
 Bldg Vacant: 7857

Developer: Aurora Woodlands Associates
 Management: -
 Recorded Owner: Aurora Woodlands Associates
 Expenses: 2014 Tax @ \$3.75/sf, 2012 Est Tax @ \$2.87/sf; 2011 Ops @ \$3.62/sf, 2012 Est Ops @ \$3.62/sf
 Parcel Number: NORW-000008-000098-000001

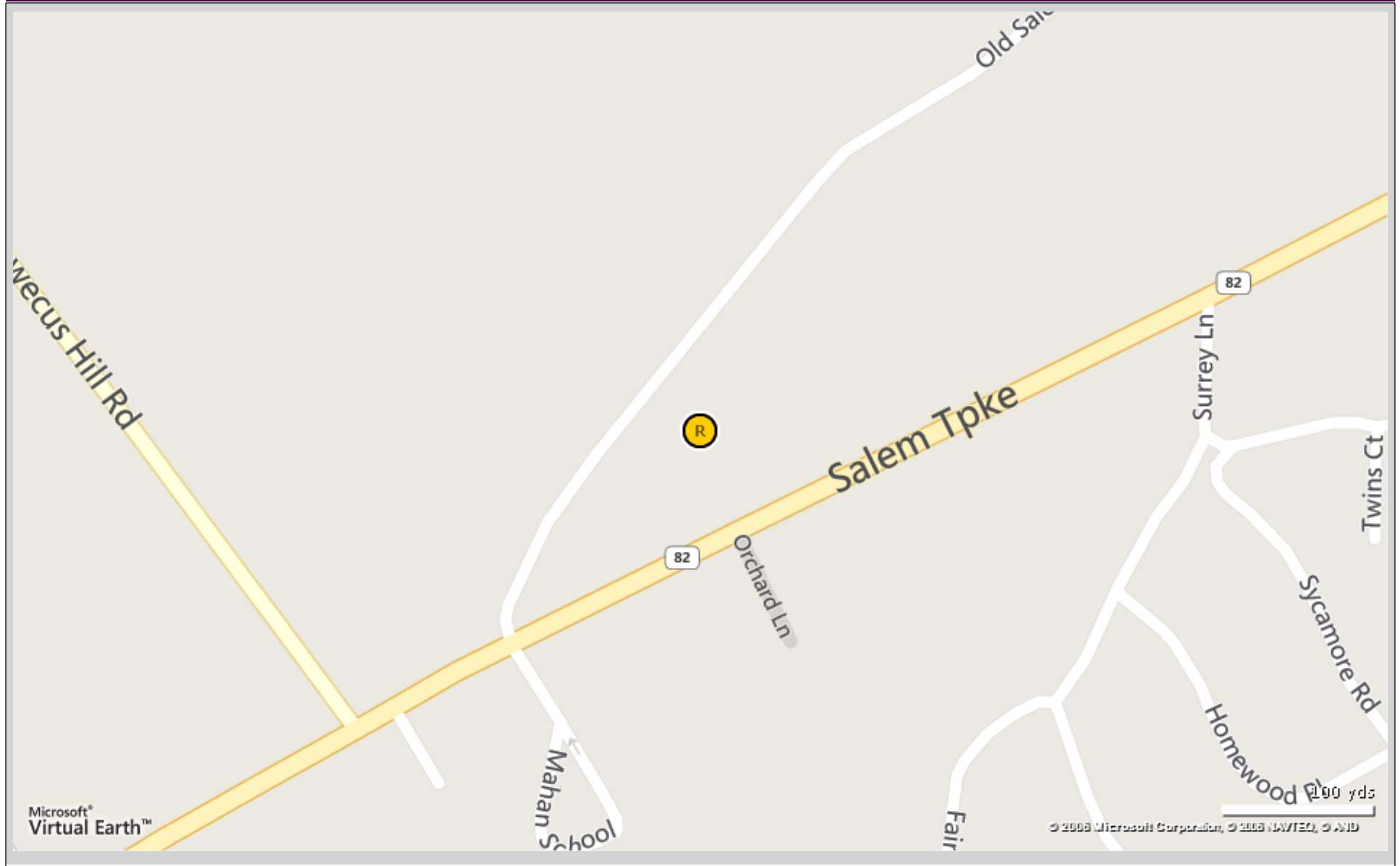
Amenities: Pylon Sign, Signage, Signalized Intersection
 Street Frontage: 374 feet on Old Salem(with 1 curb cut)
 453 feet on Salem Tpke

Parking: 92 free Surface Spaces are available; Ratio of 2.88/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	1,470	1,470	1,470	\$18.00/nnn	Vacant	5 yrs	Direct
P 1st / Suite 107	1,900	1,900	1,900	\$18.00/nnn	Vacant	5 yrs	Direct
P 1st / Suite 112	1,150	1,150	1,150	\$18.00/nnn	Vacant	5 yrs	Direct
P 1st / Suite 113	3,337	3,337	3,337	\$18.00/nnn	Vacant	5 yrs	Direct

Salem Plaza

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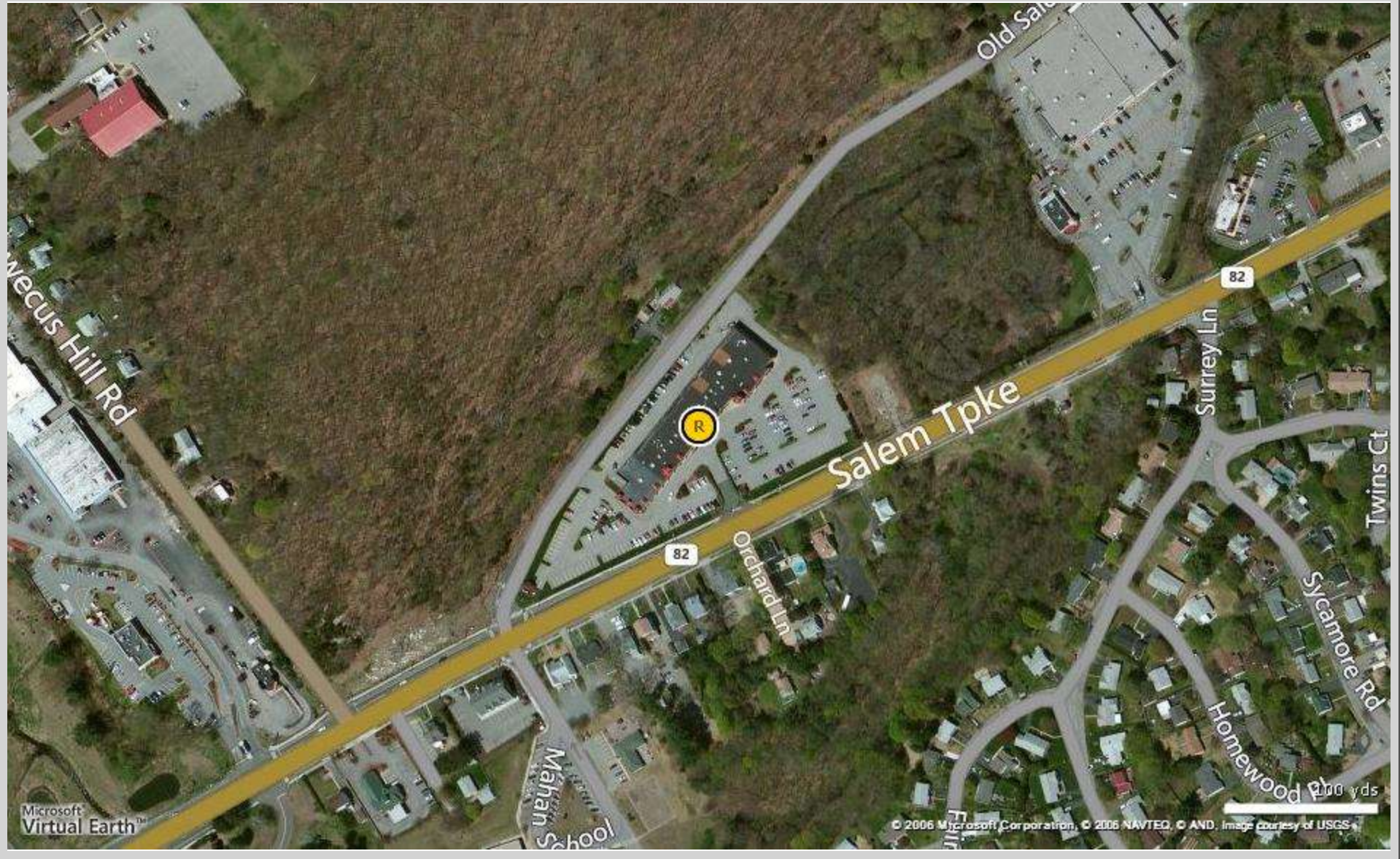
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77 Salem Tpke		Salem Plaza					Salem Plaza		
Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts	
Ace Beauty Supply		1							
Alexander's Uniforms		1							
Armed Forces Recruiting Services Inc	1,470	1			09/30/2009		(860) 885-1264		
Chinese Buffet		1							
Cosmo Prof	18	1	Retailers/Wholesalers				(860) 892-4831		
Dominic's Brickoven Pizzeria	1,400	1					(860) 892-1510		
Dr Linda Kironick, Dmd		1							
Edible Arrangements	2,000	1	Retailers/Wholesalers				(860) 886-6999		
Hair Unique Salons		1							
Liberty Bank		1	Financial Institutions				(860) 892-2500		
Liberty Mutual Insurance Co.	2,000	1	Insurance				(860) 889-3811		
Mikes Dugout	500	1	Retailers/Wholesalers	4			(860) 823-1225		
Mobile Solutions, Llc	500	1	Business Services	1			(860) 886-6999		
Raymond James Financial Services	500	1	Financial Institutions				(888) 570-0774		
Subway	1,250	1	Retailers/Wholesalers				(860) 886-1713		
Sweetie Nails And Spa	500	1	Personal Services	1			(860) 949-8946		
Wireless Zone	1,500	1	Retailers/Wholesalers	6			(860) 886-4000		
								Total Tenants for 77 Salem Tpke:	17
								Total Tenants for report:	17

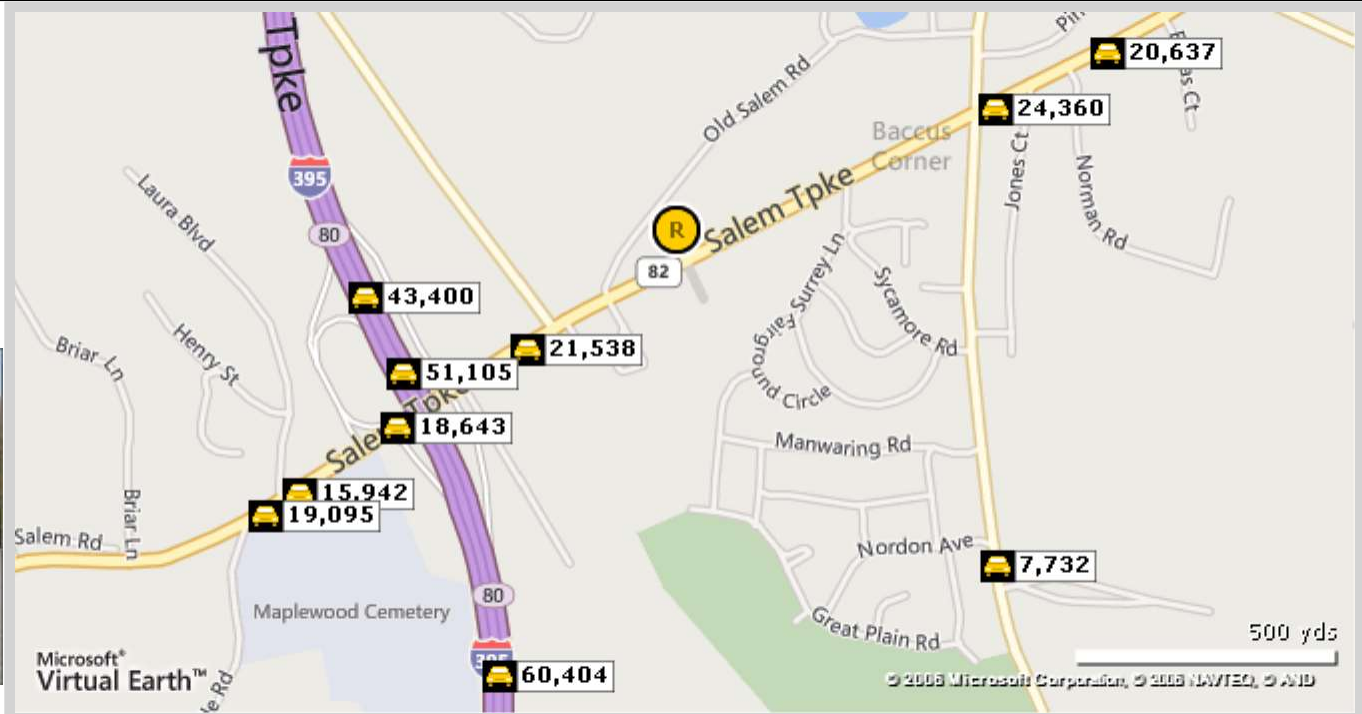


Traffic Count Report

Salem Plaza

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Salem Tpke	Wawecus Hill Rd	0.04 NE	2012	21,538	MPSI	.21
2	I- 395	Salem Tpke	0.05 SE	2012	51,105	MPSI	.34
3	I- 395	Salem Tpke	0.14 SE	2012	43,400	MPSI	.35
4	Salem Tpke	I- 395	0.03 NE	2012	18,643	MPSI	.38
5	W Main St	Jones Ct	0.04 NE	2012	24,360	MPSI	.38
6	Salem Tpke	Laura Blvd	0.02 SW	2012	15,942	MPSI	.51
7	New London Tpke	Nordon Ave	0.02 N	2012	7,732	MPSI	.52
8	W Main St	Norman Rd	0.04 SW	2012	20,637	MPSI	.52
9	I- 395	Salem Tpke	0.31 N	2012	60,404	MPSI	.53
10	Salem Tpke	Montville Rd	0.02 SW	2012	19,095	MPSI	.56



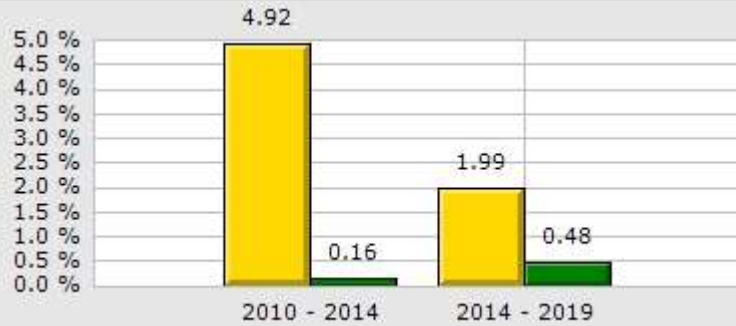
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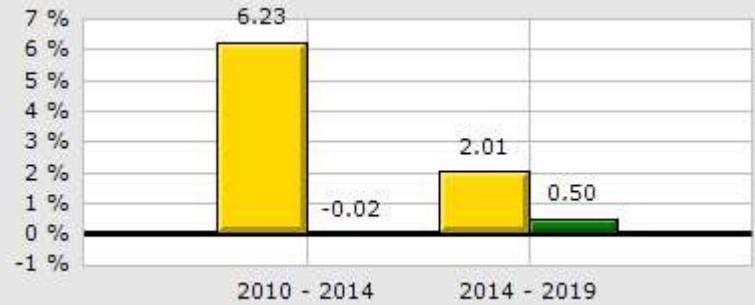
Type: Retail/(Neighborhood Ctr)
 County: New London

1 Mile
 County

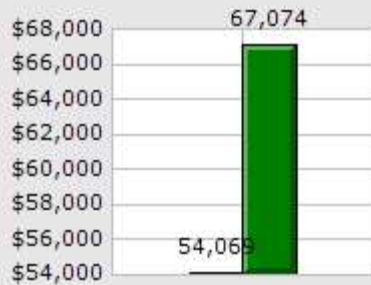
Population Growth



Household Growth



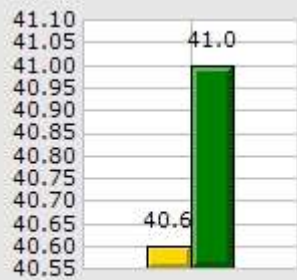
2014 Med Household Inc



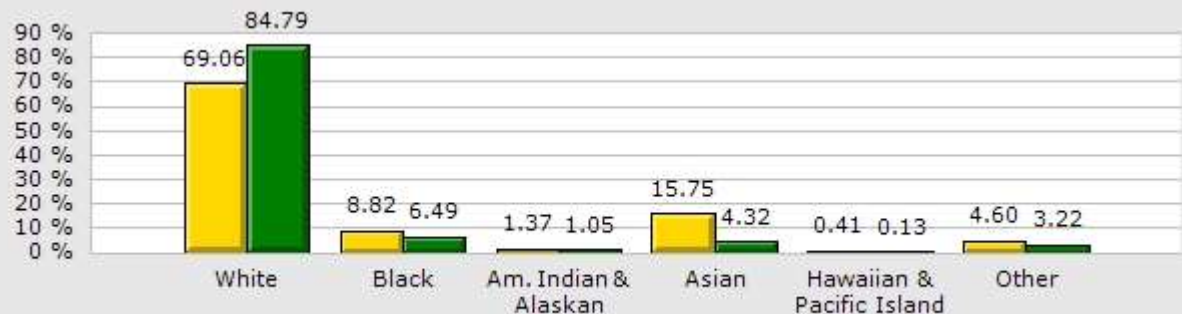
2014 Households by Household Income



2014 Median Age



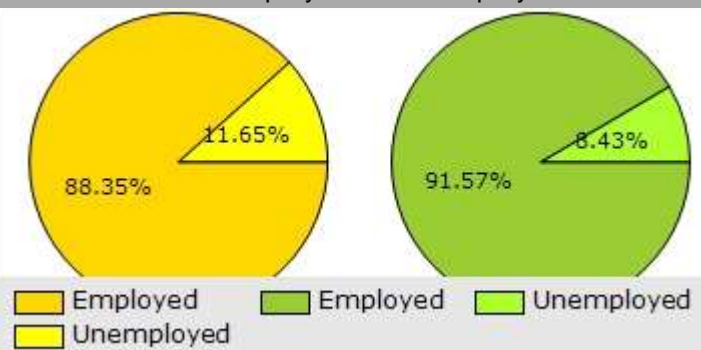
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



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	1 Mile		County	
Population Growth				
Growth 2010 - 2014	4.92%		0.16%	
Growth 2014 - 2019	1.99%		0.48%	
Employed	2,813	88.35%	134,484	91.57%
Unemployed	371	11.65%	12,384	8.43%
2014 Population by Race				
	5,417		274,503	
White	3,741	69.06%	232,756	84.79%
Black	478	8.82%	17,819	6.49%
Am. Indian & Alaskan	74	1.37%	2,869	1.05%
Asian	853	15.75%	11,861	4.32%
Hawaiian & Pacific Island	22	0.41%	362	0.13%
Other	249	4.60%	8,836	3.22%
Household Growth				
Growth 2010 - 2014	6.23%		-0.02%	
Growth 2014 - 2019	2.01%		0.50%	
Renter Occupied	861	38.37%	34,719	32.32%
Owner Occupied	1,383	61.63%	72,719	67.68%
2014 Households by Household Income				
	2,244		107,438	
Income <\$25K	623	27.76%	19,118	17.79%
Income \$25K - \$50K	405	18.05%	22,848	21.27%
Income \$50K - \$75K	359	16.00%	17,220	16.03%
Income \$75K - \$100K	356	15.86%	16,612	15.46%
Income \$100K - \$125K	244	10.87%	12,271	11.42%
Income \$125K - \$150K	118	5.26%	6,121	5.70%
Income \$150K - \$200K	96	4.28%	8,890	8.27%
Income \$200K+	43	1.92%	4,358	4.06%
2014 Med Household Inc	\$54,069		\$67,074	
2014 Median Age	40.60		41.00	



Demographic Summary Report

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Radius	1 Mile		3 Mile		10 Mile	
Population						
2019 Projection	5,526		31,443		124,201	
2014 Estimate	5,418		31,326		124,055	
2010 Census	5,164		31,360		125,187	
Growth 2014 - 2019	1.99%		0.37%		0.12%	
Growth 2010 - 2014	4.92%		-0.11%		-0.90%	
2014 Population by Hispanic Origin	617		3,975		10,667	
2014 Population By Race	5,418		31,326		124,055	
White	3,741	69.05%	22,381	71.45%	102,299	82.46%
Black	479	8.84%	3,503	11.18%	8,545	6.89%
Am. Indian & Alaskan	74	1.37%	509	1.62%	1,762	1.42%
Asian	852	15.73%	3,391	10.82%	6,635	5.35%
Hawaiian & Pacific Island	22	0.41%	78	0.25%	193	0.16%
Other	250	4.61%	1,465	4.68%	4,621	3.72%
Households						
2019 Projection	2,289		12,603		45,847	
2014 Estimate	2,244		12,558		45,829	
2010 Census	2,132		12,568		46,299	
Growth 2014 - 2019	2.01%		0.36%		0.04%	
Growth 2010 - 2014	6.23%		-0.65%		-0.17%	
Owner Occupied	1,383	61.63%	6,825	54.35%	30,419	66.38%
Renter Occupied	861	38.37%	5,733	45.65%	15,410	33.62%
2014 Households by HH Income	2,244		12,557		45,829	
Income: <\$25,000	623	27.76%	3,160	25.17%	7,988	17.43%
Income: \$25,000 - \$50,000	405	18.05%	2,864	22.81%	9,722	21.21%
Income: \$50,000 - \$75,000	359	16.00%	2,208	17.58%	8,115	17.71%
Income: \$75,000 - \$100,000	356	15.86%	1,776	14.14%	6,872	14.99%
Income: \$100,000 - \$125,000	244	10.87%	1,069	8.51%	5,216	11.38%
Income: \$125,000 - \$150,000	118	5.26%	528	4.20%	2,910	6.35%
Income: \$150,000 - \$200,000	96	4.28%	640	5.10%	3,357	7.33%
Income: \$200,000+	43	1.92%	312	2.48%	1,649	3.60%
2014 Avg Household Income	\$67,567		\$67,323		\$80,051	
2014 Med Household Income	\$54,069		\$52,330		\$64,654	



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	296	3,566	12
Retail & Wholesale Trade	52	1,112	21
Hospitality & Food Service	26	538	21
Real Estate, Renting, Leasing	23	172	7
Finance & Insurance	27	209	8
Information	5	29	6
Scientific & Technology Services	28	95	3
Management of Companies	0	0	0
Health Care & Social Assistance	63	413	7
Educational Services	10	404	40
Public Administration & Sales	11	299	27
Arts, Entertainment, Recreation	6	57	10
Utilities & Waste Management	6	20	3
Construction	8	28	4
Manufacturing	4	26	7
Agriculture, Mining, Fishing	1	3	3
Other Services	26	161	6

Consumer Spending Report

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Building Type: General Retail

Secondary: -

GLA: 31,000 SF

Year Built: 1995

Total Available: 7,857 SF

% Leased: 74.65%

Rent/SF/Yr: \$18.00



2014 Annual Spending (\$000s)	1 Mile	3 Mile	10 Mile
Total Specified Consumer Spending	\$57,217	\$316,698	\$1,337,455

Total Apparel	\$3,298	\$18,472	\$74,496
Women's Apparel	1,364	7,462	30,244
Men's Apparel	695	3,980	16,402
Girl's Apparel	240	1,353	5,454
Boy's Apparel	165	928	3,777
Infant Apparel	145	826	3,193
Footwear	689	3,923	15,425

Total Entertainment & Hobbies	\$4,513	\$24,960	\$104,596
Entertainment	700	3,987	17,017
Audio & Visual Equipment/Service	2,253	12,498	50,193
Reading Materials	222	1,189	5,224
Pets, Toys, & Hobbies	1,338	7,286	32,163

Total Food and Alcohol	\$15,737	\$87,617	\$354,097
Food At Home	8,947	49,739	196,471
Food Away From Home	5,811	32,258	134,058
Alcoholic Beverages	980	5,620	23,568

Total Household	\$7,714	\$41,041	\$180,116
House Maintenance & Repair	1,457	7,266	33,073
Household Equip & Furnishings	3,230	17,330	74,358
Household Operations	2,270	12,246	53,150
Housing Costs	757	4,199	19,537

Consumer Spending Report

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2014 Annual Spending (000s)	1 Mile	3 Mile	10 Mile
Total Transportation/Maint.	\$16,469	\$92,005	\$393,505
Vehicle Purchases	5,359	30,883	142,924
Gasoline	7,400	40,841	167,496
Vehicle Expenses	443	2,365	9,104
Transportation	1,467	7,970	31,613
Automotive Repair & Maintenance	1,801	9,947	42,368
Total Health Care	\$2,977	\$16,020	\$68,259
Medical Services	1,641	8,891	38,576
Prescription Drugs	1,032	5,520	23,079
Medical Supplies	303	1,609	6,604
Total Education/Day Care	\$3,334	\$18,778	\$83,250
Education	2,149	12,227	53,279
Fees & Admissions	1,185	6,551	29,971

