

• AVAILABLE



TOWN LINE PLAZA
ROCKY HILL, CT

ACADIA Realty. Trust.

Town Line Plaza is located in Rocky Hill, Connecticut, at the intersection of I-91 and the Silas Deane Highway (Route 99). It sits five miles south of Hartford, Connecticut, on the town line between Rocky Hill and WetherSField. Town Line Plaza benefits from its location within the Hartford MSA and the property's redevelopment, which includes a Newly Renovated Stop&Shop Supermarket and Wal-Mart (Not Owned).

TYPE

Grocery Anchored

ADDRESS

80 Town Line Road
Rocky Hill, CT 06067

GLA

206,346 ±/- SF

PARKING

1,052 Spaces

ANCHORS

Wal-Mart (Not Owned), Stop & Shop

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Realty. Trust.

ACADIA

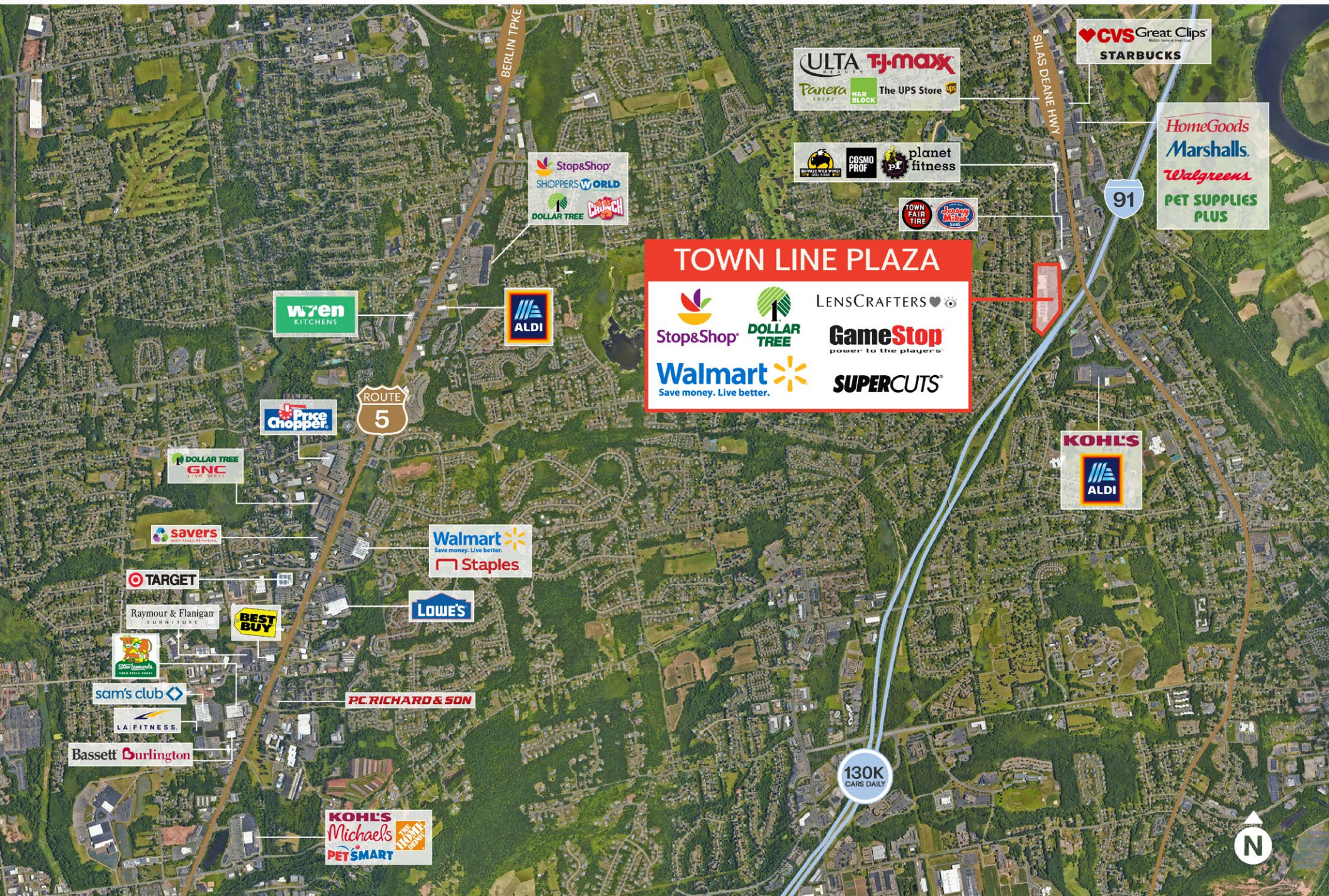
411 Theodore Fremd Ave, Suite 300 | Rye, NY 10580



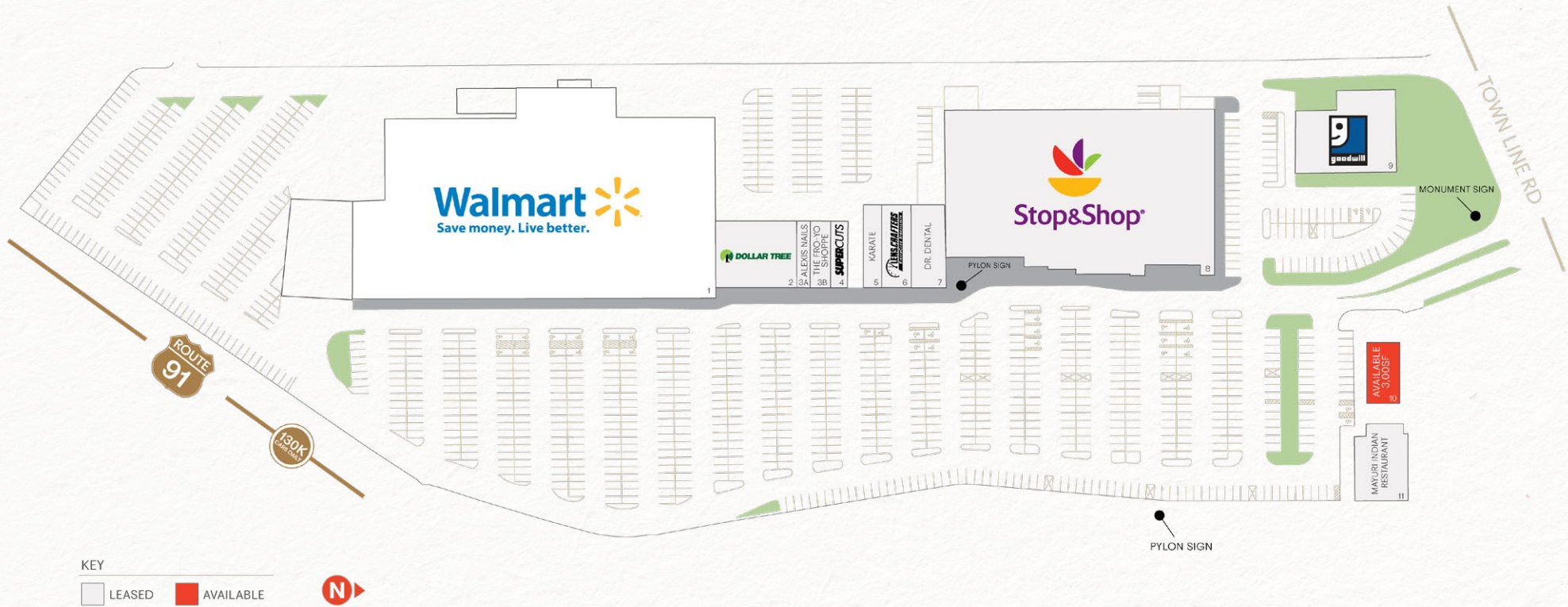
MARKET AERIAL

This aerial map displays a large retail center, Market Aerial, with numerous store locations marked by logos. The map is oriented with North at the top. Key features include:

- Major Roads:** Berlin Tpke, Silas Deane Hwy, and Route 5 are visible.
- Store Locations:** Logos for various retailers are placed throughout the map, including:
 - Top Left:** Stop & Shop, Shoppers World, Dollar Tree, and Crutchfield.
 - Top Center:** Ulta, TJ Maxx, Panera, The UPS Store, and H&R Block.
 - Top Right:** CVS Great Clips, Starbucks, HomeGoods, Marshalls, Walgreens, and Pet Supplies Plus.
 - Center:** A large red box highlights the "TOWN LINE PLAZA" area, containing logos for Stop & Shop, Dollar Tree, LensCrafters, GameStop, Walmart, and Supercuts.
 - Bottom Left:** Wren Kitchens, Aldi, Price Chopper, Dollar Tree, GNC, Savers, Target, Raymour & Flanigan, Best Buy, Sam's Club, LA Fitness, Bassett, Burlington, PC Richard & Son, Kohl's, Michaels, and PetSmart.
 - Bottom Center:** Walmart, Staples, and Lowe's.
 - Bottom Right:** Kohl's and Aldi.
- Other Markers:** A blue circle at the bottom center indicates "130K CARS DAILY". A north arrow is located in the bottom right corner.



SITE PLAN



TENANT ROSTER

1. Wal-Mart (Not Owned).....	97,300 SF	4. Super Cuts.....	1,705 SF	8. Stop & Shop.....	65,479 SF
2. Dollar Tree.....	8,106 SF	5. Karate.....	2,748 SF	9. Goodwill.....	11,000 SF
3A. Alexis Nails.....	1,253 SF	6. LensCrafters.....	3,305 SF	10. Available.....	3,000 SF
3B. Game Stop.....	2,000 SF	7. Dr. Dental.....	4,058 SF	11. Mayuri Indian Restaurant.....	6,022 SF

DEMOGRAPHICS



DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
 POPULATION	7,267	45,595	152,676
 HOUSEHOLDS	3,300	19,136	62,110
 AVERAGE HHI	\$127,007	\$146,183	\$124,521