MONTVILLE COMMONS

MONTVILLE, CT

SIZE

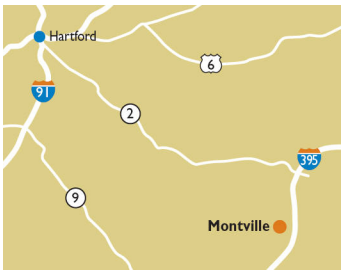
116,916 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,425	20,842	55,147
Households		
1,309	8,345	21,893
Median HH Income ($)		
70,562	70,089	71,494

MAJOR TENANT(S)

Stop & Shop
Home Depot



LOCATION

2020 Norwich - New London Turnpike | Montville, CT 06382

PROPERTY HIGHLIGHTS

- Anchored by Stop & Shop, the top grocer in the Hartford, CT trade area
- Located in Montville, a suburb 39 miles southeast of Hartford
- Additional national and regional tenants include Home Depot, Anytime Fitness, Chili's Bar & Grill, Subway and AT&T
- The center is situated on Norwich-New London Turnpike just one mile south of Mohegan Sun Casino, which attracts 11 million visitors annually
- Located just nine miles from Foxwoods Resort & Casino which attracts over 13 million visitors annually
- Two Pad Sites Available

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

PHILLIPS EDISON & COMPANY®

MONTVILLE COMMONS

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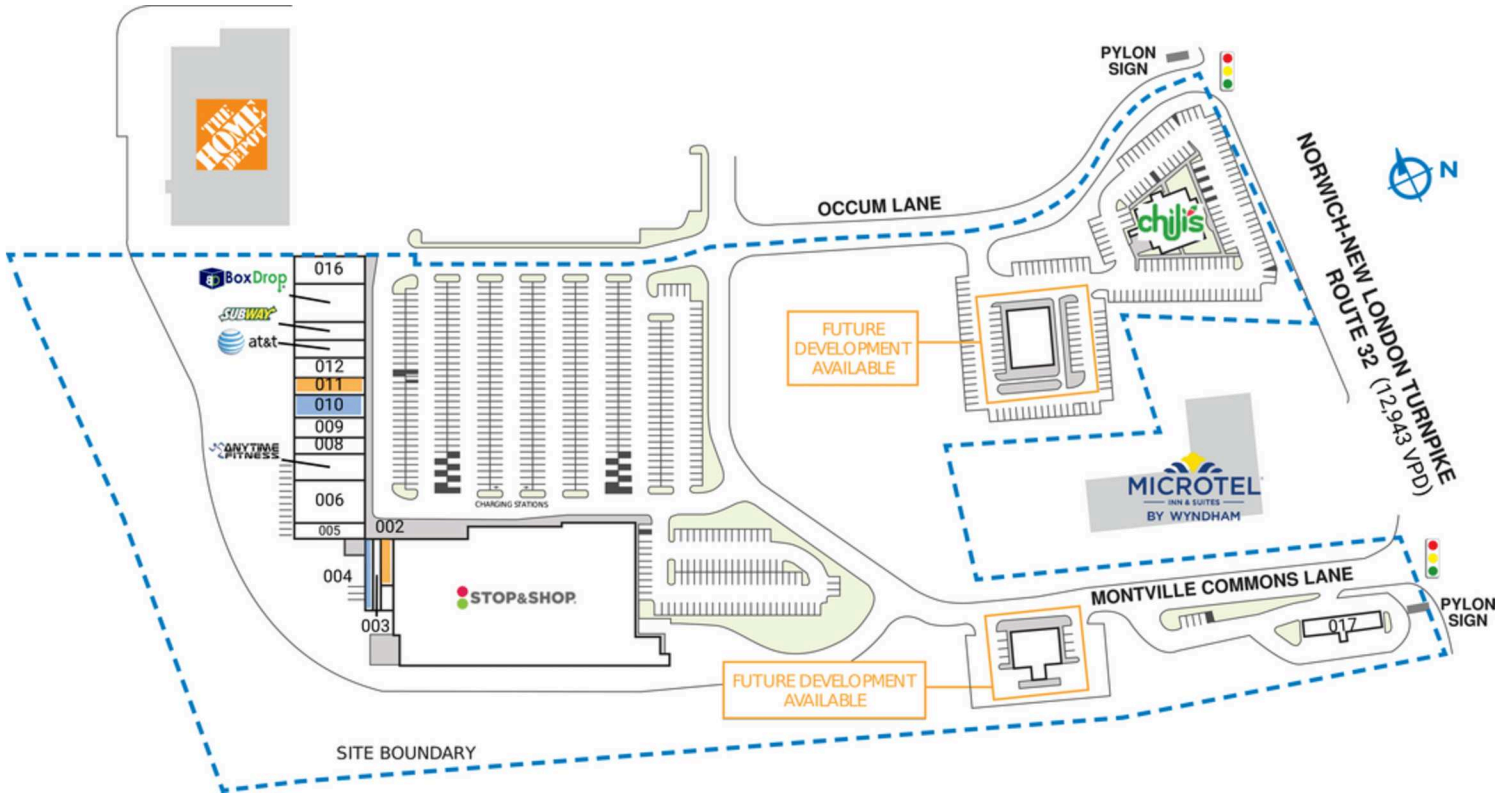
SPACE	TENANT	SQ. FT.
A	Stop & Shop	63,000 SF
SHAD1	Home Depot	
002	AVAILABLE	2,000 SF
003	Clean Cuts Salon & Barber	1,500 SF
004	COMING AVAILABLE	1,500 SF
005	Thread and Nail	2,000 SF
006	Longshots Sports Cafe	6,000 SF
007	Anytime Fitness	4,000 SF
008	Smoking Gorilla Premium Smoke Shop	2,000 SF
009	Greater Norwich Chiropractic	2,000 SF
010	COMING AVAILABLE	2,000 SF
011	AVAILABLE	2,000 SF
012	Advanced Vein Associates	3,500 SF
013	AT&T	2,500 SF
014	Subway	2,000 SF
015	BoxDrop Shoreline	8,000 SF
016	Montville Wine & Spirits	4,000 SF
017	Stop & Shop Fuel Center	3,000 SF
018	Chili's	5,916 SF
TOTAL SQ. FT.		116,916

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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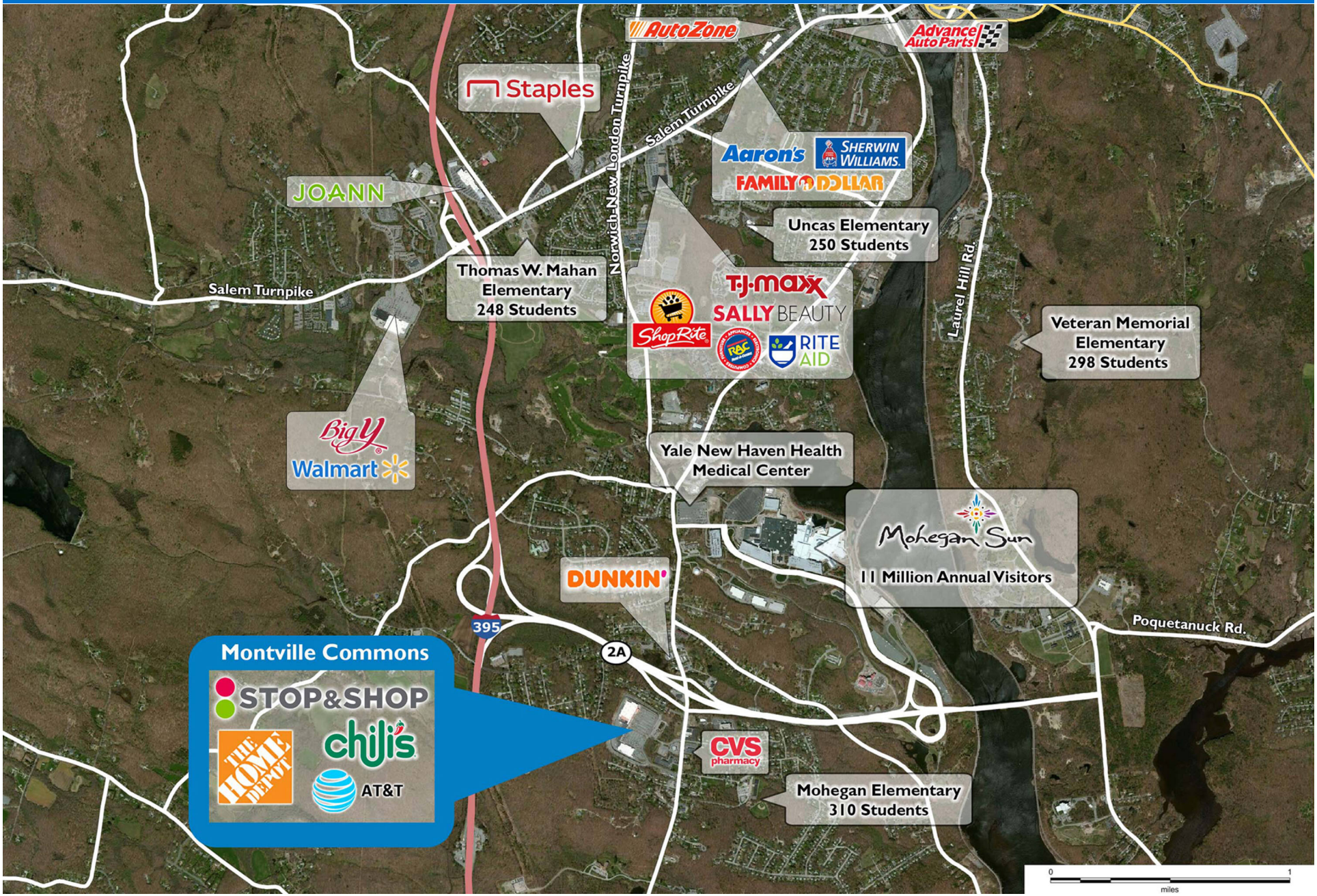

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 41.4792 Longitude: -72.103911

Montville Commons Montville, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,425	20,842	55,147
	2028 Projected Population	3,362	20,562	54,475
	2010 Census Population	3,540	21,209	56,149
	2000 Census Population	3,550	20,291	51,465
	1990 Census Population	3,375	19,396	51,012
	Historical Annual Growth 1990 to 2000	0.51%	0.45%	0.09%
	Historical Annual Growth 2000 to 2010	-0.03%	0.44%	0.87%
	Estimated Annual Growth 2010 to2023	-0.24%	-0.13%	-0.13%
	Projected Annual Growth 2023 to 2028	-0.37%	-0.27%	-0.24%
	Median Age	44.9	42.7	41.2
Households	Q4 2023 Estimated Households	1,309	8,345	21,893
	2028 Projected Households	1,283	8,228	21,606
	2010 Census Households	1,328	8,255	21,707
	2000 Census Households	1,338	7,799	19,902
	1990 Census Households	1,265	7,348	19,311
	Historical Annual Growth 1990 to 2000	0.56%	0.60%	0.30%
	Historical Annual Growth 2000 to 2010	-0.07%	0.57%	0.87%
	Estimated Annual Growth 2010 to 2023	-0.11%	0.08%	0.06%
	Projected Annual Growth 2023 to 2028	-0.39%	-0.28%	-0.26%
	Population per Household	2.51	2.40	2.44
Population by Race	White	62.8%	63.5%	63.6%
	Black or African American	3.6%	6.9%	9.0%
	Asian & Pacific Islander	14.3%	10.0%	6.4%
	Other Races	9.9%	7.6%	7.1%
	Hispanic Population	9.3%	12.0%	13.8%
Income	Average Household Income	$89,652	$90,015	$91,431
	Median Household Income	$70,562	$70,089	$71,494
	Per Capita Income	$35,521	$36,904	$37,019
Education (Age 25+)	Elementary	2.8%	3.6%	3.7%
	Some High School	6.1%	7.3%	7.0%
	High School Graduate	33.7%	35.3%	35.1%
	Some College	23.6%	24.0%	22.5%
	Associates Degree Only	13.8%	7.9%	7.3%
	Bachelors Degree Only	11.8%	14.8%	15.1%
	Graduate Degree	8.1%	7.2%	9.2%
Business	Number of Businesses	81	490	1,623
	Total Number of Employees	2,079	7,617	20,054
	Employees per Business	25.64	15.54	12.36
	Residential Population per Business	42.24	42.51	33.99

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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Data Source: Synergos Technologies Inc Austin, TX