

SIZE 116,916 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile
Population 3,425	on 20,842	55,147
Househo	olds 8,345	21,893
	HH Income 70,089	(\$) 71,494

MAJOR TENANT(S)

Stop & Shop Home Depot

LEASING CONTACT

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LOCATION

2020 Norwich - New London Turnpike | Montville, CT 06382

PROPERTY HIGHLIGHTS

- Anchored by Stop & Shop, the top grocer in the Hartford, CT
- 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 II million visitors annually
- Located just nine miles from Foxwoods Resort & Casino which attracts over 13 million visitors annually
- Two Pad Sites Available



MORE INFO

www.phillipsedison.com



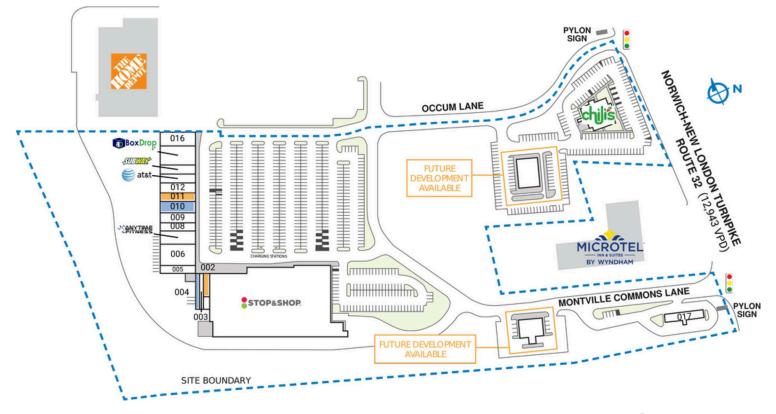
MONTVILLE COMMONS

TENANT	SQ. FT.
Stop & Shop	63,000 SF
Home Depot	
AVAILABLE	2,000 SF
Clean Cuts Salon & Barber	1,500 SF
COMING AVAILABLE	1,500 SF
Thread and Nail	2,000 SF
Longshots Sports Cafe	6,000 SF
	Stop & Shop Home Depot AVAILABLE Clean Cuts Salon & Barber COMING AVAILABLE Thread and Nail

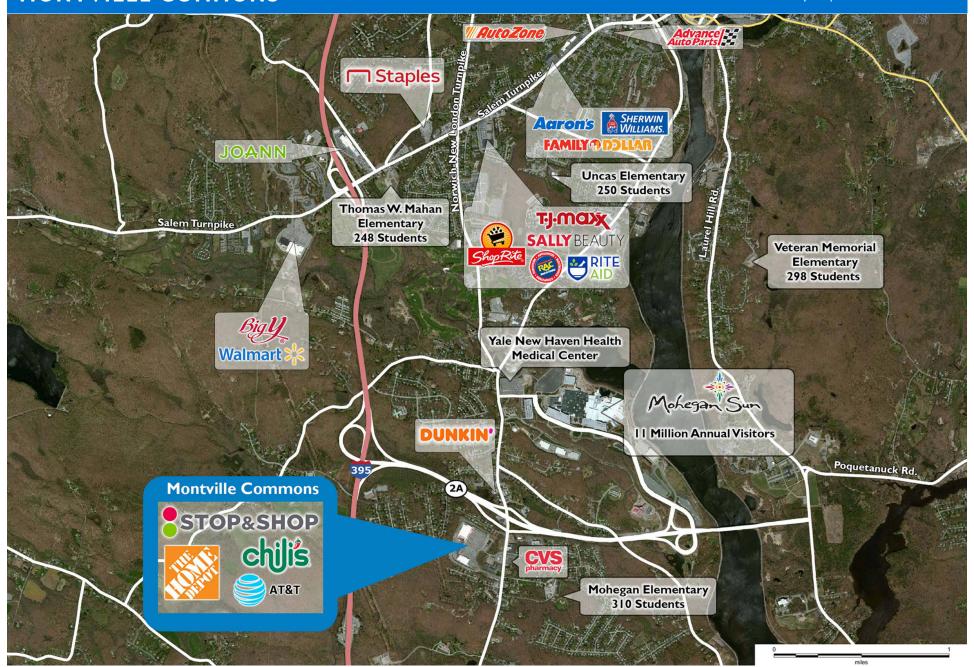
007 Anytime Fitness	4,000 SF
008 Smoking Gorilla Premium Smoke Shop	2,000 SF
009 Greater Norwich Chiropractic	2,000 SF
010 COMING AVAILABLE	2,000 SF
011 AVAILABLE	2,000 SF
012 Advanced Vein Associates	3,500 SF
013 AT&T	2,500 SF

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







Demographic Summary Report

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



Latitude: 41.4792 Longitude: -72.103911

1986 1986					
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 50,148 2010 Census Population 3,550 20,291 51,466 1990 Census Population 3,550 20,291 51,466 1990 Census Population 3,550 20,291 51,466 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 to 2023 -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 Q4 2023 Estimated Households 1,309 8,345 21,895 2028 Projected Households 1,283 8,228 21,600 2010 Census Households 1,338 7,799 19,900 2010 Census Households 1,283 8,225 21,707 2000 Census Households 1,285 7,348 19,311 Historical Annual Growth 2000 to 2010 -0.07% 0.57% 0.87% Estimated Annual Growth 2000 to 2010 -0.07% 0.57% 0.87% Estimated Annual Growth 2000 to 2010 -0.07% 0.57% 0.87% Estimated Annual Growth 2010 to 2023 -0.11% 0.08% 0.09% Projected Annual Growth 2023 to 2028 -0.39% -0.29% -0.29% Population per Household 2.51 2.40 2.44 White 62.8% 63.5% 63.6% 9.9% Projected Annual Growth 2023 to 2028 -0.39% -0.29% -0.29% Population per Household 2.51 2.40 2.44 White 62.8% 63.5% 63.6% 9.9% Projected Annual Growth 2023 to 2028 -0.39% -0.29% -0.29% Population per Household 2.51 2.40 2.44 White 62.8% 63.5% 63.6% 9.9% 9.9% Population per Household 2.51 2.40 2.44 White 62.8% 63.5% 63.6% 9.9% 9.9% 7.6% 7.1% Historical Annual Growth 2023 to 2028 -0.39% 7.08% 9.9% 7.6% 7.1% Historical Annual Growth 2023 to 2028 -0.39% 7.08% 9.9% 7.6% 7.1% Historical Annual Growth 2020 to 2020 -0.29% 7.6% 7.2% 9.2% White 62.8% 63.5% 63.6% 6.9% 9.9% 7.6% 7.1% H			1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
1986 1986	MOIII	ville , O T			
2010 Census Population 3,540 21,209 56,146 2000 Census Population 3,550 20,291 51,466 1990 Census Population 3,375 19,396 10,101		Q4 2023 Estimated Population	3,425	20,842	55,147
Page		2028 Projected Population	3,362	20,562	54,475
1990 Census Population 3,375 19,396 51,012		2010 Census Population	3,540	21,209	56,149
Estimated Annual Growth 2010 to 2023 -0.24% -0.13% -0.13% -0.13% Projected Annual Growth 2023 to 2028 -0.37% -0.27% -0.24% -0.27% -0.24% Median Age 44.9 42.7 41.2	_	2000 Census Population	3,550	20,291	51,465
Estimated Annual Growth 2010 to 2023 -0.24% -0.13% -0.13% -0.13% Projected Annual Growth 2023 to 2028 -0.37% -0.27% -0.24% -0.27% -0.24% Median Age 44.9 42.7 41.2	ţ	1990 Census Population	3,375	19,396	51,012
Estimated Annual Growth 2010 to 2023 -0.24% -0.13% -0.13% -0.13% Projected Annual Growth 2023 to 2028 -0.37% -0.27% -0.24% -0.27% -0.24% Median Age 44.9 42.7 41.2	bula	Historical Annual Growth 1990 to 2000	0.51%	0.45%	0.09%
Projected Annual Growth 2023 to 2028 Median Age	8	Historical Annual Growth 2000 to 2010	-0.03%	0.44%	0.87%
Median Age		Estimated Annual Growth 2010 to2023	-0.24%	-0.13%	-0.13%
Q4 2023 Estimated Households		Projected Annual Growth 2023 to 2028	-0.37%	-0.27%	-0.24%
1,283 8,228 21,606		Median Age	44.9	42.7	41.2
2010 Census Households 2010 Census Households 1,328 1,328 2000 Census Households 1,338 7,799 19,902 1990 Census Households 1,265 7,348 19,311 Historical Annual Growth 1990 to 2000 1,56% 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% 0,08% 0,08% Projected Annual Growth 2023 to 2028 0,39% 0,28% 0,28% 0,28% 0,28% 0,28% 0,28% 0,28% 0,28% 0,39% 0,08% 0,		Q4 2023 Estimated Households	1,309	8,345	21,893
1,338 7,799 19,902 1990 199		2028 Projected Households	1,283	8,228	21,606
1990 Census Households		2010 Census Households	1,328	8,255	21,707
Estimated Annual Growth 2010 to 2023	S	2000 Census Households	1,338	7,799	19,902
Estimated Annual Growth 2010 to 2023	plot	1990 Census Households	1,265	7,348	19,311
Estimated Annual Growth 2010 to 2023 -0.11% 0.08% 0.06% Projected Annual Growth 2023 to 2028 -0.39% -0.28% -0.26%	nse	Historical Annual Growth 1990 to 2000	0.56%	0.60%	0.30%
Projected Annual Growth 2023 to 2028	유	Historical Annual Growth 2000 to 2010	-0.07%	0.57%	0.87%
Population per Household 2.51 2.40 2.44		Estimated Annual Growth 2010 to 2023	-0.11%	0.08%	0.06%
White 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% Median 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 Fer Capita Income \$33,7% 35.3% 35.1% Some College 23.6% 24.0% 22.5% Associates Degree Only Bachelors Degree Only Graduate Degree 8.1% 7.2% 9.2% Number of Businesses 81 490 1,623 Employees per Business 25.64 15.54 12.36		Projected Annual Growth 2023 to 2028	-0.39%	-0.28%	-0.26%
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% This panic Population 9.3% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 12.0% 13.8% 13.6% 13.7% 13.8% 13.6% 13.7% 13.8%		Population per Household	2.51	2.40	2.44
Hispanic Population 9.3% 12.0% 13.8%	_	White	62.8%	63.5%	63.6%
Hispanic Population 9.3% 12.0% 13.8%		Black or African American	3.6%	6.9%	9.0%
Hispanic Population 9.3% 12.0% 13.8%	Ra	Asian & Pacific Islander	14.3%	10.0%	6.4%
Hispanic Population 9.3% 12.0% 13.8%	요 호 호	Other Races	9.9%	7.6%	7.1%
Median Household Income \$70,562 \$70,089 \$71,494	_	Hispanic Population	9.3%	12.0%	13.8%
Median Household Income \$70,562 \$70,089 \$71,494 Per Capita Income \$35,521 \$36,904 \$37,019 Elementary 2.8% 3.6% 7.0% 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% 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 Employees per Business 25.64 15.54 12.36 Description of Employees 2,079 7,617 20,054 Employees per Business 25.64 15.54 12.36 Company of Employees 2,079 7,617 20,054 Employees per Business 25.64 15.54 12.36 Company of Employees 2,079 7,617 20,054 Employees per Business 25.64 15.54 12.36 Company of Employees 2,079 7,617 20,054 Employees per Business 25.64 15.54 12.36 Company of Employees 2,079 7,617 20,054 Employees per Business 25.64 15.54 12.36 Company of Employees 2,079 7,617 20,054 Employees per Business 25.64 15.54 12.36 Company of Employees 2,079 7,617 20,054 Employees 2,079 7,617 20,054 Employees 2,079 2,617 20,054 Employees 2,079 2,6		Average Household Income	\$89.652	\$90.015	\$91,431
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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% 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 Employees per Business 25.64 15.54 12.36 Some High School 7.3% 7.0% 7.0% 35.3% 35.1% 35.1% 35.3% 35.1% 35.3% 35.3% 35.1% 35.3% 35.1% 35.3% 35.3% 35.1% 35.3% 35.1% 35.3% 35.3% 35.3% 35.3% 35.3% 35.3% 35.3% 35.3% 35.3% 35.	Inc	Per Capita Income			
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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% 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					
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Residential Population per Business 42.24 42.51 33.99					12.36
		Residential Population per Business			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.