



SIZE

114,916 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| Population | 3,415 | 21,451 | 54,801 |
| Households | 1,282 | 7,991 | 21,142 |
| Median HH Income (\$) | 68,009 | 63,759 | 62,428 |

MAJOR TENANT(S)

Stop & Shop



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 Anytime Fitness, Subway, Hair Cuttery, GameStop, GNC, Chili's Bar & Grill and AT&T
- The center is situated on Norwich-New London Turnpike just one mile south of Mohegan Sun Casino, which benefits from over 17,000 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

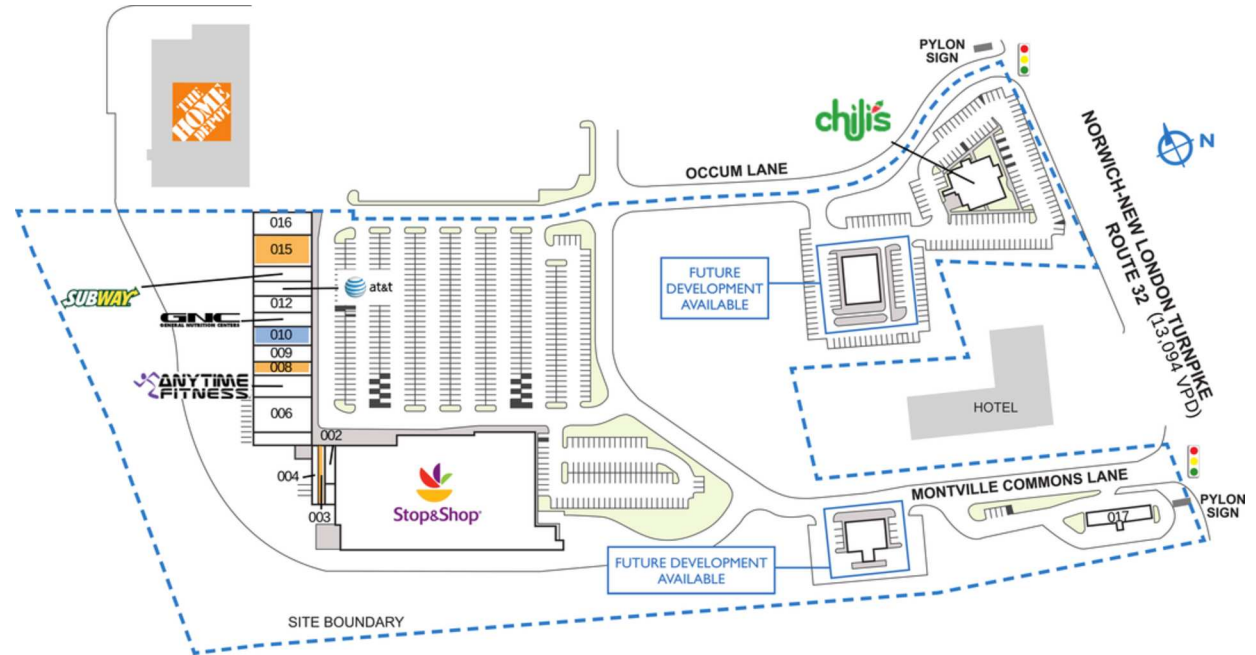


MONTVILLE COMMONS

2020 Norwich - New London Turnpike | Montville, CT 06382

| SPACE | TENANT | SQ. FT. |
|----------------------|------------------------------|----------------|
| A | Stop & Shop | 63,000 SF |
| SHAD1 | The Home Depot | |
| 002 | The Healthy Nut | 2,000 SF |
| 003 | AVAILABLE | 1,500 SF |
| 004 | Autumn Nails | 1,500 SF |
| 006 | Longshots Sports Cafe | 6,000 SF |
| 007 | Anytime Fitness | 4,000 SF |
| 008 | AVAILABLE | 2,000 SF |
| 009 | Greater Norwich Chiropractic | 2,000 SF |
| 010 | Leased/AVAILABLE | 2,000 SF |
| 011 | GNC | 2,000 SF |
| 012 | Advanced Vein Associates | 3,500 SF |
| 013 | AT&T Wireless | 2,500 SF |
| 014 | Subway | 2,000 SF |
| 015 | AVAILABLE | 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. | | 114,916 |

| 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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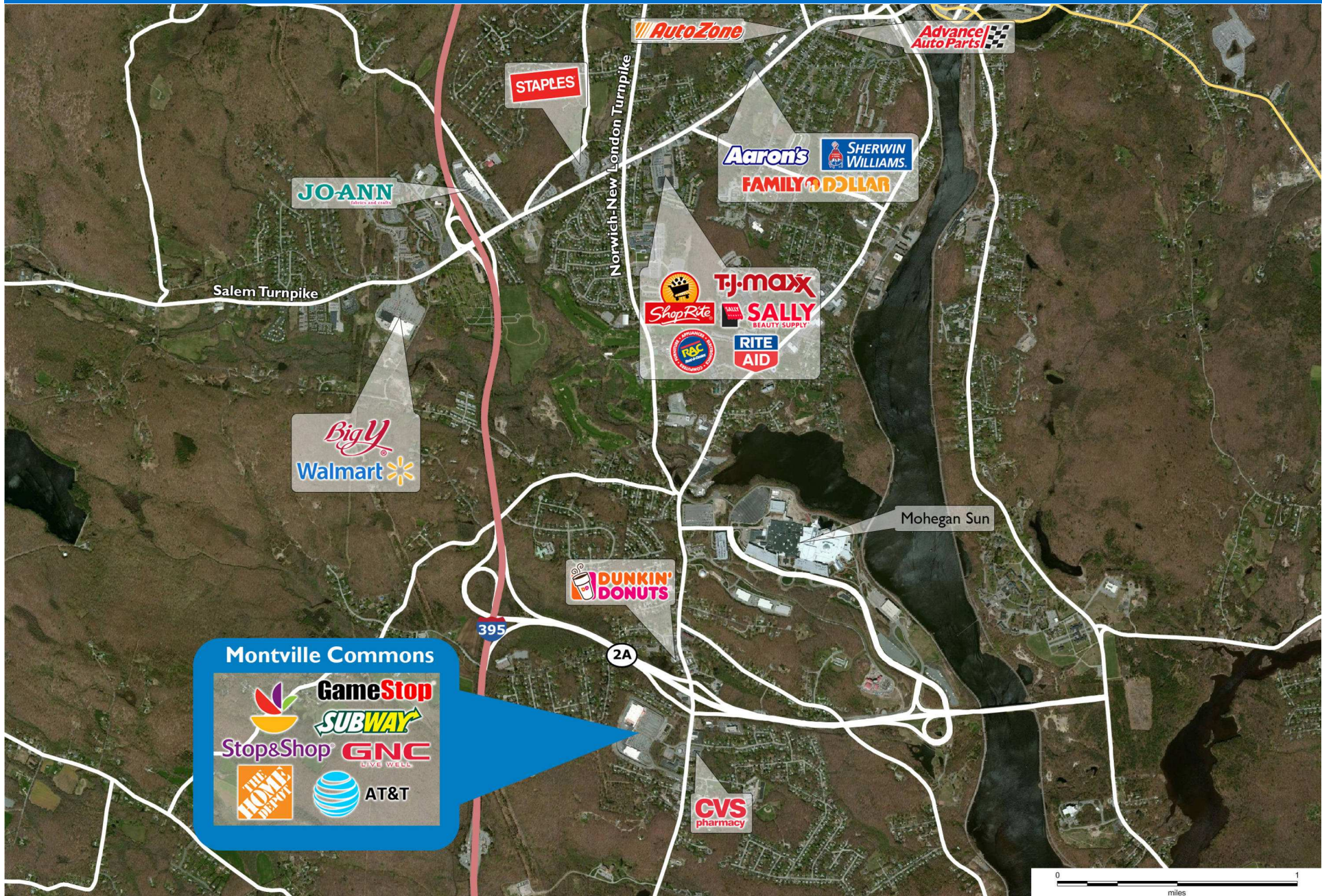


FUTURE
DEVELOPMENT
AVAILABLE

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Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2018 Estimates & Q2 2023 Projections
Calculated using TAS Retrieval



Sep 13, 2019

Latitude: 41.479940 Longitude: -72.099460

| Montville Commons Montville, CT | | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|---------------------------------|---------------------------------------|---------------|---------------|---------------|----------------|
| Population | Current Estimated Population | 3,103 | 22,665 | 55,368 | 159,769 |
| | 2023 Projected Population | 3,104 | 22,783 | 55,695 | 160,569 |
| | 2000 Census Population | 3,878 | 21,799 | 51,631 | 153,243 |
| | 1990 Census Population | 3,129 | 19,967 | 51,355 | 159,336 |
| | Historical Annual Growth 1990 to 2000 | 2.17% | 0.88% | 0.05% | -0.39% |
| | Estimated Annual Growth 2000 to 2018 | -1.18% | 0.21% | 0.37% | 0.22% |
| | Projected Annual Growth 2018 to 2023 | 0.01% | 0.10% | 0.12% | 0.10% |
| | Median Age | 44.77 | 40.85 | 40.99 | 39.46 |
| Households | Current Estimated Households | 1,154 | 8,473 | 21,458 | 61,302 |
| | 2023 Projected Households | 1,155 | 8,519 | 21,586 | 61,737 |
| | 2000 Census Households | 1,213 | 8,062 | 19,986 | 58,528 |
| | 1990 Census Households | 1,128 | 7,467 | 19,487 | 56,946 |
| | Historical Annual Growth 1990 to 2000 | 0.73% | 0.77% | 0.25% | 0.27% |
| | Estimated Annual Growth 2000 to 2018 | -0.27% | 0.27% | 0.38% | 0.25% |
| | Projected Annual Growth 2018 to 2023 | 0.02% | 0.11% | 0.12% | 0.14% |
| Population per Household | 2.61 | 2.46 | 2.48 | 2.47 | |
| Population by Race | White | 63.72% | 64.67% | 68.37% | 71.07% |
| | Black or African American | 3.36% | 8.52% | 7.75% | 7.00% |
| | Asian & Pacific Islander | 18.58% | 10.71% | 7.38% | 5.14% |
| | Hispanic or Latino Population | 6.27% | 10.42% | 10.74% | 11.78% |
| | Other Races | 8.06% | 5.67% | 5.76% | 5.01% |
| Income | Average Household Income | \$77,002 | \$80,458 | \$78,717 | \$81,588 |
| | Median Household Income | \$67,043 | \$62,895 | \$61,738 | \$63,597 |
| | Per Capita Income | \$29,567 | \$31,368 | \$31,216 | \$32,198 |
| Education (Age 25+) | Elementary | 3.79% | 3.24% | 2.98% | 3.04% |
| | Some High School | 10.50% | 9.36% | 7.85% | 6.42% |
| | High School Graduate | 35.47% | 34.56% | 35.02% | 32.73% |
| | Some College | 20.50% | 23.78% | 22.92% | 22.21% |
| | Associates Degree Only | 9.14% | 8.82% | 8.76% | 8.51% |
| | Bachelors Degree Only | 13.38% | 13.05% | 13.51% | 15.16% |
| Graduate Degree | 7.21% | 7.20% | 8.97% | 11.93% | |
| Business | Number of Businesses | 67 | 421 | 1,176 | 4,133 |
| | Total Number of Employees | 3,478 | 12,578 | 27,749 | 89,550 |
| | Employees per Business | 51.75 | 29.89 | 23.60 | 21.67 |
| | Residential Population per Business | 46.16 | 53.86 | 47.09 | 38.66 |