

INDIAN RIVER SHOPS

11 KILLINGWORTH TURNPIKE, CLINTON, CT



NEW ENGLAND SHORELINE ARCHITECTURE WITH A FAMILY EXPERIENCE!

**A TRUE LEASING JOINT VENTURE
CALL FOR THE DETAILS!**

THE REGION'S NUMBER ONE OUTLET DESTINATION FEATURING NEW ENGLAND SHORELINE ARCHITECTURE



Located off I-95 exit 63, **Indian River Shops at Clinton** is directly across the street from the Clinton Crossing Premium Outlets, a destination that draws 3 million visitors each year. Shops to feature high-quality brands in a balanced mix of food and fashion catering to visitors as well as the local community; Boasts great visibility along 1,500 feet of direct frontage on Rt. 81; Pedestrian-friendly, with walkway along Rt. 81 connecting to outlets, library, river and more; Rear development area includes a Big Y grocery store, hotel and nature path. Two lighted access points, one shared with I-95 on/off ramp and the other shared with the Clinton Crossing Premium Outlets.

DEMOGRAPHICS	15-MILES	30-MILES	45-MILES
POPULATION	148,129	1,440,000	3,560,000
DEMOGRAPHICS	5-MILES	10-MILES	30-MILES
AVG. HH INCOME	\$155,411	\$168,862	\$134,528

NOW OPEN:



TYLER LYMAN
203.529.4639
tl@truecre.com

LEE POLLOCK
860.675.1995
pollockco@sbcglobal.net

2228 Black Rock Turnpike, Suite 206, Fairfield, CT 06825
203.744.7777
www.truecre.com

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

INDIAN RIVER SHOPS
11 KILLINGWORTH TURNPIKE, CLINTON, CT

MAIN ENTRANCE shared
with CLINTON CROSSING

CLINTON CROSSING

HOTEL



SHOPS



LIBRARY

CLINTON CROSSING

INDIAN RIVER SHOPS AT CLINTON

ENTRANCE
shared with I95

EXIT 63

I95

ROUTE 81



15,000 VPD

90,000 VPD

Indian River Shops is part of a major regional shopping destination

Indian River Shops offers easy pedestrian or vehicular access to more than 70 additional retailers at the adjacent **Clinton Crossing Premium Outlets**.

Developed by the Greylock Property Group who have successfully produced mixed-use properties throughout New England for over 30 years.

The Leasing Team is a joint venture between True Commercial Real Estate and The Pollock Company, two of the premier boutique brokerage firms based in Connecticut. This JV brings decades of retail and restaurant leasing experience to the development team. Please contact Tyler Lyman or Lee Pollock for leasing information.



SELECT CLINTON CROSSING OUTLET STORES

INDIAN RIVER SHOPS
11 KILLINGWORTH TURNPIKE, CLINTON, CT

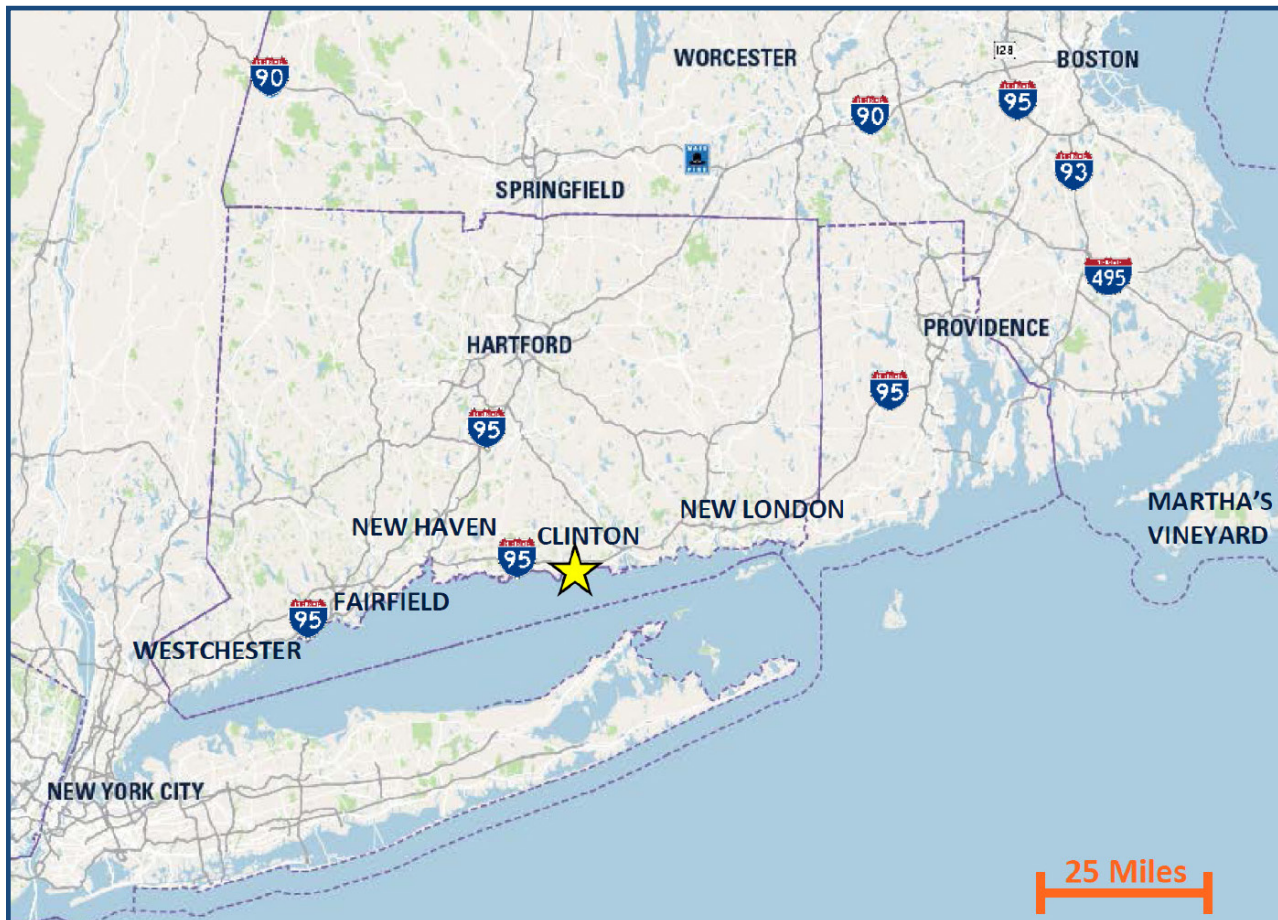


Ideal, idyllic location with high visibility and ease of access

Tourism/Traffic

High drive-by visibility for 125,000 average daily vehicles traveling on I-95 between New York, Cape Cod and Boston.

The entrance to Indian River Shops shares a stoplight with Clinton Crossing's sole entrance.



Major Metropolitan Areas

New Haven	20 miles
Hartford	34 miles

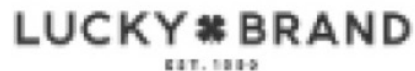
Radius Population

15 miles	148,129
30 miles	1,440,000
45 miles	3,560,000

Average Household Income

5 miles	155,411
10 miles	\$168,862
30 miles	\$134,528

SELECT CLINTON CROSSING OUTLET STORES



INDIAN RIVER SHOPS
11 KILLINGWORTH TURNPIKE, CLINTON, CT

