

INDIAN RIVER SHOPS

11 Killingworth Turnpike, Clinton, CT



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;
- Spaces available from 2,000–30,000 SQ FT at competitive rates;
- 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.



A TRUE LEASING
JOINT VENTURE
CALL FOR THE DETAILS!

NOW OPEN



New England shoreline architecture with a family experience!

TYLER LYMAN | 203.529.4639 | TL@TRUECRE.COM

LEE POLLOCK | 860.675.1995 | POLLOCKCO@SBCGLOBAL.NET

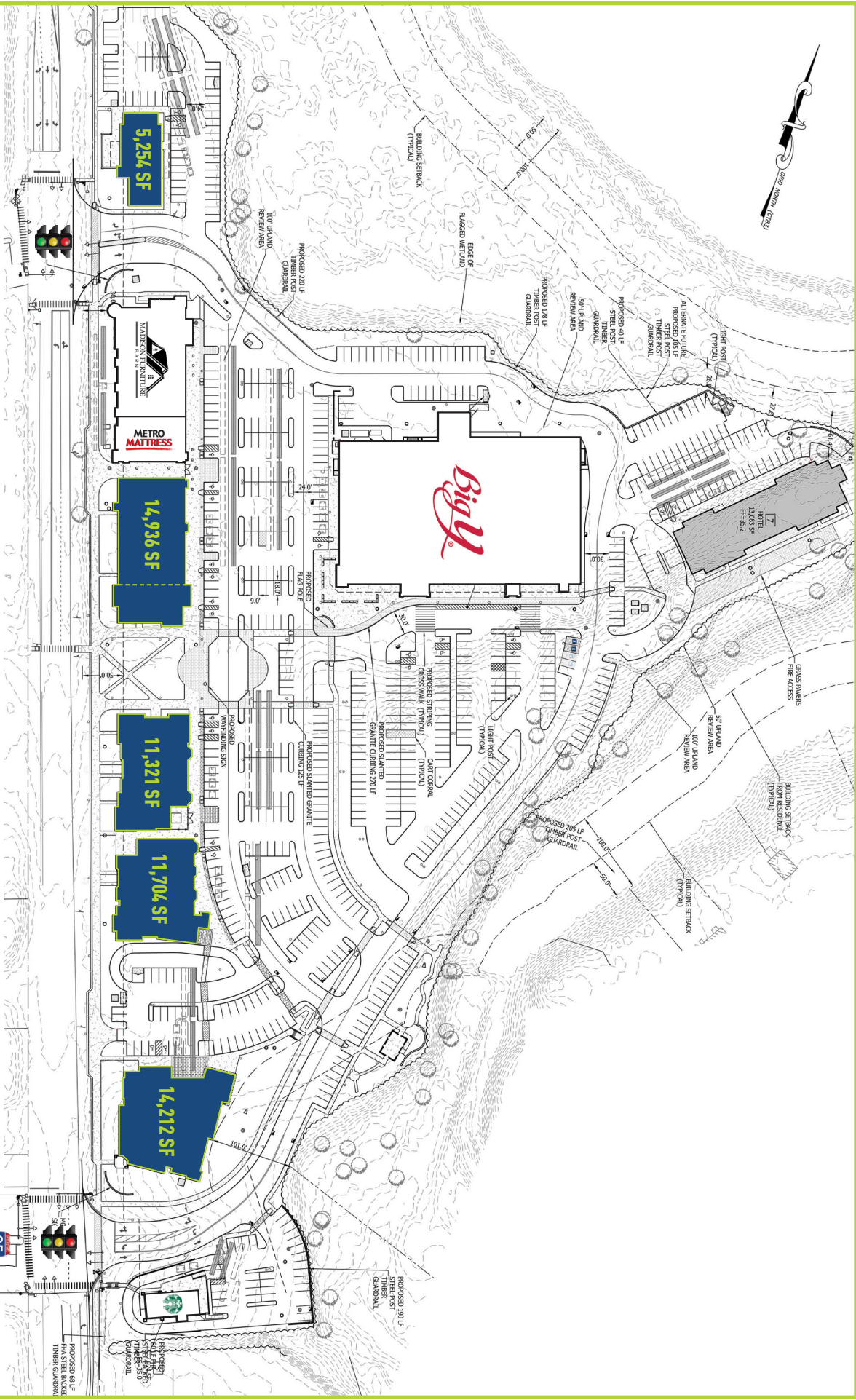


Indian River Shops is part of a major regional shopping destination

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.



CLINTON PREMIUM OUTLETS

ON/OFF RAMP



PROPOSED 8' LF
FIN STEEL BRACKET
1" DIA. ANCHORS

PROPOSED 12' LF
FIN STEEL BRACKET
1" DIA. ANCHORS

PROPOSED 150' LF
TIMBER
GUARDRAIL

PROPOSED 120' LF
TIMBER POST
GUARDRAIL

PROPOSED 40' LF
STIMBER
GUARDRAIL

PROPOSED 40' LF
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PROPOSED 205' LF
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SELECT CLINTON CROSSING OUTLET STORES

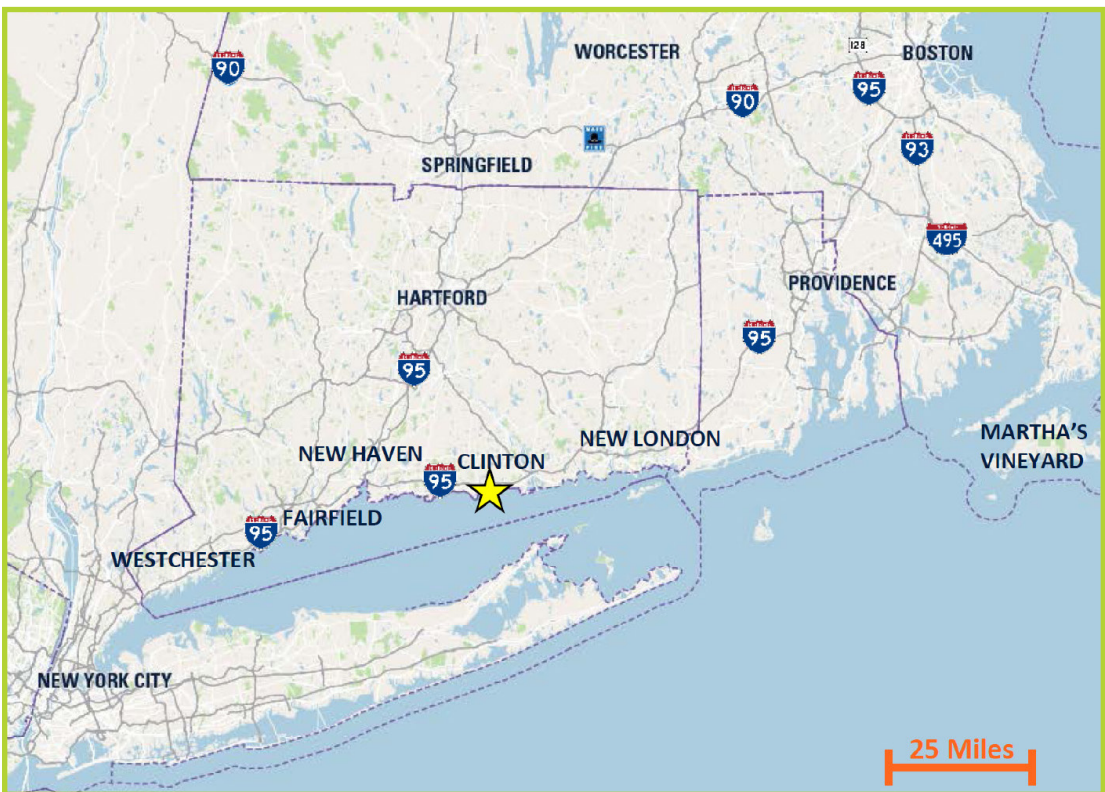


Ideal, idyllic location with high visibility and ease of access

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	149,740
30 miles	1,412,815
45 miles	3,525,197

Average Household Income

5 miles	\$113,891
10 miles	\$128,483
30 miles	\$88,395



FOR MORE INFORMATION, PLEASE CONTACT:

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