

CROSS ROADS *centre*

167 PARKWAY NORTH
WATERFORD, CT 06385

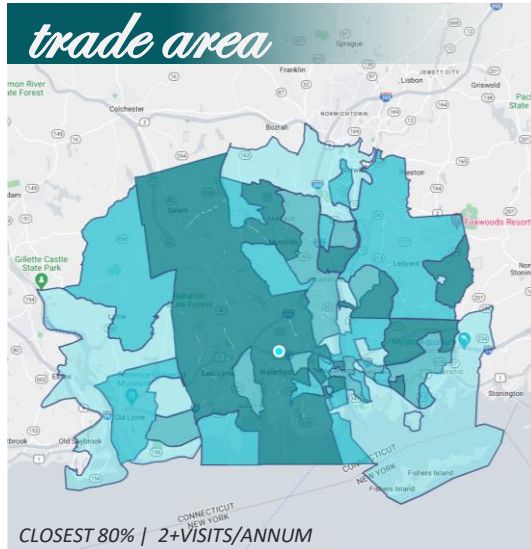


PROPERTY *highlights*

Cross Roads Centre is a 239K sq neighborhood center located in coastal Waterford, CT.

Anchored by Lowe's & Bobs Stores | EMS, the site is conveniently located off exit 81 from I-95 at the intersection of Cross Road and Parkway North. Other nearby retailers include Wal*Mart (shadow anchor) and BJ's Wholesale Club in addition to immediate proximity to Waterford Commons and Crystal Mall.

The site primarily attracts customers from Waterford, New London, Groton, Niantic, Uncasville & Norwich.



167 PARKWAY NORTH | WATERFORD, CT 06385

LAT: 41° 22' 12.54" N | LON: 74° 9' 32.544" W



2022 <i>demographics</i>		TRADE AREA	5 mi.	10 mi.	20 mi.
	POPULATION	194.9K	69.7K	149.7K	337K
	DAYTIME POP	217.6K	87.1K	167.1K	335K
	HOUSEHOLDS	76.3K	25.8K	57.4K	133.6K
	MEDIAN	\$76.1K	\$67.2K	\$75.8K	\$76.4K
	AVERAGE	\$95.4K	\$82.6K	\$92.9K	\$96.9K



LEASING
plan

CROSS ROADS CENTRE



UNIT	TENANT	SIZE	OUTPARCEL BUILDING
1	Bobs Stores EMS	40,000 SF	A Regal Cinemas 23,800 ± SF
2	AVAILABLE	20,608 SF	POTENTIAL PAD SITE
3	GameStop	2,880 SF	Potential PAD 3.7± ACRES
4	County Hearing & Balance	2,000 SF	
5	Dollar Tree	10,887 SF	
10	Lowe's	138,655 SF	

CROSS ROADS CENTRE



Leasing
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