

## Big Y at Valley Farms

**9,700 SF + PAD SITE AVAILABLE FOR LEASE**

Big Y at Valley Farms is a grocery anchored neighborhood shopping center located along Route 83 in Ellington, CT. Ellington is a rapidly growing community with many new developments. The town is located three miles from Route I-84 with convenient access to Boston and New York, making it a popular home for business travelers and commuters.



### Key Tenants



#### Property Address

135 West Road  
Ellington, CT 06029



#### Gross Leasable Area

+/- 100,000 SF



#### Property Status

9,700 SF AVAILABLE  
+ PAD SITE



# Ellington, CT

135 West Road  
Ellington, CT 06029

DEMOGRAPHICS	3-Miles	5-Miles	7-Miles
Total Population	31,325	59,415	219,561
Avg. Household Income	\$87,501	\$107,281	\$105,024
Daytime Population	28,342	54,435	218,950

**EVERGREEN WALK**

**L.L.Bean**

POTTERY BARN  
ANTHROPOLOGIE

CVS pharmacy  
Walgreens

**VALLEY FARMS**

**TRICITY PLAZA**

**T.J. maxx**

**DOLLAR TREE**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**Stop&Shop**

**TOWN FAIR TIRE**

**Ninety Nine 99**  
RESTAURANT & PUB

**THE PLAZA AT BUCKLAND HILLS**

Marshalls. Michaels

PET SMART ULTA

Total Wine & MORE **BIG LOTS!**

**THE PLAZA AT BURR CORNERS**

at home Pilgrim FURNITURE & MATTRESS CITY

DOVER SADDLERY DUNKIN' DONUTS

**THE SHOPPES AT BUCKLAND HILLS**

DICK'S SPORTING GOODS macy's

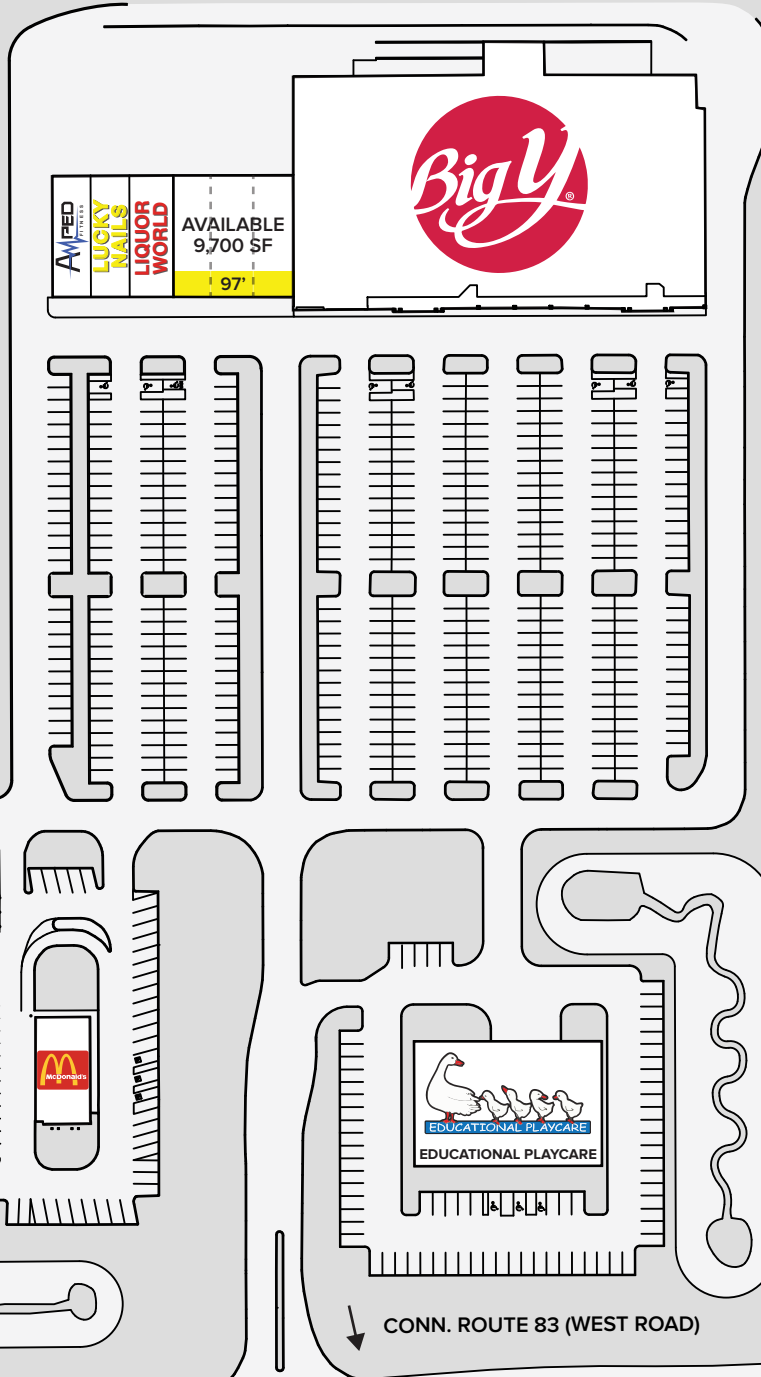
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**MANCHESTER PARKADE SHOPPING CENTER**

Stop&Shop planet fitness

Rainbow DOLLAR TREE

## PHASE 2



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Not to scale. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs

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New England's Leading Retail Leasing Company



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