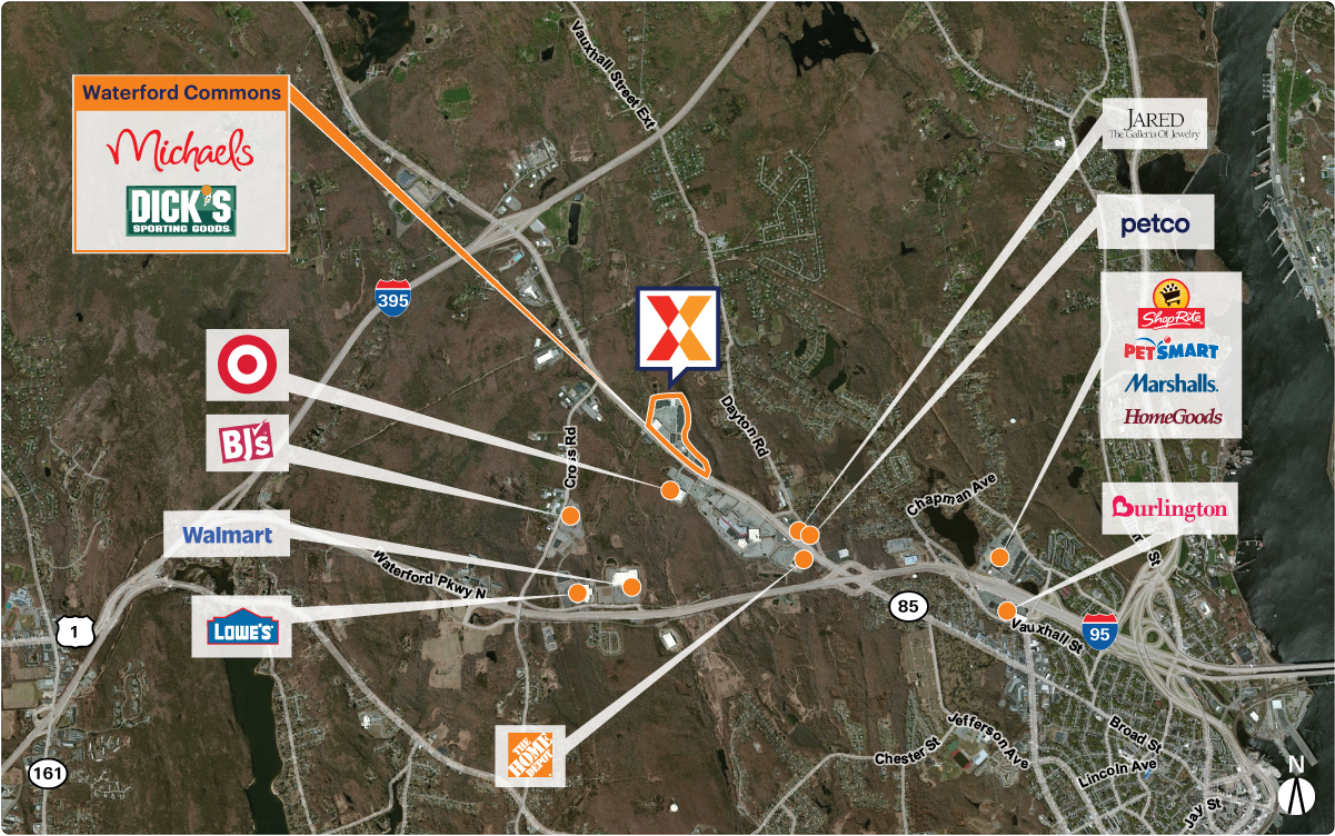


# Waterford Commons

South Central CT Region    Norwich-New London-Willimantic, CT    243,436 Sq Ft

903-915 Hartford Turnpike | Waterford, CT 06385

41.3814, -72.1504



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 1,585     | 26,289    | 80,213    |
| Daytime Pop. | 3,093     | 33,519    | 104,113   |
| Households   | 595       | 9,811     | 31,791    |
| Income       | \$157,060 | \$107,905 | \$109,078 |

Source: Synergos Technologies, Inc. 2024

Benefit from a strong lineup of national retailers including Dick's Sporting Goods, Best Buy, Five Below, Boot Barn, Tractor Supply, DSW, Michaels, Ulta, Books-A-Million and Bath & Body Works

The center draws an estimated 2.8M annual visits and is ranked as the most visited community shopping center in the market (Placer.ai 2025)

Accessible from 40,000 vehicles on I-95, via Hartford Turnpike, with additional regional access via I-395 within 1.5 miles (Kalibrate 2025)

Located within 3 miles of the United States Coast Guard Academy and Connecticut College with a combined enrollment of 2,800+ students (NCES 2024)

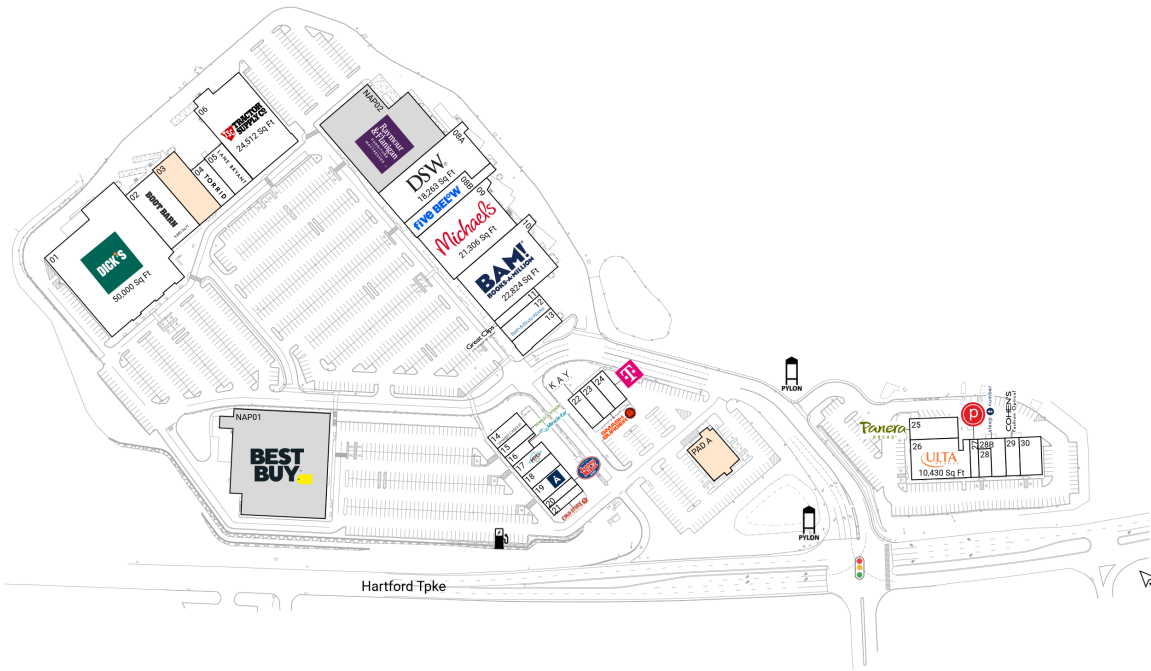


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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

5152

## Available Spaces

03 11,625 Sq Ft 360° PAD A 6,781 Sq Ft

## Current Tenants

Space size listed in square feet

|       |                                |        |
|-------|--------------------------------|--------|
| 01    | Dick's Sporting Goods          | 50,000 |
| 02    | Boot Barn                      | 9,880  |
| 04    | Torrid                         | 4,000  |
| 05    | Lane Bryant                    | 5,000  |
| 06    | Tractor Supply Co.             | 24,512 |
| 08A   | DSW                            | 18,263 |
| 08B   | Five Below                     | 9,393  |
| 09    | Michaels                       | 21,306 |
| 10    | Books-A-Million                | 22,824 |
| 11    | Great Clips                    | 2,200  |
| 12    | Bath & Body Works              | 4,091  |
| 13    | Hannoush Jewelers              | 4,192  |
| 14    | Yankee Candle                  | 2,500  |
| 15    | Pearle Vision                  | 2,000  |
| 16    | Miracle-Ear                    | 1,500  |
| 17    | Moe's Southwest Grill          | 3,200  |
| 18    | The Toy Vault                  | 2,000  |
| 19    | Aspen Dental                   | 2,560  |
| 20    | Jersey Mike's                  | 1,400  |
| 21    | Cold Stone Creamery            | 1,600  |
| 22    | Kay Jewelers                   | 2,560  |
| 23    | Smashburger                    | 2,560  |
| 24    | T-Mobile                       | 2,557  |
| 25    | Panera Bread                   | 4,488  |
| 26    | ULTA Beauty                    | 10,430 |
| 27    | Pure Barre                     | 1,410  |
| 28    | Cycle Bar                      | 1,500  |
| 28B   | Sleep Number                   | 3,064  |
| 29    | Cohenés Fashion Optical        | 2,403  |
| 30    | Modern Vein Providers          | 3,734  |
| NAP01 | Best Buy                       | 0      |
| NAP02 | Raymour and Flanigan Furniture | 0      |

