

# Westbrook Outlets

314 Flat Rock Place, Westbrook, CT 06498

**938 - 5,585 SF AVAILABLE FOR LEASE**

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## property highlights.

- The 290,000-square-foot Westbrook Outlets, under its new management, is being transformed into a community center for the serene Coastal Connecticut region.

- The center sits just off I-95, at exit 65, and near popular regional attractions.

- The outlet features popular brands, including H&M, Williams Sonoma, Old Navy Outlet, VF Outlet, LOFT Outlet, J. Crew. The property also features Marquees Westbrook Cinema.

- Westbrook Outlets serves a residential population of 293,474, with average household income over \$100,000, within a 20-mile radius of the center. The daytime population adds 144,075 people to the property's service area.

- 69,700 vehicle per day on I-95.

## for lease.

938 - 5,585 SF

## stats.

2017 DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
EST. POPULATION	29,580	69,776	293,474
EST. HOUSEHOLDS	12,875	29,886	119,750
EST. AVG. HH INC	\$112,672	\$118,570	\$111,052
EST. DAYTIME POP.	21,066	38,386	144,075

## get in touch.

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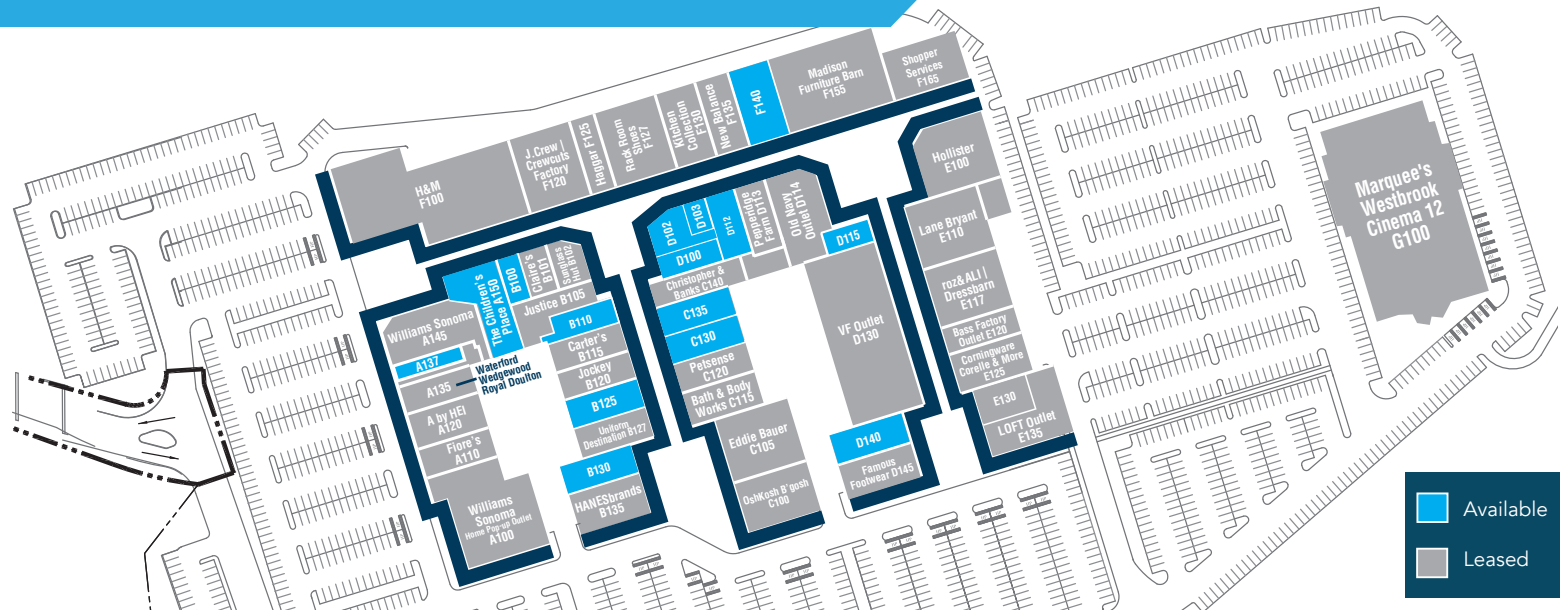


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#	TENANT	SQ. FT.	#	TENANT	SQ. FT.	#	TENANT	SQ. FT.	#	TENANT	SQ. FT.
A100	Williams Sonoma Home Pop Up Outlet	12,000	B120	Jockey	3,645	D102	Available	2,344	E125	Corningware Corelle & More	4,830
A110	Fiore's of Westbrook	3,684	B125	Available	3,042	D103	Available	1,235	E130	Tea Kettle Gourmet	1,330
A120	A by HEI	4,532	B127	Uniform Destination	2,506	D112	Available	1,235	E135	LOFT Outlet	7,000
A135	Waterford Wedgwood Royal Doulton	2,738	B130	Available	2,805	D113	Pepperidge Farm	1,142	F100	H&M	20,396
A137	Available	1,452	B135	HANESbrands	5,486	D114	Old Navy Outlet	14,052	F120	J. Crew   Crewcuts Factory	9,000
A145	Williams Sonoma Outlet	6,906	C100	OshKosh B'gosh	6,014	D115	Available	938	F125	Haggar	2,740
A150	Available	5,585	C105	Eddie Bauer Outlet	7,766	D130	VF Outlet	19,222	F127	Rack Room Shoes	5,435
B100	Available	1,227	C115	Bath & Body Works Clearance	3,514	D140	Available	3,251	F130	Kitchen Collection	3,554
B101	Claire's	1,225	C120	Petsense	4,745	D145	Famous Footwear Outlet	5,019	F135	New Balance Factory Store	3,871
B102	Sunglass Hut	1,136	C130	Available	2,752	E100	Hollister	8,123	F140	Available	3,206
B105	Justice	4,464	C135	Available	2,738	E110	Lane Bryant Outlet	5,926	F155	Madison Furniture Barn	15,062
B110	Available	2,543	C140	Christopher & Banks	3,453	E117	roz&ALL   dressbarn	8,328	F165	Shopper Services	-
B115	Carter's	4,471	D100	Available	1,803	E120	Bass Factory Outlet	2,911	G100	Marquee Cinemas	37,516

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**GLA 290,000 SQ. FT.**

