

New 68 Acre Mixed-Use Development | Ground Leases Available

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BRESLIN REALTY
DEVELOPMENT CORP.

STONINGTON, CONNECTICUT

New 68 Acre Mixed-Use Development | Ground Leases Available

www.breslinrealty.com



SITE INFO

LOCATION

S/E/C of I-95 & Route 2
Stonington, CT

PROPERTY SIZE

68 Acres (Fully Entitled)

PLANNED

Mixed-Use Development (Residential Multi-Family Units, Townhomes and Retail)

ZONING

Commercial Highway (Highway Interchange)

TRAFFIC

± 63,000 total vehicles per day

FRONTAGE

1,000 Feet on both I-95 & Route 2

UTILITIES INCLUDE

Town Sewer, Town Water, Gas, and Electric

PRICE UPON REQUEST

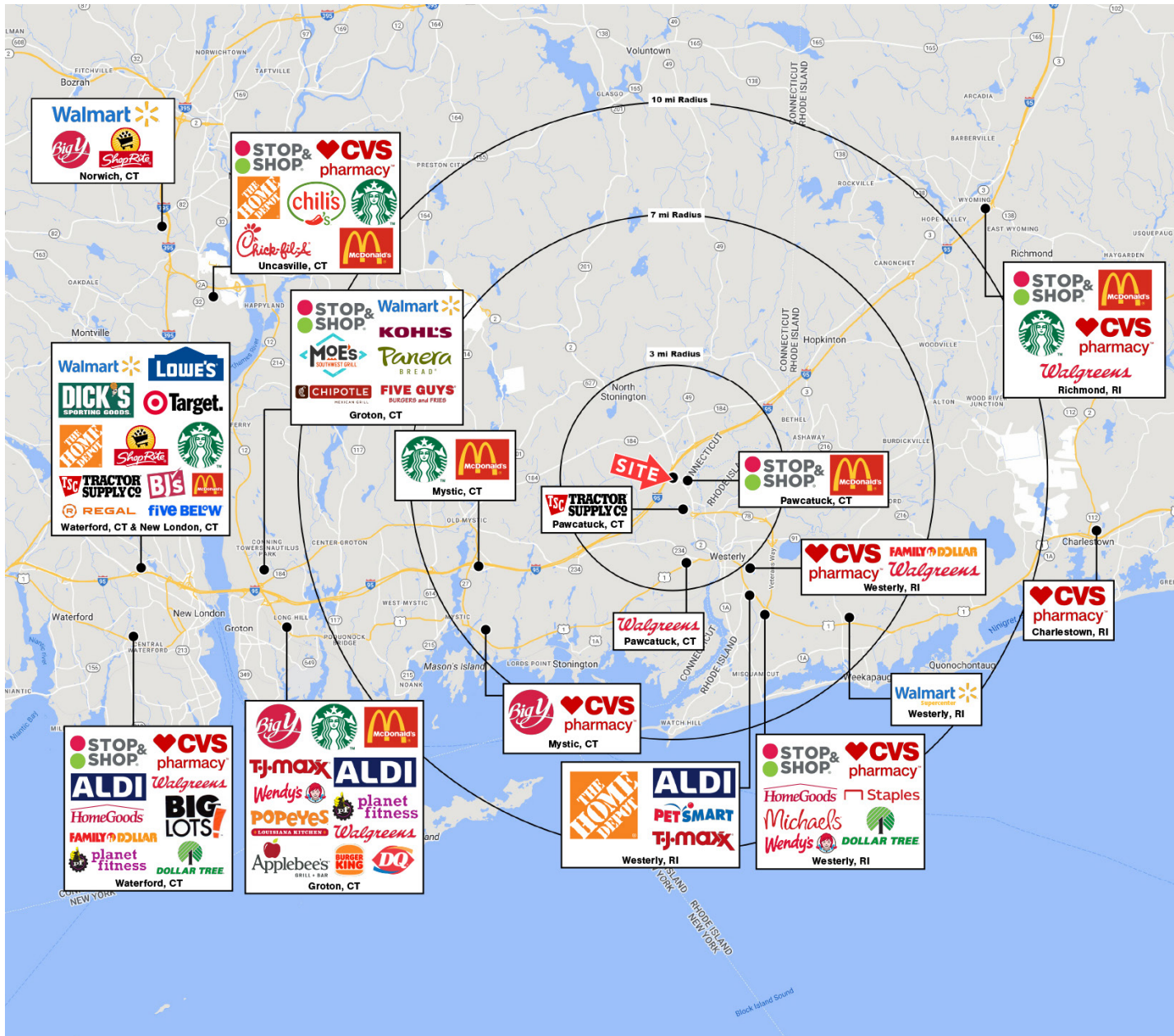


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STONINGTON INFO

- This brand new 68-acre mixed-use development located in southeastern Connecticut, has remarkable visibility from, and immediate access to both I-95 and CT Route 2
- This growing, active market is further benefited by 70,000 daily visitors to the area, which is within ready proximity to Foxwoods and Mohegan Sun casinos, historic Mystic Seaport, and nearby Rhode Island beaches, boating & golf courses
- Located in the heart of an emerging market where since 2016, over 2,000 new multifamily units have been built or are under construction
- Nearby job creator Electric Boat has hired almost 8,000 workers since 2023
- Stonington, Connecticut, is a charming coastal town known for its picturesque harbor, and historic homes. With its maritime heritage, it offers a blend of small town New England charm and scenic beauty, making it a popular spot for both residents and visitors.

Contact Ken Breslin | ken@breslinrealty.com | 516-741-7400 ext. 218



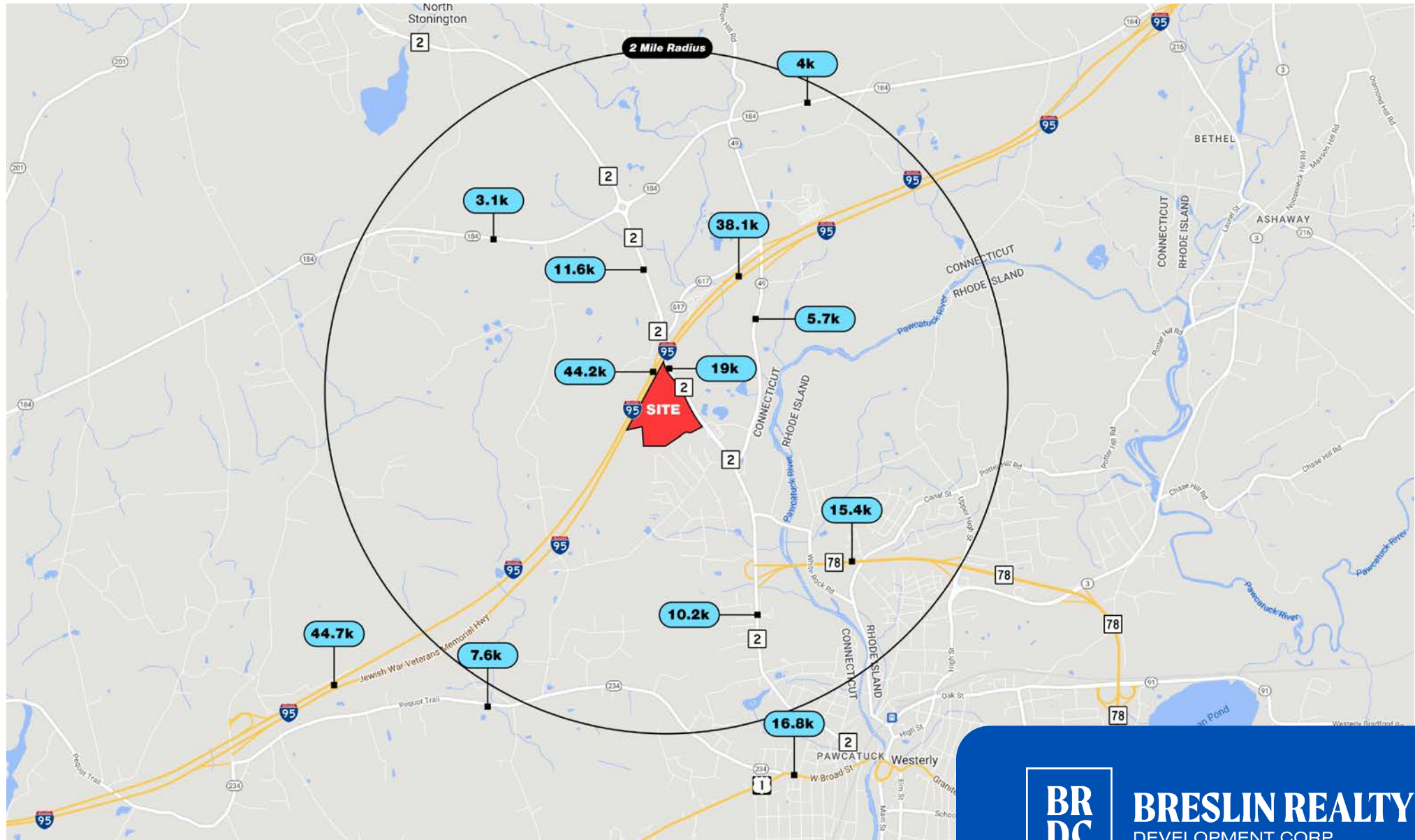
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Traffic Counts (Daily Average)



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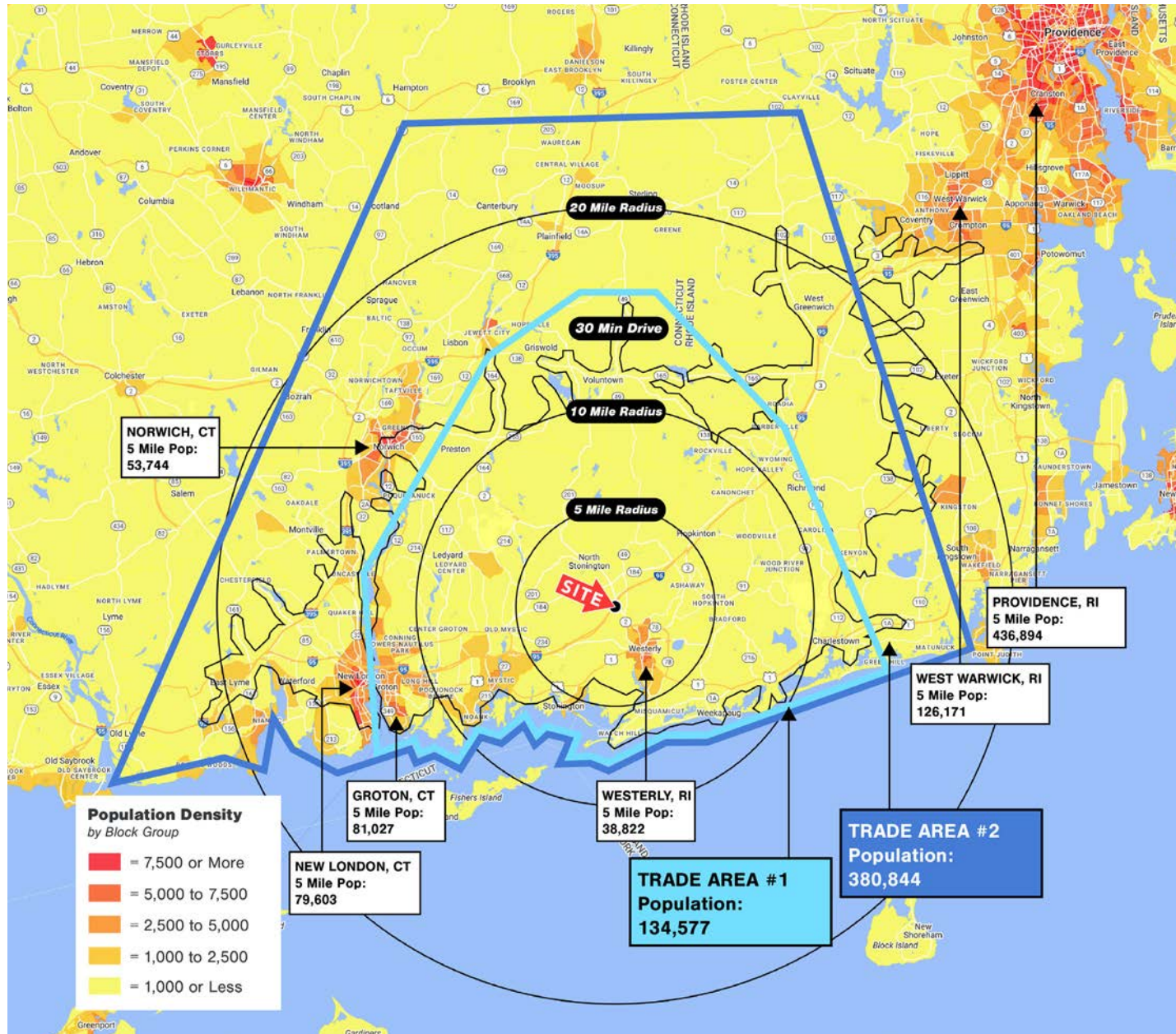


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KEY DEMOS

TOTAL POPULATION

5 Mile:	32,786
10 Mile:	82,520
20 Mile:	333,605
30 Min Drive:	202,696

HOUSEHOLDS

5 Mile:	14,312
10 Mile:	35,767
20 Mile:	136,513
30 Min Drive:	84,246

MEDIAN H.H. INCOME

5 Mile:	\$94,072
10 Mile:	\$107,475
20 Mile:	\$95,547
30 Min Drive:	\$94,967

AVERAGE MONTHLY H.H. FOOD EXPENDITURE

5 Mile:	\$1,017
10 Mile:	\$1,059
20 Mile:	\$974
30 Min Drive:	\$972

TOTAL ANNUAL FOOD EXPENDITURE

5 Mile:	\$174.67 M
10 Mile:	\$454.41 M
20 Mile:	\$1.6 B
30 Min Drive:	\$982.63 M



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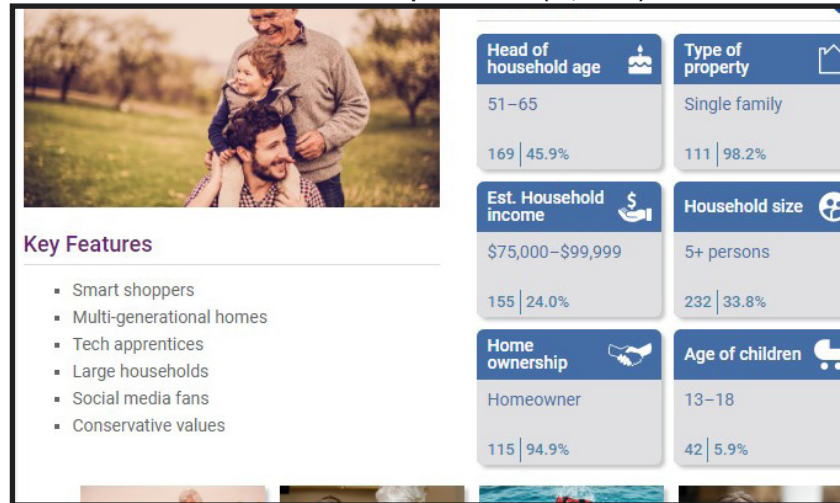
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Psychographic Profile (5 Mile Radius of Site)

#1 NO PLACE LIKE HOME

10.42% of Population (3,594)



#2 AGING IN PLACE

8.54% of Population (2,946)



#3 AGING OF AQUARIUS

6.30% of Population (2,172)



#4 SPORTS UTILITY FAMILIES

5.83% of Population (2,012)

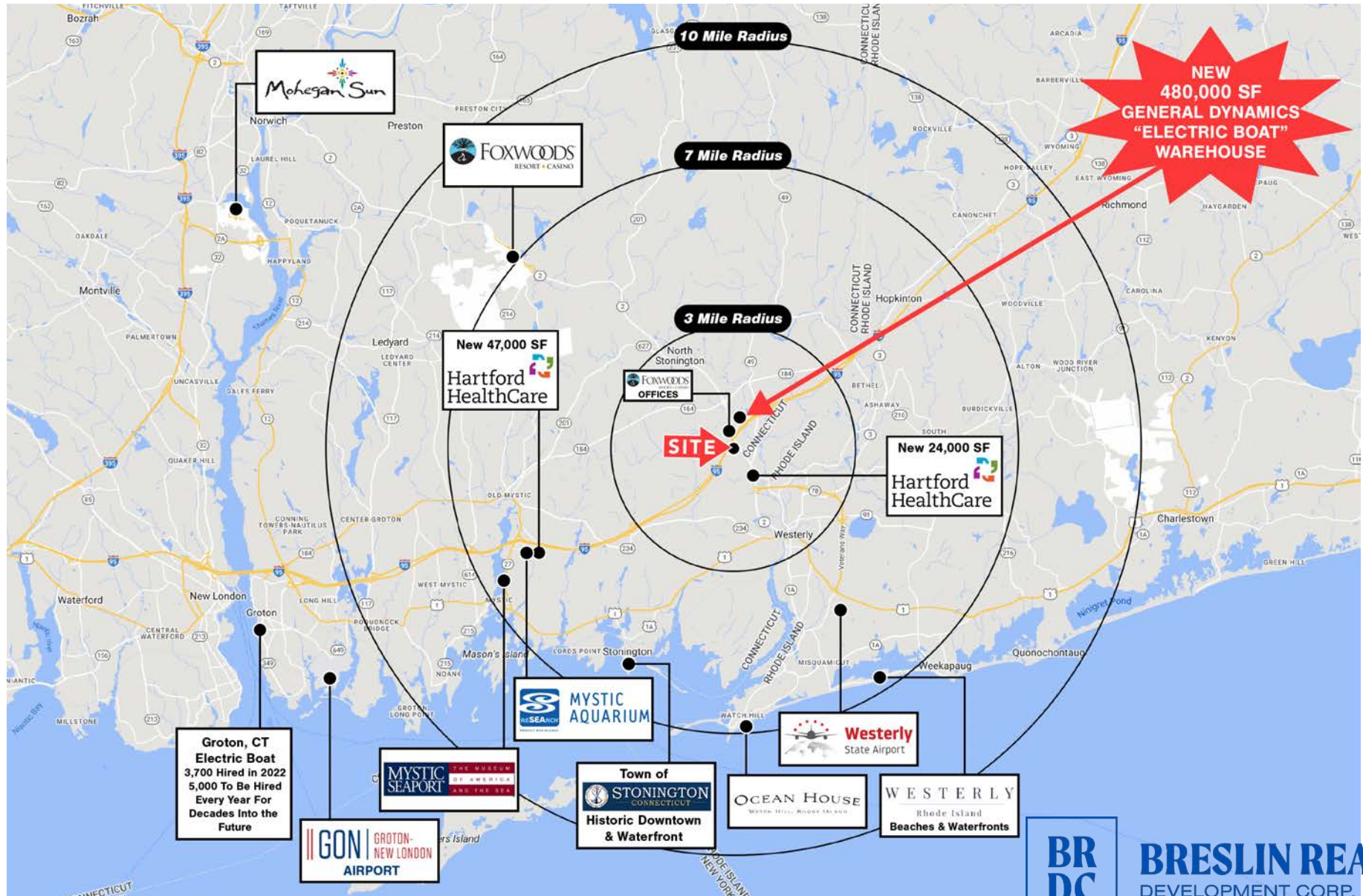


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Business Generators (10 Mile Radius)



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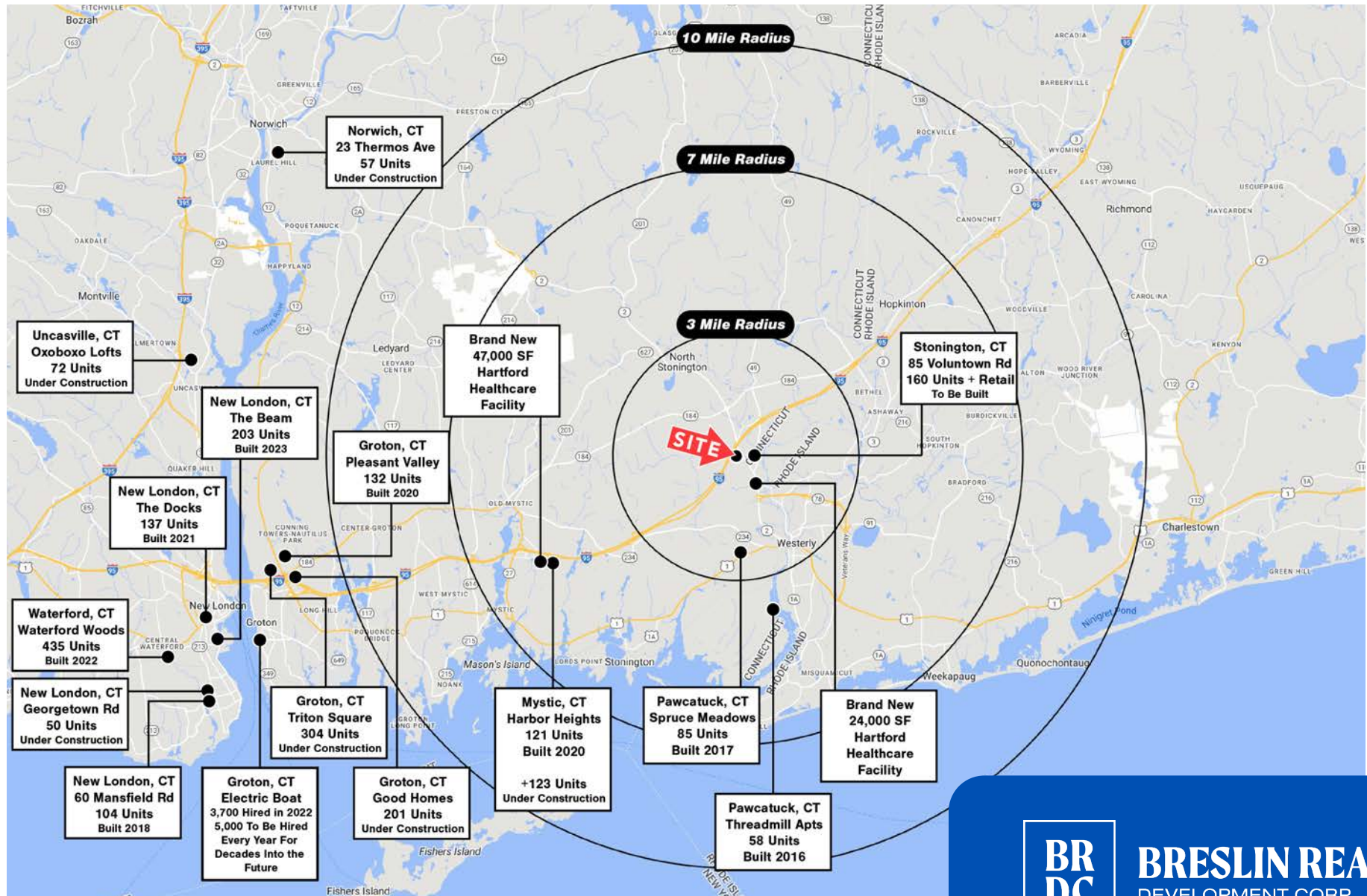
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Emerging Market (New Multifamily Housing)



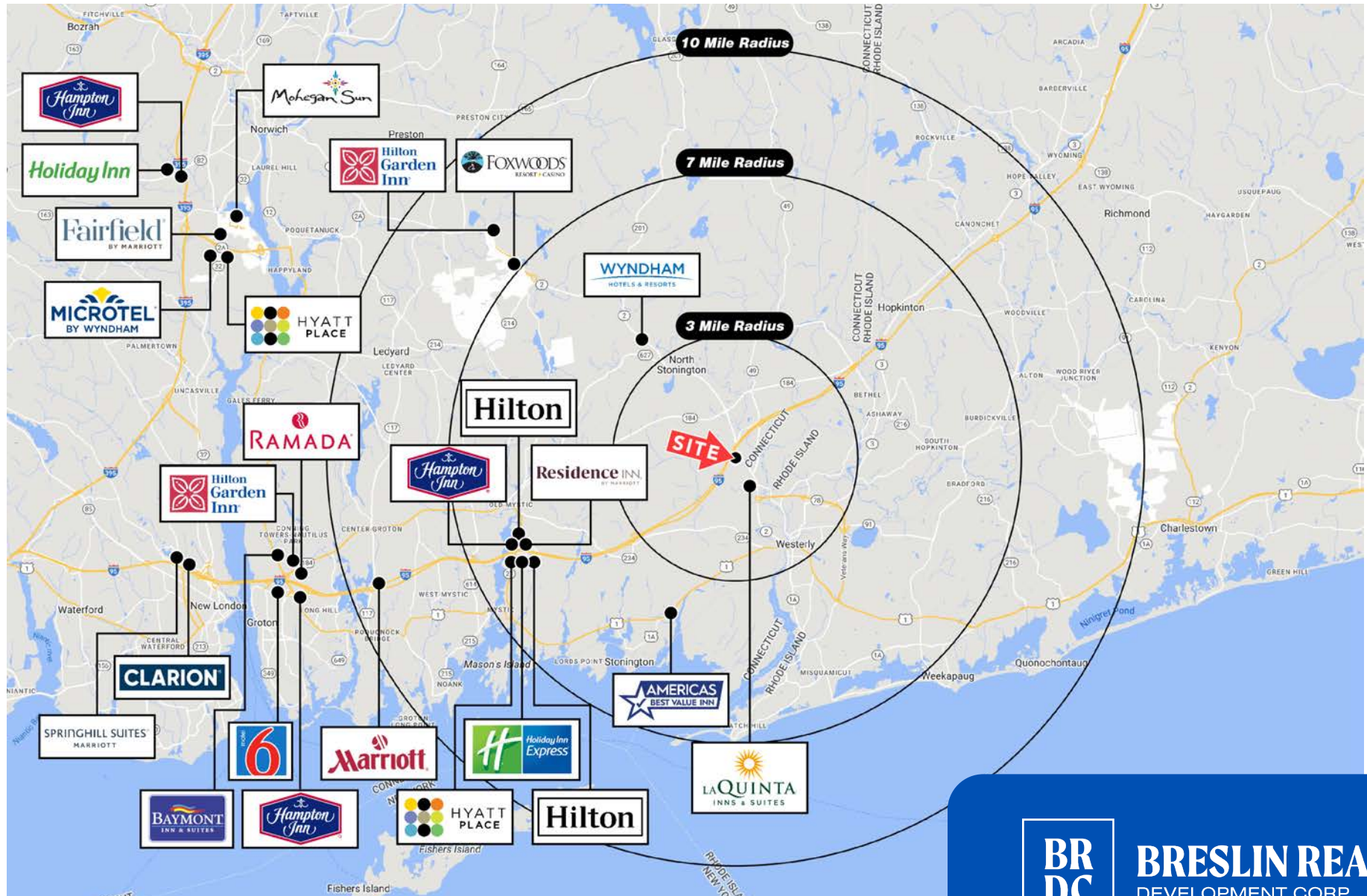
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Nearby Hotels (10 Mile Radius)



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Press Excerpts



2 PERSPECTIVE VIEW - SOUTHEAST CORNER - OVERHEAD VIEW

HARTFORD HBJ BUSINESS JOURNAL

General Dynamics Electric Boat to build 480,000-sq.-ft. warehouse following \$5.5M North Stonington land purchase

Published January 9, 2025

General Dynamics Electric Boat recently paid \$5.5 million for a nearly 55-acre property in North Stonington, where the Groton-based submarine builder plans to construct a roughly 480,000-square-foot warehouse.

The property at 45 Frontage Road, right off Interstate 95, currently hosts a 40-year-old, 5,000-square-foot garage.

The property was sold by the Mashantucket Pequot Tribal Nation in a deed recorded by the town on Jan. 2. The tribal nation paid \$2.85 million for the property in 1995.

North Stonington's Planning and Zoning Commission, on Dec. 12, unanimously signed off on Electric Boat's site plan application for a 400-foot

by 1,200-foot warehouse. The plan calls for 13 loading docks, three vehicle ramps into the building and 75 parking spaces.

The site plan, prepared by SLR Consulting, notes three shifts at the warehouse, with 73 employees maximum on a shift. The company employs about 23,200 people between its shipyards in Groton and Rhode Island.

John Cafasso, a principal of Colliers, brokered the sale on behalf of the tribal nation.

Colliers marketed the site for about two years, advertising it for lease or build-to-suit for a tenant. There had been steady interest but no deal before a buyer came in with an unsolicited offer to purchase, Cafasso said Thursday.

"We are thrilled to have facilitated the sale of this exceptional property," Cafasso said. "This transaction highlights the strength of the North Stonington market and its appeal for corporations seeking high-quality construction on a larger scale."

An Electric Boat spokesperson confirmed the purchase of the North Stonington property but declined comment on plans for the site.

Susan Cullen, North Stonington's planning development zoning official, noted the new warehouse will be about halfway between Electric Boat's Quonset Point Facility in North Kingstown, Rhode Island and its Groton facility. The Frontage Road property is also within a district targeted by the town for industrial and commercial development, she said.

"The town is very much looking forward to them being here," Cullen said. "It will provide more jobs. And I think it impacts the region in a very positive way."

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Press Excerpts



THE WALL STREET JOURNAL.

Why In-the-Know Travelers Head to the Connecticut Coast for Their New England Fix

Published August 16, 2024

Come August, eastern seaboard travelers hankering for one last gasp of summer fun and saltwater breezes crowd beachy hot spots like Bar Harbor, Newport and Nantucket. But too many fail to realize that, en route, they're passing another New England shoreline delight hiding in plain sight. I'm talking about the Connecticut coast.

Please, hold your jokes. As a third-generation native of the state, I assure you I've heard them all—which may explain why I've always had an outsize affection for the place, and an underdog's conviction that it's misunderstood. Poised between Massachusetts and New York

and with divided identities to match, Connecticut has long been stereotyped as nothing but a succession of bland commuter towns populated by prep-school Chads and Buffys. But visitors willing to linger a bit will find a more charming, complex reality—minus the tourist hordes.

Nowhere is that more true than the approximately 50-mile stretch of coast from Guilford to Stonington, where velvety green farms, tidy historic villages, laid-back beaches and seafood shanties mix with buzzy cocktail bars and harbors studded with crisp white sailboats.

If I had to pick just one stretch of Connecticut's shore to crow about, I'd choose its farthest reaches: Noank, Mystic and Stonington—a trio of historic New England maritime towns so picturesque they could be mistaken for set dresser's models. (It's no coincidence that "Jaws" author Peter Benchley spent time in Stonington while penning the bestseller.) The southernmost of the three, the petite village of Noank was once home to one of the East Coast's largest wood shipbuilding yards. Now it draws a steady crowd to its casual dockside restaurants, including Abbott's Lobster in the Rough, beloved for its warm, buttery "Connecticut-style" lobster rolls.

A bit more affluent and artsy, Stonington boasts both the James Merrill House—a literary center founded in honor of the poet and former resident—and Connecticut's last commercial fishing fleet.

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Press Excerpts



Boston Real Estate Times

Stonington Village: \$41.5 Million construction financing secured for new mixed-use development in Stonington, CT

Published April 21, 2025

JLL Capital Markets announced that it has arranged a \$41.5 million construction financing for Stonington Village, a 160-unit mixed-use multifamily and retail development project in Stonington, Connecticut.

JLL worked on behalf of the borrower, READCO, in arranging the five-year, fixed-rate loan through Liberty Bank.

Stonington Village, located at 85 Voluntown Rd., will offer a mix of market-rate and affordable housing options within a larger mixed-use center. The development is strategically positioned adjacent to a Stop

& Shop grocery store, nearby to I-95 and the Westerly Amtrak station and provides easy access to employment centers in New London, Groton, Providence and beyond.

The project will feature six new multifamily buildings, including a clubhouse, pool and parking facilities. The community will offer a range of studios, one-, two- and three-bedroom units, along with approximately 10,000 square feet of new ground-floor retail space to accompany the existing retailers on the master planned site.

Southeastern Connecticut continues to be an attractive market with a strong economy, driven by diverse industries including defense, health-care and tourism. The Stonington area, in particular, offers a charming coastal atmosphere with a rich maritime heritage, appealing to both young professionals and families.

Michael Lech, CEO of READCO, commented, “We’re thrilled to bring this high-quality, mixed-use development to Stonington. We’re grateful for the expertise of KBE Building Corp as our general contractor, the project management of Robert Schmidt and Angel Liu at Colliers, our property management partnership with Trio Properties, and the financial support of Liberty Bank. Together, we’re creating a community that will serve Stonington for years to come.”

JLL Capital Market’s Debt Advisory team representing the borrower was led by Managing Director Henry Schaffer and Director Madeline Joyce.

“Southeastern Connecticut is poised for strong apartment rental demand growth due to increasing job opportunities, particularly at Electric Boat, which is driving an influx of workers to the region,” said Schaffer. “With a relatively short supply of new apartment stock on the horizon, we expect demand to continue to outpace supply in the region.”

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Press Excerpts



CT INSIDER

Electric Boat in Groton is hiring another 2,500 people. Here's what for.

Published July 18, 2024

The U.S. Navy and Electric Boat are continuing to ramp up hiring efforts for the company's manufacturing facility along the Thames River as new crews are needed now and will be required in the coming years to help produce two new classes of military submarines.

The company is moving their recruiting efforts northward of the Groton base, with the goal of hiring another 2,500 people in jobs that include metal work, electronics, plumbing, and other manufacturing support trades, Shawn Coyne, vice president for human resources at

Electric Boat said.

Along with the Navy, Electric Boat has launched a new initiative to boost worker recruitment across the entire state of Connecticut, rather than just the southeastern part of the state, as has traditionally been the case. The "Hire Hartford" program is designed to build awareness of jobs in the maritime industry, as well as connect workers to training and potential employers.

The Hire Hartford program is modeled after a successful hiring initiative in Rhode Island, "Project Providence."

Project Providence led to 155 accepted offers by workers during Electric Boat's job fairs in the state in 2023 and 2024 after only having 14 in 2022. It also resulted in enrollment in Rhode Island worker training programs for jobs in the metal trades more than doubling.

The launch of the new Connecticut hiring initiative is being played out against a consistent drumbeat of published reports that say worker shortages are putting the production timetables for new Virginia-class submarines behind schedule.

...

Courtney said Electric Boat hired 5,300 workers last year in Rhode Island and Connecticut, with 65 percent of those new employees coming from the Nutmeg State. Through the end of June, Electric Boat has added another 2,500 workers, he said.

"If you're going to keep up that pace up, you've got to expand the radius that you hire from," Courtney said. "It's something that is at the highest urgency."

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Press Excerpts

Hartford Courant

CT's Electric Boat looking to hire 5,000 more employees amidst "once in generation expansion"

Published March 6, 2023

Electric Boat hired 3,700 shipbuilders last year. It wants to hire more than 5,000 this year and just as many every year for decades into the future.

Last spring, it hired a fifth of UConn's engineering grads. At the other end of the education pipeline, it is promoting shipbuilding careers in elementary schools, setting its sights on second graders who will join the workforce when EB hopes to hit its peak employment target in 10 years.



The Day

Luxury housing at Seely School site seen as boon to Electric Boat workers

Published February 5, 2024

"Groton is starved for housing," said U.S. Sen. Richard Blumenthal, D-Conn., speaking during the groundbreaking ceremony at Triton Square. "This housing is going to meet a real need."

Electric Boat spokesman Daniel McFadden told The Day that the company expects to hire about 3,000 new employees in Connecticut this year, primarily in the manufacturing trades at the Groton shipyard and in engineering and design.

...

The idea is to attract workers to the region, said project leaders and officials. Construction already has started on the apartment building at the 14-acre site.

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Press Excerpts



With new facility open, Hartford HealthCare focuses on patient needs

Published September 2, 2019

What local doesn't drive by 350 Liberty St. and remember back-in-the-day trips down the waterslide, putt-putting or bumping around with moms, dads and gaggles of kids at Maple Breeze Park?

...

The playland was shuttered in late 2002. Owners Keith and Lois Main sold it to Wellspring Capital Group of Gales Ferry for a planned multimillion-dollar health club. Unbeknownst to the Mains, the FBI and Securities and Exchange Commission would soon charge the firm with what was actually a complicated Ponzi scheme.

Two years later, a developer from Norwalk wanted to build condos on the site, then a supermarket, both rejected by the town, and the developer went to jail. In 2013, the foreclosed site was sold at auction.

So now, after nearly 17 years and a few slippery hands, the former water park has a new life.

Hartford HealthCare has resurrected the long-dormant Route 2 location with its recently opened 24,000-square-foot health center.

...

Yale-New Haven Health operates in shoreline towns, Waterford, Montville, and Fishers Island, N.Y. And it operates a walk-in on Voluntown Road, right up Route 2 from the new Liberty Street health center.

...

Ocean Community Chamber of Commerce President Lisa Konicki described the new health center as being not only a "valuable community asset by providing quality health care, it will serve as an attractive anchor facility that spurs commercial investments and economic development along that section of Route 2."

"From our very first meeting, representatives from Hartford HealthCare made it very clear that they intend to be much more than a building where people can go for quality health care," she said. "They intend to outreach and be an engaged and contributing partner in the community."

In May, Hartford HealthCare also began construction on a \$24 million, 47,000-square-foot medical building off I-95 and Coogan Boulevard in Mystic which will be home to a number of specialty services, including neurology and cardiology along with full imaging services and primary care.