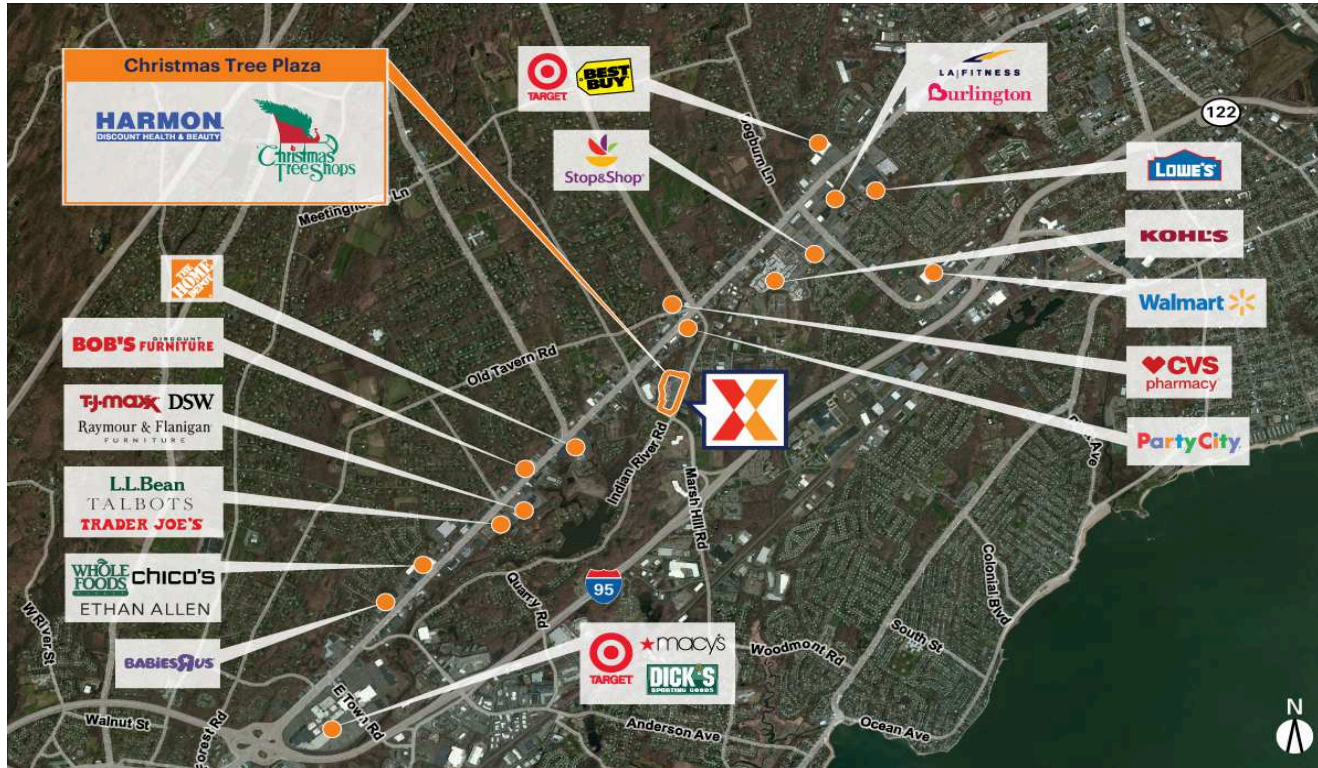


Christmas Tree Plaza

New Haven-Milford, CT

41.2618, -73.0021

200 Indian River Road | Orange, CT 06477



Center Size: 132,791 SF



| Demographics | 3 Mile | 5 Mile | 7 Mile |
|--------------|----------|----------|----------|
| | 66,087 | 158,015 | 318,982 |
| | 25,338 | 61,183 | 123,807 |
| | \$91,684 | \$87,992 | \$83,792 |

Retail center situated on a heavily travelled retail corridor with easy access to I-95 and Rte 1

Strong lineup of national and regional retailers including Christmas Tree Shops & On The Border

Benefits from a strong daytime population with surrounding corporate campuses such as The United Illuminating Company & PEZ Candy

Commercial real estate surrounded by an affluent population with an average household income of \$91,000+ within a 3-mile radius

Available storefronts for rent located near Yale University and University of New Haven with a combined student enrollment of 15,000+ students

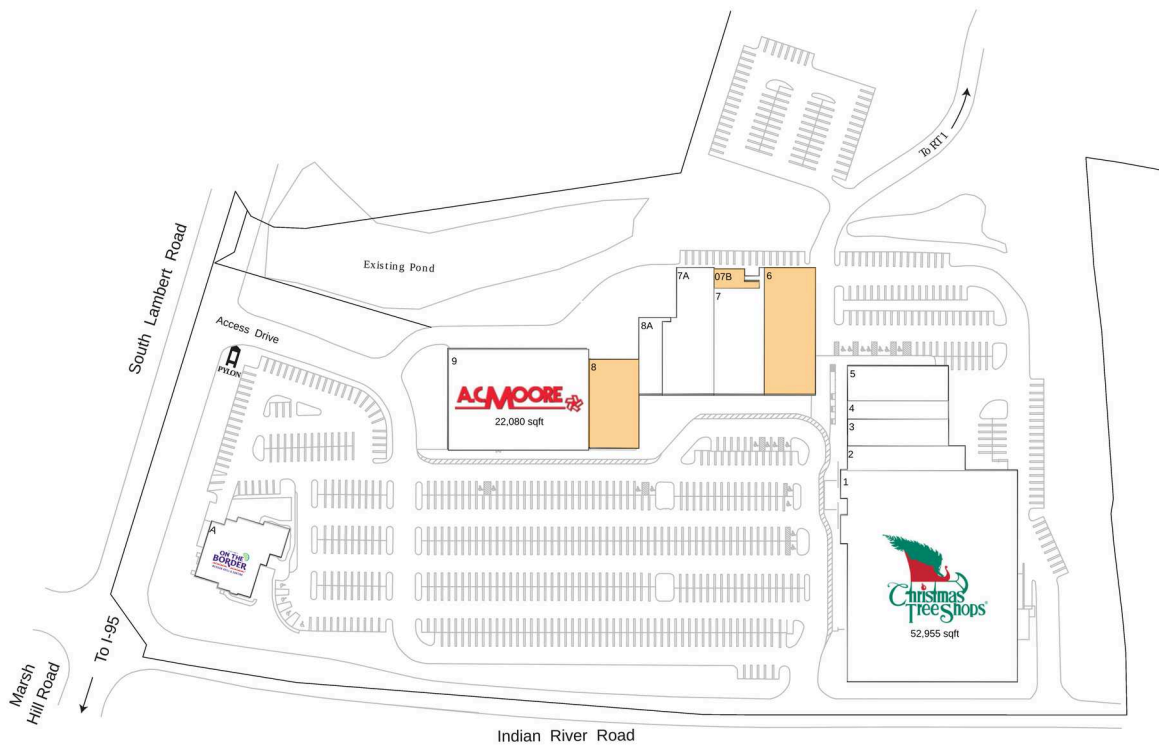
Close proximity to Connecticut Post Mall, Connecticut's largest shopping center anchored by Target, Macy's, JCPenney, Dick's Sporting Goods & Sears

Christmas Tree Plaza

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Available Space

| | |
|-----|----------|
| 6 | 9,143 SF |
| 07B | 995 SF |
| 8 | 6,270 SF |

Current Retailers

| | | |
|----|--------------------------------|-----------|
| A | On The Border | 8,250 SF |
| 1 | Christmas Tree Shops | 52,955 SF |
| 2 | A-1 Fitness Center | 4,000 SF |
| 3 | Renee's Resale Clothing Outlet | 3,896 SF |
| 4 | Yankee Candle Co. | 2,500 SF |
| 5 | Golf Lounge 18 | 5,000 SF |
| 7 | GoPuff | 8,035 SF |
| 7A | Discount Fabrics | 8,064 SF |
| 8A | M Beauty Studio | 2,598 SF |
| 9 | A.C. Moore | 22,080 SF |

4017