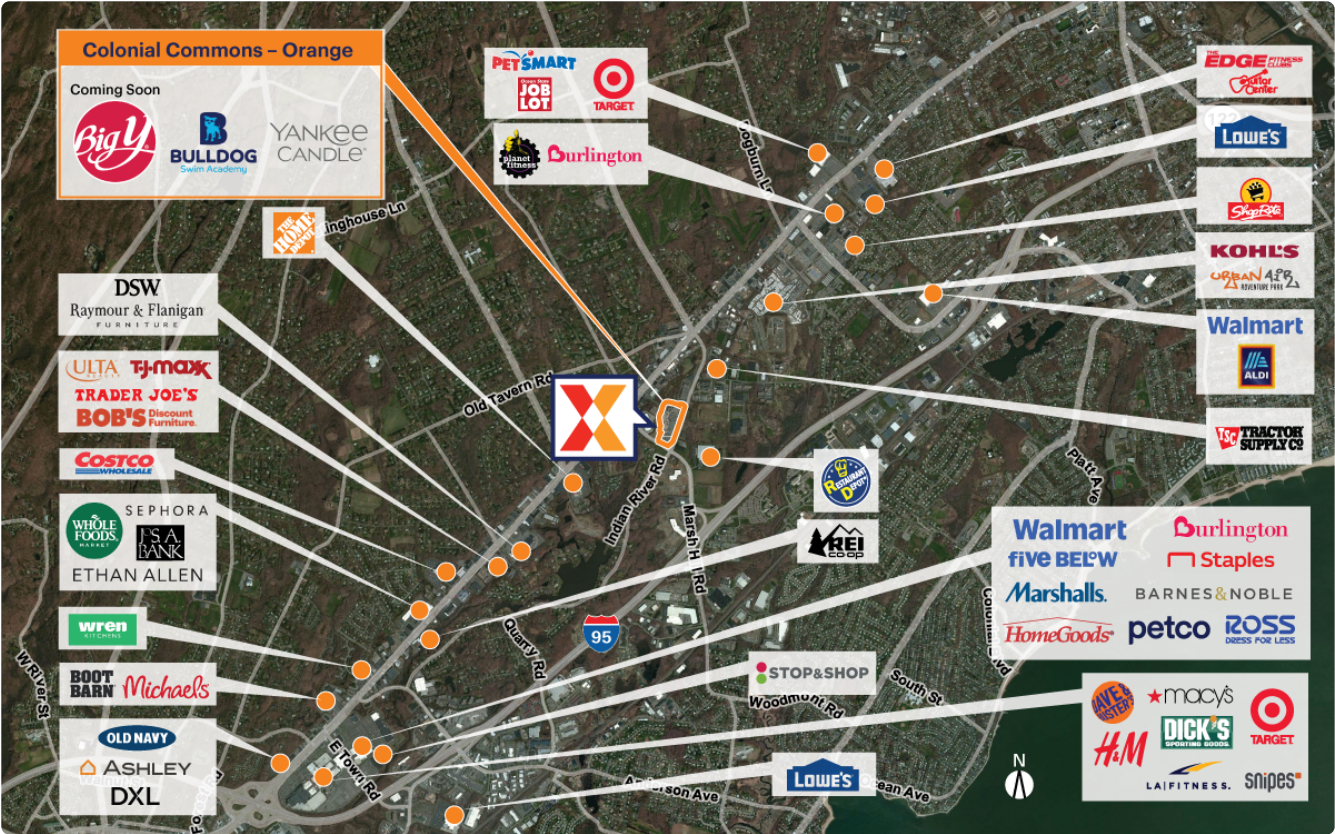


Colonial Commons - Orange

South Central CT Region New Haven, CT 133,786 Sq Ft

200 Indian River Road | Orange, CT 06477

41.2616, -73.0024



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 3,046 | 64,348 | 157,762 |
| Daytime Pop. | 6,735 | 61,838 | 203,567 |
| Households | 1,242 | 25,022 | 62,966 |
| Income | \$132,988 | \$130,180 | \$121,128 |

Source: Synergos Technologies, Inc. 2024

Located in the heavily travelled U.S. 1/Boston Post Road retail corridor, the center has easy access from 23,000 vehicles daily on U.S. 1/Boston Post Road and 120,000 vehicles daily on I-95 (Kalibrate 2025)

A strong daytime population of 64,200+ with surrounding corporate campuses including The United Illuminating Company & PEZ Candy within 3 miles

Surrounded by an affluent and well-educated trade area with an average household income of \$130,100+ and 39% college educated persons within a 3-mile radius

Located within 1 mile of Yale University's West Campus with over 1,000 students (NCES 2023)



Colonial Commons - Orange

200 Indian River Road | Orange, CT 06477

41.2616, -73.0024

South Central CT Region New Haven, CT 133,786 Sq Ft

Available Spaces

| | | | | | |
|----|-------------|------|---|--------------|------|
| 2 | 4,000 Sq Ft | | 8 | 6,270 Sq Ft | 360° |
| 6 | 9,143 Sq Ft | 360° | 9 | 22,080 Sq Ft | 360° |
| 7A | 8,064 Sq Ft | 360° | A | 8,250 Sq Ft | 360° |

Current Tenants

Space size listed in square feet

| | | |
|----|--------------------------------|--------|
| 1 | Big Y Foods | 52,955 |
| 3 | Renee's Resale Clothing Outlet | 3,896 |
| 4 | Yankee Candle | 2,500 |
| 5 | Golf Lounge 18 | 5,000 |
| 7 | Bulldog Swim Academy | 9,030 |
| 8A | M Beauty Studio | 2,598 |



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.

4017

