Crossing at Lisbon | Lisbon, CT

Cedarwood Development



Gross Leasable Area

Unit #	Tenant	Area	Approx. Dims.
210	Mattress Firm	4,442 SF	57'x78'
214	Available	2,395 SF	30.7'x78'
220	Available	2,000 SF	25'x80'
230	Aspen Dental	3,400 SF	42.5'x80'
250	Available	1,200 SF	20'x60'
260	GNC	1,200 SF	20'x60'
270	Great Clips	1,200 SF	20'x60'
280	Barla Nails	1,200 SF	20'x60'
Total GLA		17,037 SF	
	Target	126,842 SF	
	Lowe's	139,410 SF	
	Aldi	16,871 SF	
	Chili's	5,811 SF	



Location:
Located in the scenic, historic town of Lisbon, New London County, Connecticut, this site is situated at the intersection of I-395 and River Road.

Nerby Traffic Generators:
- Lisbon Landing (Walmart, Home Depot, Kohl's, Dick's Sporting Goods)

Traffic Counts:
13,935 VPD (2022) on RT 12 (River Road)
34,692 VPD (2022) on I-395

Anchor Tenants:
Target & Lowe's



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Description	Radius 5 Miles	%	Radius 10 Miles	%	Radius 15 Miles	%
Population						
2025 Estimate	28,739		93,182		193,986	
Growth 2020 - 2025		1.31%		0.78%		0.45%
2025 Est. Population by Single-Classification Race	**28,739**		**93,182**		**193,986**	
White Alone	21,666	75.39%	65,424	70.21%	142,105	73.25%
Black or African American Alone	1,757	6.11%	6,714	7.21%	10,129	5.22%
Asian Alone	693	2.41%	4,365	4.68%	7,180	3.70%
Hispanic or Latino	3,416	11.89%	12,918	13.86%	28,803	14.85%
2025 Est. Population by Age	**28,739**		**93,182**		**193,986**	
Age 25 - 34	3,360	11.69%	11,489	12.33%	24,679	12.72%
Age 35 - 44	3,553	12.36%	11,669	12.52%	24,718	12.74%
2025 Est. Median Age	**43.1**		**42.7**		**41.9**	
2025 Est. Median Age, Male	**42.0**		**41.5**		**40.5**	
2025 Est. Median Age, Female	**44.2**		**43.9**		**43.4**	
Households						
2025 Estimate	12,066		38,218		76,792	
Growth 2020 - 2025		2.88%		2.03%		1.76%
2025 Est. Average Household Income	**$99,430**		**$101,455**		**$107,543**	
2025 Est. Average Household Size	**2.38**		**2.42**		**2.44**	
2025 Est. Pop 16+ by Occupation Classification	**14,225**		**46,720**		**95,566**	
White Collar	8,341	58.64%	25,820	55.27%	55,933	58.53%
Blue Collar	3,054	21.47%	10,217	21.87%	20,484	21.43%
Service and Farm	2,830	19.89%	10,683	22.87%	19,149	20.04%
2025 Est. Avg Travel Time to Work in Minutes	**31.00**		**29.00**		**29.00**	
2025 Est. Median All Owner-Occupied Housing Value	**$309,670**		**$304,499**		**$325,282**	
2025 Est. Average Number of Vehicles	**1.9**		**1.8**		**1.9**	