



COPACO CENTER

SWC Cottage Grove Road & Granby Street
Bloomfield, CT



❖ For decades, Copaco Center has been a "Neighborhood Shopping Tradition," in tune with the town of Bloomfield and surrounding northern suburbs of Hartford County community to meet evolving shopping needs.

❖ With more than 35 stores, this 436,826 square foot community center provides a dynamic blend of nationally recognized names like Super Stop & Shop, Lowe's and Burlington Coat Factory and locally owned and operated specialty stores.

❖ Copaco Center offers exceptional access, ample parking, free customer shuttle service between stores and public transit service on site.



Demographics: 2016 forecasts

1 Mile Population	13,687
Avg. Household Income	\$115,063
3 Mile Population	134,544
Avg. Household Income	\$98,248
5 Mile Population	328,272
Avg. Household Income	\$96,813

Total Rental Area Size: 436,826

Total Number of Units: 32
+ 3 pads

Anchor Tenants:

Super Stop & Shop, Lowe's
& Burlington Coat Factory

AmCap
INCORPORATED

Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902

Leasing Information
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TENANT:	SUITE ID:	SF:
Super Stop & Shop	33	3,136
Fueling Facility		
Burlington Coat Factory	271	81,500
McDonald's	273	4,149
AVAILABLE	275	2,828
Peppers Jamaican Bakery	277	1,272
Sprint	279	2,500
Perfect Nails & Hair	281	2,100
Payless Shoesource	283	3,000
AVAILABLE	285	3,600
Eblens	287	5,040
Copaco Liquors	289/291	5,760
Rainbow Apparel	295	6,360
Kim's Gift Shop	297	2,780
Dollar Tree	299	11,900
Super Stop & Shop	313	67,767
Bloomfield Dental Care	317	1,922
Webster Bank	319	3,835
Lowe's	325	160,000
Goodwill	331	10,913
IHOP	339	4,972
CVS	341	10,880
Firestone	371	7,654
Bloomfield Vision Source	397	1,200
Gamestop	401	1,601
Lim's Health Food	403	1,200
AVAILABLE	405	1,700
Gino's Pizza & Ranch House	407	1,450
Jumbo Buffet	409	2,170
AVAILABLE	411	3,488
Dunkin Donuts	413	1,356
Boston Market	417	3,200
Accurate Personnel	415 A	1,823
Boost Mobile	415 B	1,440
AVAILABLE	419	1,320
St. Francis Hospital & Medical Center	421	7,200
Copaco Center Maintenance Office	293	840
Copaco Center Management Office	335	2,970
TOTAL:		436,826

