

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 436,944 square foot community center provides a dynamic blend of nationally recognized names like 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.

Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	5,020	70,298	179,715
2027 Population	5,642	71,222	182,233
Projected Growth	2.5%	0.3%	0.3%
2019 AHI	\$87,961	\$97,311	\$95,457

Total Rental Area Size:	436,586 SF	Traffic Counts:	
Anchor Tenants:		Cottage Grove Road	30,000 VPD
Stop & Shop, Lowe’s, Planet Fitness & Burlington Coat Factory		Granby Street	9,000 VPD

AmCap

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

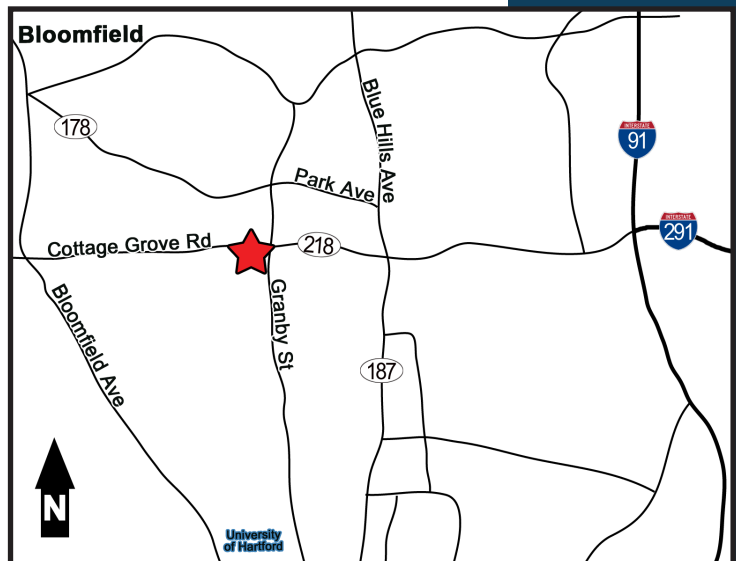
Leasing Information
Brooke Stevens
BStevens@AmCap.com
203-327-2001

www.AmCap.com





TENANT:	SUITE ID:	SF:
Stop & Shop Fueling Facility	33	3,136
Burlington Coat Factory	271	59,566
Planet Fitness	269	22,052
McDonald's	273	4,149
Perfect Nails & Salon	275	2,470
Shared Facilities	276	358
Peppers Jamaican Bakery	277	1,272
Sprint	279	2,500
Five Below	281-285	8,700
Snipes	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
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
AVAILABLE	401	1,601
Lim's Health Food	403	1,200
AT&T	405	1,700
Gino's Pizza & Ranch House	407	1,450
Jumbo Buffet	409	2,170
AVAILABLE	411	3,488
AVAILABLE	413	1,356
Chase Bank	417	3,200
Boost Mobile	415 A	1,823
AVAILABLE	415 B	1,440
AVAILABLE	419	1,320
AVAILABLE	421	7,200
Copaco Center Maintenance Office	293	840
Copaco Center Management Office	335	2,970
Westfield Bank	337	2,700
TOTAL:		439,644





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