

Levy
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Group.

Bob's Discount Furniture

New London, Connecticut
Single-Tenant NNN Asset

35,000 SF

Building Size

2019

Opened (Build-to-Suit)



Property Overview

389 North Frontage Road | New London, CT

35,000 SF Building Size	Bob's Discount Furniture Sole Tenant	2019 Opened (Build-to-Suit)
I-95 Highway Frontage	100% Occupancy	Operating Status

PROPERTY HIGHLIGHTS

- Fully leased, single-tenant NNN asset — 100% occupied since 2019
- On North Frontage Road, directly along I-95 with highway visibility and a large pylon sign
- Built-to-suit on a long-vacant site behind New London Mall — replaced a former Chuck E. Cheese
- Retailer's only store in the region — draws from across New London County
- Major regional employers: Electric Boat, Pfizer, Naval Submarine Base, Mohegan Sun, Foxwoods

About 389 North Frontage Road

This 35,000-square-foot retail building is fully leased to Bob's Discount Furniture and sits on North Frontage Road in New London. The store opened in 2019 as a build-to-suit on a long-vacant site behind the New London Mall, replacing a former Chuck E. Cheese and returning a blighted parcel to productive use. New London is the commercial center of southeastern Connecticut, and the I-95 corridor here serves a broad trade area that includes Groton, Waterford, Ledyard, and Montville.

Site Plan

389 North Frontage Road | New London, CT



Tenant		SF / Notes	
Bob's Discount Furniture		35,000 SF	
(Fully Leased)		100% Occupied	
I-95		Highway Visibility	
North Frontage Rd		Access Point	

Demographics & Market

389 North Frontage Road | New London, CT

DEMOGRAPHICS (ACS 2020—24 EST.)

	1 MILE	3 MILE	5 MILE
Total Population	6,899	44,822	81,545
Median HH Income	\$64,113	\$70,416	\$80,074

MARKET STORY

- Households: 2,983 (1mi) • 18,463 (3mi) • 34,398 (5mi)
- Avg. household income: \$84,214 (1mi) • \$87,666 (3mi) • \$98,123 (5mi)
- Median age: 36.0 (1mi) • 34.6 (3mi) • 37.2 (5mi)
- Source: ACS 2020—24 5-year estimates, 1/3/5-mile rings

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Let's Build Something Together.

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For questions or to request investor documents:

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