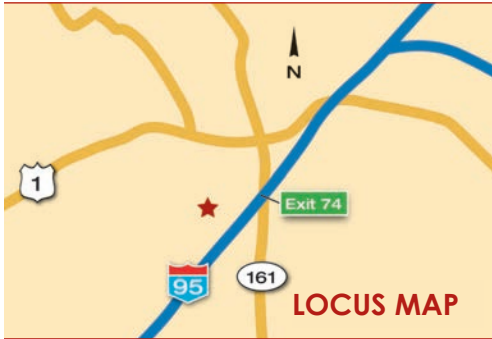




**KGI** Properties, LLC

# GATEWAY COMMONS

Route 161 (Flanders Road), East Lyme, CT



Gateway Commons, East Lyme, CT is a mixed use retail and residential development approved for 400,000 sf of retail and 280 residential units. Construction of Costco is expected to commence in 2018 with a projected store opening in the Fall 2019. Situated just west of the Route 95 & 395 junction at Exit 74 (from Route 95), this development will boast visibility, access and convenience for retailers and residents.

## PROPOSED MIXED USE DEVELOPMENT - GATEWAY COMMONS, EAST LYME, CT

IN PARTNERSHIP WITH



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# GATEWAY COMMONS

Route 161 (Flanders Road), East Lyme, CT



## GATEWAY COMMONS

Location:	Route 161 (Flanders Road) at Interstate 95 (Exit 74) in East Lyme, CT
Proposed Retail GLA:	Approximately 400,000 sf
Parking:	Approximately 1750 spaces
Proposed Delivery:	280 Apartments Now Open, Costco opening Fall 2017

## PROPOSED MIXED USE DEVELOPMENT - GATEWAY COMMONS, EAST LYME, CT



DEMOGRAPHICS 2016	3 mile	5 mile	10 mile
Population:	18,656	38,195	133,805
Households:	6,953	15,071	51,864
Average Household Income:	\$94,032	\$92,771	\$83,867

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