



KGI Properties, LLC

GATEWAY COMMONS/THE SOUND

Route 161 (Flanders Road), East Lyme, CT



Costco opened in November of 2019. Gateway Commons, East Lyme, CT is a mixed use retail and residential development approved for 400,000 sf of retail and 280 residential units. 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



CONTACT

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GATEWAY COMMONS/THE SOUND

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. Phase II – Under construction 120 apartments and townhomes

PROPOSED MIXED USE DEVELOPMENT - GATEWAY COMMONS/THE SOUND, EAST LYME, CT



DEMOGRAPHICS 2018	3 mile	5 mile	10 mile
Population:	17,627	39,507	135,167
Households:	7,034	15,558	52,392
Average Household Income:	\$114,034	\$109,871	\$95,463

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