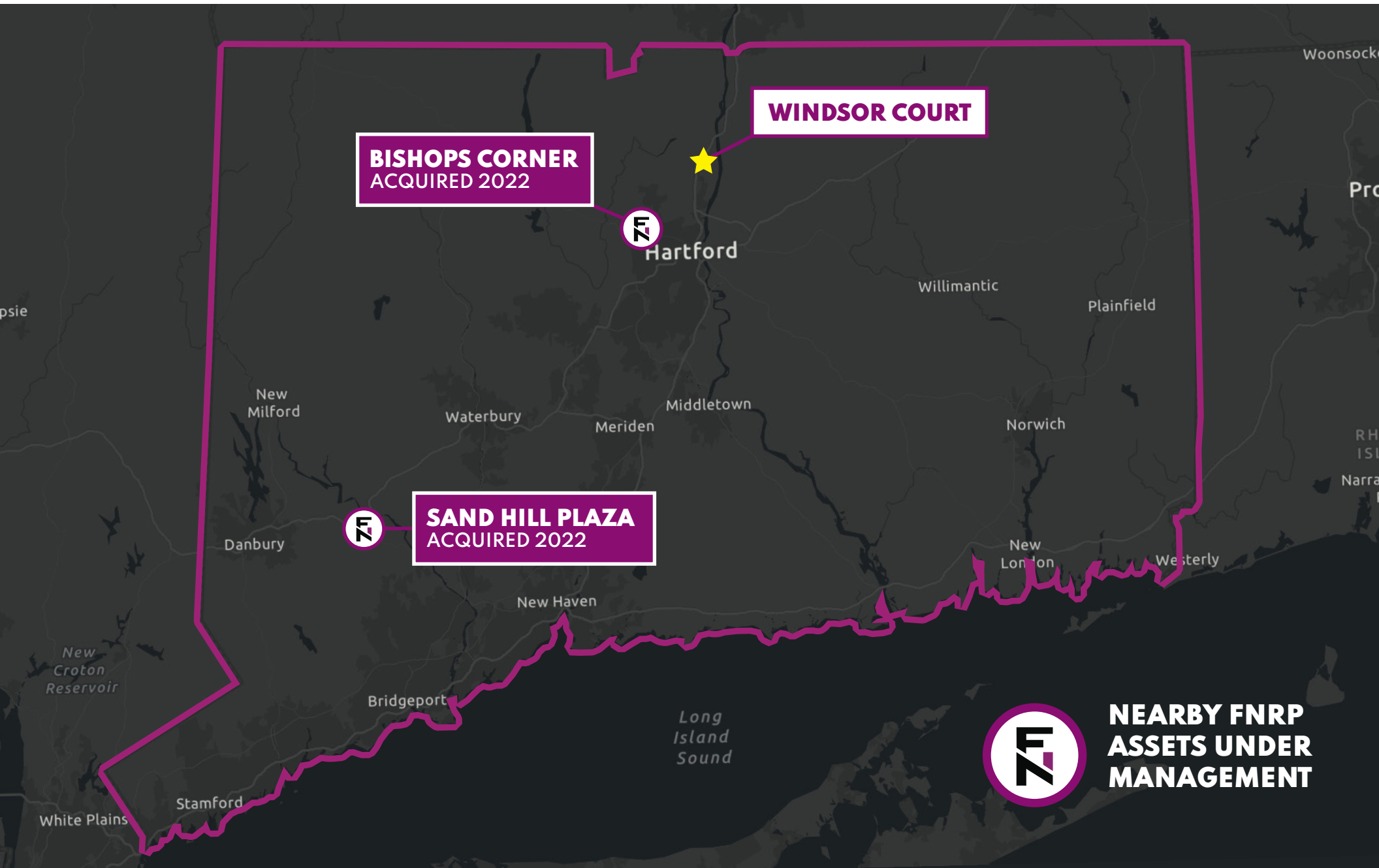


# PORTFOLIO OVERVIEW | WINDSOR COURT



# ANCHOR PROFILE | WINDSOR COURT



**\$34 M+**  
2022 Sales



**64,195 SF**



**Lease Start - 7/1993**  
**Lease End - 7/2028**

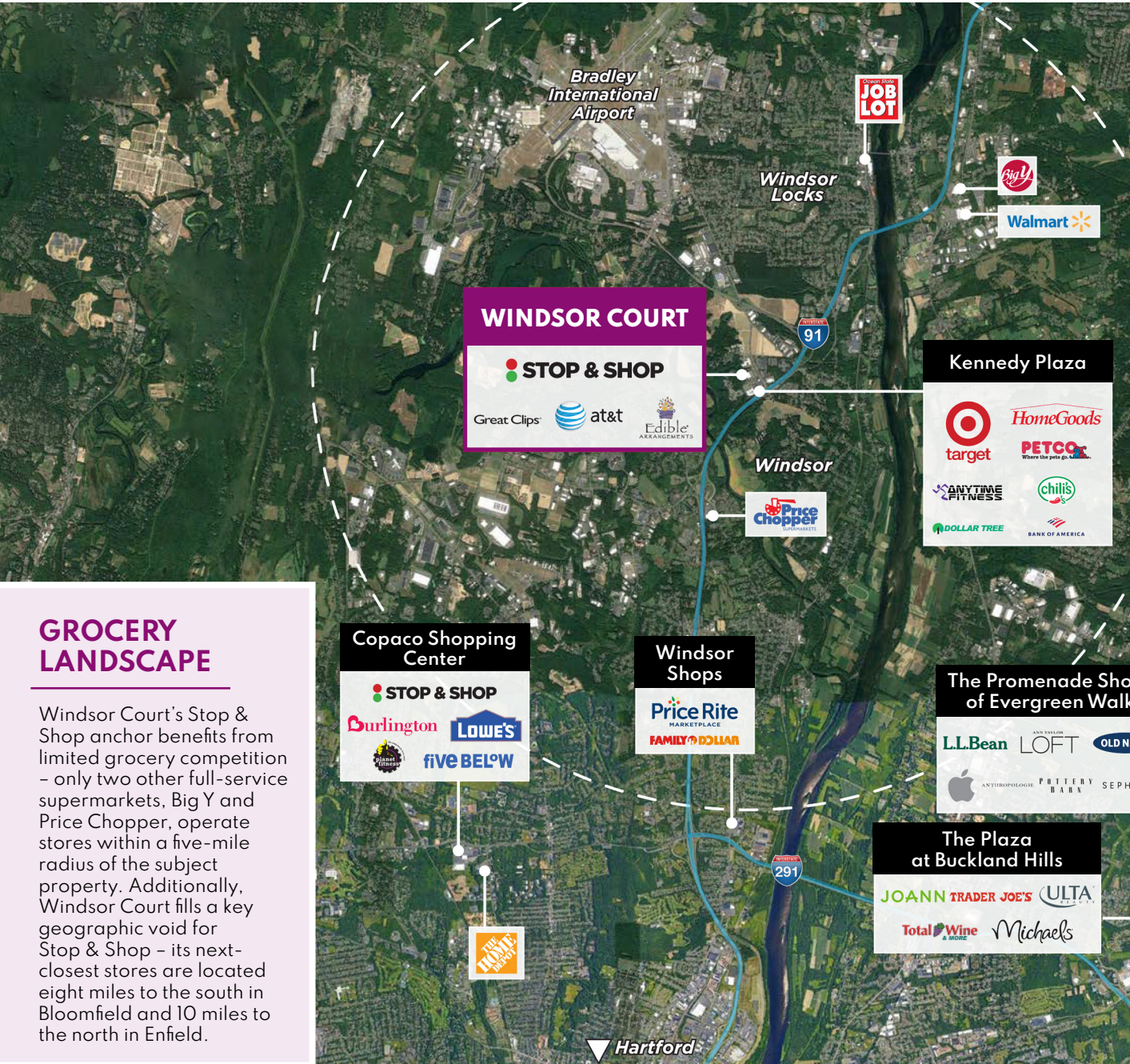
## HIGH-VOLUME SUPERMARKET ANCHOR

Windsor Court is anchored by a 64,195 SF Stop & Shop, which boasts over 27 years of history at the property. Stop & Shop operates under a lease through July 2028 with five renewal options of five years each remaining. The grocer enjoys strong on-site performance, benefiting from the property's longstanding status as an established supermarket destination with sales of \$34 M and \$536 PSF. Stop & Shop therefore drives consistent daily traffic to Windsor Court, providing exceptional synergies for the remainder of the asset's rent roll.

Stop & Shop's lease is backed by a corporate guarantee from Koninklijke Ahold, N.V., Stop & Shop's parent company, which merged with Delhaize Group in 2016 to form Ahold Delhaize (S&P/Moody's: BBB/Baa1), a world-leading food retailer. Headquartered in the Netherlands, Ahold Delhaize comprises 19 supermarket brands that owns over 6,500 stores serving 55 million customers per week.



# PROPERTY AERIAL | WINDSOR COURT



## PRIME RETAIL LOCATION

Windsor Court benefits from prominent signage at an intersection along Kennedy Road (11,700 vehicles per day) and directly off Interstate 91, a major regional north-south thoroughfare that spans most of the state of Connecticut and features an average daily traffic count of 116,000 vehicles.

Situated just north of the state capital of Hartford, the town of Windsor is a densely populated residential community and retail hub that is home to one of the most heavily trafficked highway interchanges in Connecticut (Interstates 91 and 291). Windsor further benefits from its positioning directly adjacent to Connecticut's largest commercial airport, Bradley International Airport, which accommodated 5.8 million passengers in 2022.

Windsor Court, therefore, is surrounded by impressive 3 and 5-mile population counts of over 26,000 people and over 53,000 people, respectively, with corresponding average household incomes of more than \$104,000 and more than \$100,000.

## GROCERY LANDSCAPE

Windsor Court's Stop & Shop anchor benefits from limited grocery competition – only two other full-service supermarkets, Big Y and Price Chopper, operate stores within a five-mile radius of the subject property. Additionally, Windsor Court fills a key geographic void for Stop & Shop – its next-closest stores are located eight miles to the south in Bloomfield and 10 miles to the north in Enfield.

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