



MadisonMarquette
RETAIL SERVICES



Enfield Square Community Revitalization Partnership

Thursday, October 1, 2015

www.madisonmarquette.com

Economic Reality: Adapt or Shrink Away.

- Since 1971 Enfield Square has been the Center of the Community.
- Extensive growth of super regional shopping centers.
- Powerful competition on all sides.
- Leasing alone will not change the economic reality.



macy's
SEARS
TARGET

Global View.

Reimagine the Place.

- Build upon and compliment the existing shopping and dining critical mass.
- Offer destination and lifestyle experiences.
- Multi-use development project with a casino will serve as:
 - Economic engine driver.
 - Mixed-use connection bringing people together.
 - Provider for long-term growth and opportunity.
- Partnership in community revitalization.



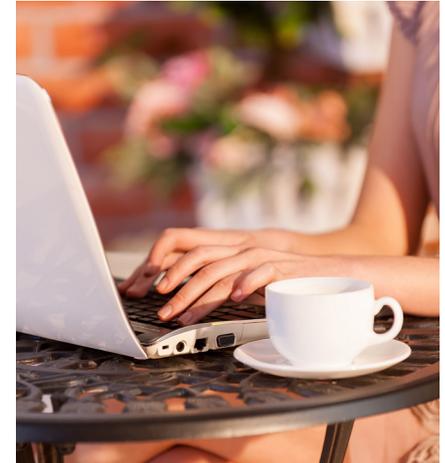
Global View: Retail.

- Change the retail landscape through local, regional and national, moderate-to-better merchandising and co-tenancy.



Global View: Restaurants.

- Focus on high quality Quick Serve Restaurants (QSR), and casual dining that offer:
 - Alfresco dining.
 - Prepared foods to go.
 - Wine tastings.
 - Cooking classes.
 - Live entertainment.
 - Celebrity chefs.
 - New and innovative dining concepts.



Global View: Destinations

- Casino.
- Hotel.
- Office.
- LEGO Systems.
- Brooks Brothers.
- Health & wellness.
- Senior living.
Assisted living facility.
- State-of-the-art movie theatre.
- Green space.



Revitalization Partnership: Thompsonville.

- Thompsonville Recreation Center.
- Thompsonville Theatre.
- Refresh of street retail facades.
- Beautification of the pond and fountain.
- Farmer's market facility.
- Train station.
- Angelo Lamagna Activity Center.
- Regional convention and conference center.
- Tobacco heritage.



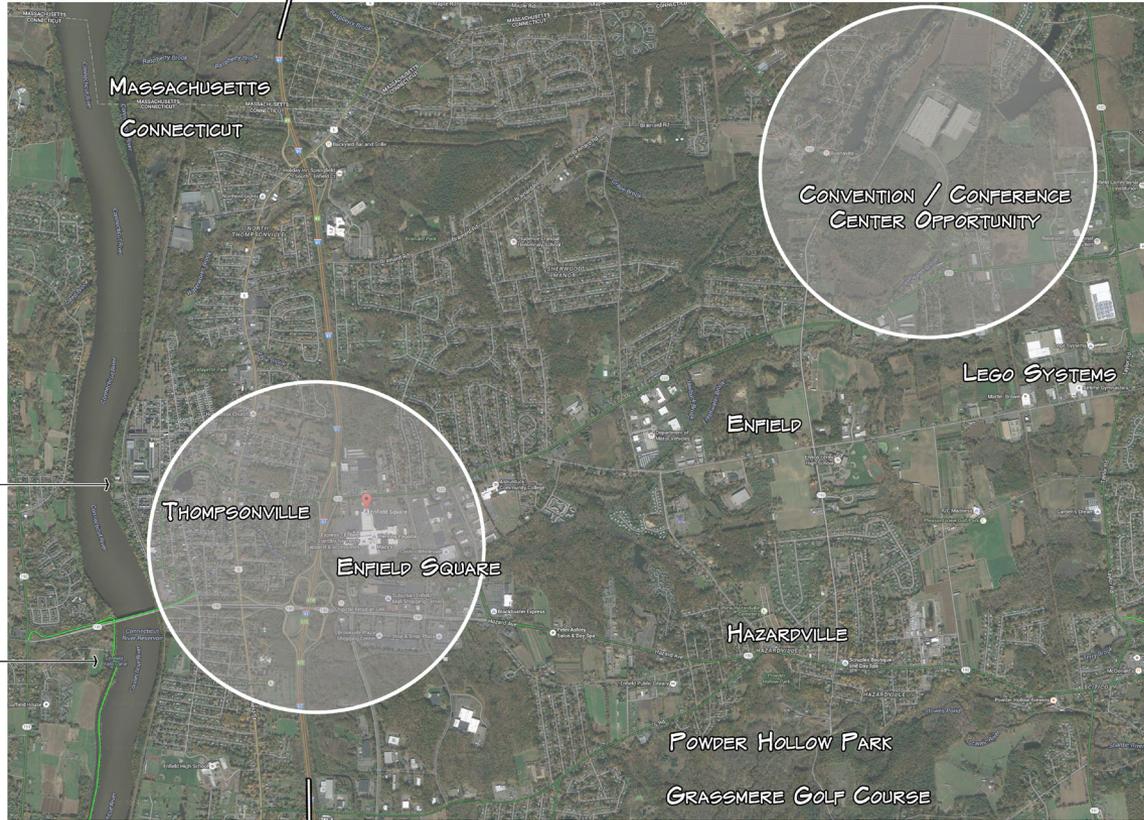
THE
CASINO
@ ENFIELD
SQUARE

REVITALIZATION . . . JOBS . . . OPPORTUNITY!

CASINO REGIONAL OPPORTUNITY ZONE

To Six Flags
New England

To Springfield, MA



- THOMPSONVILLE PARTNERSHIP**
IN REVITALIZATION:
- THOMPSONVILLE THEATER
 - THOMPSONVILLE RECREATION CENTER
 - POND BEAUTIFICATION
 - FARMERS MARKET
 - TRAIN STATION

- RECREATION:**
- ENFIELD FALLS CANAL / WINDSOR LOCKS CANAL BIKE PATH
 - POWDER HOLLOW PARK
 - GRASSMERE GOLF COURSE
 - BIKE FRIENDLY ROADWAYS

CONVENTION / CONFERENCE
CENTER OPPORTUNITY

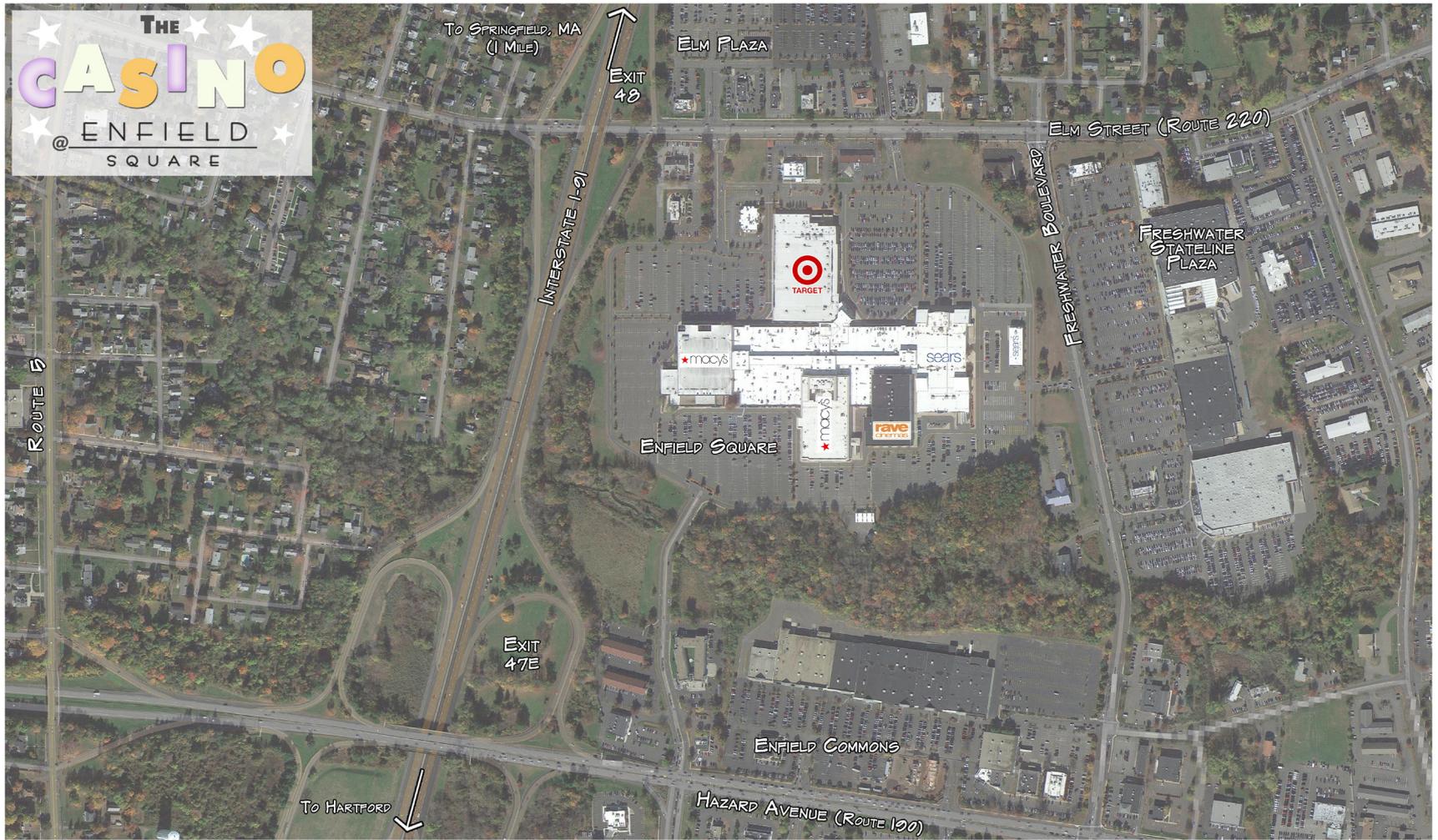
LEGO SYSTEMS

- TOURISM:**
- LEGO SYSTEMS
 - TOBACCO HERITAGE

To Hartford



THE
CASINO
 @ ENFIELD
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Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landowner that the shopping center will be exactly as depicted herein.

EXISTING AERIAL
 September 29, 2015



S I T E
Signatures
Madison Marquette is a registered professional engineering firm in the State of Connecticut. The State of Connecticut has approved the design of this project. For more information, please contact the Madisons at (860) 441-1111 or www.madison.com

THE
CASINO
@ ENFIELD
SQUARE



PRIME
INTERSTATE
FRONTAGE/
VISIBILITY

INTERSTATE 91
ACCESS
ENHANCEMENTS

DINING/
ENTERTAINMENT VENUES:
- 30,920 SF

FLAGSHIP HOTEL:
- 300 ROOMS
- 6 STORIES
W/CASINO SKYWALK CONNECTION
- SPA AMENITIES

PROPOSED CASINO:
- 151,763 SF
- TWO LEVELS
- EXISTING ANCHOR BUILDING
W/ INTERIOR & EXTERIOR
UPGRADES

PARKING DECK:
- 1,200 SPACES W/SPEED RAMP
- SURFACE PLUS 5 ELEVATED
PLATES @225 SPACES/LEVELS
- POTENTIAL EXPANSION OF 1,500
ADDITIONAL SPACES

THE
CASINO
@ ENFIELD
SQUARE



OFFICE:
- 150,000 SF (30,000 SF/FLOOR)
- 60' HEIGHT (5 STORIES)
- GROUND LEVEL CAFE, RESTAURANT, AND PLAZA

ELM STREET (ROUTE 220)

FRESHWATER STATELINE PLAZA

SENIOR ASSISTED LIVING:
- 80 UNITS
- 62 PARKING SPACES (LOWER LEVEL)
- BUILDING 60,000 SF (4 STORIES)

ENTERTAINMENT STREET:
- CENTER GREEN W/ ICE RINK
- 16 SCREEN CINEMA
- THEME RESTAURANT CLUSTER (4)
- "NIGHT OUT" IMPULSE SPECIALTY SHOPS

FLAGSHIP HOTEL:
- 300 ROOMS
- 6 STORIES
- W/CASINO SKYWALK CONNECTION
- SPA AMENITIES

PROPOSED CASINO:
- 151,763 SF
- TWO LEVELS
- EXISTING ANCHOR BUILDING W/ INTERIOR & EXTERIOR UPGRADES

PARKING DECK:
- 1,200 SPACES W/SPEED RAMP
- SURFACE PLUS 5 ELEVATED PLATES @ 225 SPACES/LEVELS
- POTENTIAL EXPANSION OF 1,500 ADDITIONAL SPACES

PRIME INTERSTATE FRONTAGE/VISIBILITY

INTERSTATE 90 ACCESS ENHANCEMENTS

ROUTE 5

TO SPRINGFIELD, MA (1 MILE)

EXIT 48

ELM PLAZA

FRESHWATER BOULEVARD

CASINO BLVD

ENFIELD COMMONS

HAZARD AVENUE (ROUTE 100)

TO HARTFORD

EXIT 47E

An Experienced Partner for Over 20 Years

- A fully integrated real estate investment and operating company.
- A 15 million SF portfolio with locations in 18 states.
- Mixed-use, urban street and infill, community and specialty/entertainment retail properties in top-tier markets across the United States.
- Fully integrated leasing, property management, marketing, development and investment teams.
- Discipline, Construction and Development Services from Concept to Completion.
- * Washington DC headquarters and regional offices in New York, Philadelphia, Charlotte, South Florida, Seattle, San Francisco, Los Angeles and San Diego.



Under Development: The Wharf

A signature mixed-use development on Washington's waterfront. At 27 acres and 2.7 million square feet of development, the project is one of the largest development opportunities ever available in Washington, D.C., the most desirable real estate market in the United States.

A Strong National Portfolio Including

Mixed-Use • Urban/Specialty • Regional Malls

Community/Regional Centers • Outlet Centers