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## Development of the Month: Quarry Walk: A thriving mixed-use development by Haynes Group Inc.

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Oxford, CT Quarry Walk is a dynamic mixed-use development by Haynes Group Inc. that seamlessly integrates retail, commercial, healthcare, and residential spaces. This 100% walkable community has become a hub for professionals and families alike, offering a unique environment where people can live, work, shop, dine, and relax in one cohesive setting.

### Strategic Location and Accessibility

Quarry Walk benefits from its strategic location with easy access to Rtes. 67, 8, and I-84, making it highly convenient for residents and visitors. Ample parking and outdoor spaces encourage foot traffic, while community events foster engagement and repeat visits.

### Diverse Business Ecosystem

The development houses a mix of national brands, regional enterprises, and local entrepreneurs. This diversity creates synergy among businesses and attracts customers from surrounding towns and cities. The Haynes management team provides responsive support to help businesses optimize their operations within the space.

### Sustainability and Vision

Quarry Walk exemplifies Haynes Group's commitment to sustainability and community-focused development. By repurposing a former quarry site, the project aligns with modern trends in real estate that emphasize environmental responsibility while enhancing quality of life. Quarry Walk stands as a testament to the innovative vision of Haynes Group Inc., offering a model for future mixed-use developments across the region.

Quarry Walk hosts a diverse mix of businesses across multiple sectors:

#### Retail and Shopping

- Boutiques: ZarMi Bra Boutique and Peach Blossom Boutique.
- Specialty Stores: The Toy Tree, The Better Beagle and In the Dustlight.
- Personal Care: Nobility Nail & Spa, Coconut Beauty, 67 West Hair Designers, Supercuts, and Oxford Barber Shoppe.
- Food Retail: Quarry Coffee, Country Creamery, Jersey Mike's, Five Guys, and Country Creamery.

Quarry Walk has rapidly become a vibrant hub for dining, shopping, and community gatherings. This mixed-use development offers an enticing opportunity for restaurateurs looking to establish their presence in a dynamic and growing market.

#### Restaurant Scene

The thriving restaurant scene is already home to a diverse array of eateries, including:

- Sitting Duck Tavern;
- Char & Lemon;
- Quarry Coffee and Craft Kitchen;
- Haven Hot Chicken; and
- Bloom Kitchen and Co.

Most recently, Maru 67, a Japanese restaurant featuring a revolving sushi conveyor belt, opened its doors, adding to the culinary variety.

The development offers a comprehensive “live, work, play, dine” environment with over 300,000 s/f of mixed-use space.

#### Professional Services

- Healthcare: Griffin Faculty Health, Hartford HealthCare Heart & Vascular Institute;

- Financial: Rydzik & Rydzik CPA, Rose Insurance Co., Miller Investments; and
- Banking: Newton Savings Bank.

#### Additional Businesses:

- National brands like Starbucks, Ace Hardware, Dollar Tree.
- United States Postal Service.
- Market 32 by Price Chopper.
- Evergreen Veterinary Clinic.
- Wine Market.

With a prime location and growing customer base, Quarry Walk's strategic location off Oxford Rd. provides easy access to major routes, including Rte. 8, Rte. 67, and I-84. The development draws visitors from a 12-15 mile radius and beyond, with a growing population of nearly 130,400 residents within a 15-minute drive. This captive audience has an average household income exceeding \$117,000 annually, presenting a lucrative market for upscale dining experiences.

#### Unique Atmosphere and Built-in Customer Base

Quarry Walk offers a charming village-style atmosphere with New England character. The development includes:

- 162 luxury apartments (with more planned).
- 300,000 s/f of mixed-use retail, dining, healthcare, and office space.
- A town green hosting regular events and entertainment.

This built-in residential and commercial community provides a steady stream of potential customers right at your doorstep.

#### Support and Flexibility

Quarry Walk's management team offers:

- Collaborative approach with vertically integrated property ownership, construction, management, and brokerage;
- Flexibility to meet various space requirements, up to 40,000 s/f; and

- Responsive professional team to address all business needs.

### Join a Growing Success Story

As Connecticut Insider reports, Quarry Walk represents “the future of downtowns” and a potential model for retail in Connecticut. By opening a business or restaurant here, you’ll be part of a forward-thinking community that’s redefining mixed-use developments. With its prime location, growing customer base, and supportive management, Quarry Walk offers an unparalleled opportunity for restaurateurs to thrive in a dynamic and evolving marketplace. Don’t miss your chance to be part of Oxford’s culinary renaissance at Quarry Walk.

Quarry Walk offers a distinctive village-style atmosphere that significantly enhances the dining experience through its thoughtful design and community-focused approach. The development creates a charming New England-inspired environment that makes dining more than just a meal – it becomes a holistic community experience.

### Architectural Charm and Design

The development features unique design elements that create an inviting dining atmosphere:

- Decorative street lighting;
- Granite curbs;
- Paver-accented walkways and crossings; and
- Buildings accented with stone directly from the site.

These architectural details provide a picturesque backdrop that transforms dining into a more immersive and enjoyable experience.

### Community-Centered Dining

Quarry Walk’s village-style layout encourages social interaction and convenience. Diners can enjoy:

- A walking trail surrounding the community;
- Multiple dining options within close proximity;
- Events that bring the community together; and
- A mix of local and national dining establishments.

The development’s design allows patrons to seamlessly transition between shopping, dining, and community activities, creating a more dynamic and engaging dining environment.

### Diverse Culinary Offerings

The village-style atmosphere supports a diverse range of dining experiences, from casual to elegant. Restaurants like Char & Lemon and Sitting Duck Tavern showcase the development's commitment to providing unique, high-quality dining options that cater to various tastes and preferences. By integrating dining into a carefully designed, community-focused space, Quarry Walk transforms eating from a simple activity into a memorable social experience that celebrates local character and connection.

The boutique shops at Quarry Walk complement the dining experience by creating a vibrant and diverse atmosphere that enhances the overall visit for patrons. These shops offer a unique blend of retail options that perfectly complement the culinary offerings, making Quarry Walk a true one-stop destination for visitors.

### Diverse Shopping Options

Quarry Walk features a mix of local boutiques and national retailers, providing visitors with a wide range of shopping experiences:

- Specialty stores like The Toy Tree offer unique gift options;
- Peach Blossom Boutique and ZarMi Bra Boutique provide fashion choices; and
- Better Beagle Co. caters to pet owners.

This variety allows diners to browse and shop before or after their meal, extending their time at the development and creating a more comprehensive outing.

### Convenience and Atmosphere

The proximity of shops to restaurants creates a convenient and enjoyable atmosphere:

- Visitors can easily transition from dining to shopping or vice versa;
- The pedestrian-friendly layout encourages exploration of both retail and dining options; and
- The village-style design contributes to a charming ambiance that enhances both shopping and dining experiences.

### Community-Centric Experience

The combination of local boutiques and dining establishments fosters a strong sense of community:

- Many businesses are family-owned or locally operated, encouraging visitors to support the local economy; and
- The mix of shops and restaurants creates a lively, social environment where people can gather

and interact.

By offering a diverse array of boutique shops alongside its restaurants, Quarry Walk creates a synergistic environment where dining becomes part of a larger, more engaging experience. This complementary relationship between retail and dining enhances the appeal of both, making Quarry Walk a dynamic destination for visitors seeking a well-rounded outing.

Quarry Walk offers a distinctive shopping experience that sets it apart from traditional retail destinations. The development creates a unique environment that goes beyond simple shopping, transforming it into a comprehensive community experience.

#### Distinctive Features

The shopping experience at Quarry Walk is characterized by:

- Walkable village design: A pedestrian-friendly layout with decorative street lighting, granite curbs, and paver-accented walkways;
- Local and diverse retailers: A mix of family-owned boutiques and national brands; and
- Convenient one-stop destination: Ability to complete multiple errands in a single location.

#### Unique Shopping Atmosphere

Quarry Walk distinguishes itself through:

- Customized service that differs from traditional mall experiences;
- Opportunities to discover unique and special items; and
- A charming New England-style atmosphere with architectural details using local stone.

#### Community-Focused Retail

The shopping experience is enhanced by:

- Local businesses that reflect community values;
- A variety of specialty shops like Tea with Tracy and the Toy Tree;
- Proximity to dining, healthcare, and residential spaces; and
- Regular community events and activities.

Patrick Haynes, vice president of Haynes Development, said, "The businesses here are businesses that are in your community and the type of businesses that we all want to support."

Quarry Walk transforms shopping from a mundane task into an engaging, community-driven experience that celebrates local character and connection.

## Project Team

Developer - Haynes Group Inc.

Architect - Colliers Engineering & Design

Countertops - Pro Counters New England

Roofing - SMS Roofing

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