

RETAIL BUILDING FOR LEASE

3388 Berlin Turnpike
Newington, CT 06111



LEASE RATE: \$10/SF NNN

THE PROPERTY

3388 Berlin Turnpike is a +/-7,200 square foot free-standing building for lease. This property can be used as retail or industrial space and would be ideal for contractors. Average daily traffic count of 52,109 vehicles per day.

LOCATION

3388 Berlin Turnpike is located on the Berlin Turnpike in busy Newington, Connecticut, a suburb in Greater Hartford. This property has high traffic volume of 52,109 vehicles per day.

AMENITIES

- > Retail/showroom space
- > 14' ceiling height
- > Pylon signage
- > Ample parking

DEMOGRAPHICS

	Population	HH	Av. HH \$
1 mile	5,740	2,359	\$107,966
3 miles	63,319	25,572	\$87,931
5 miles	186,527	75,882	\$86,764

TRAFFIC COUNTS

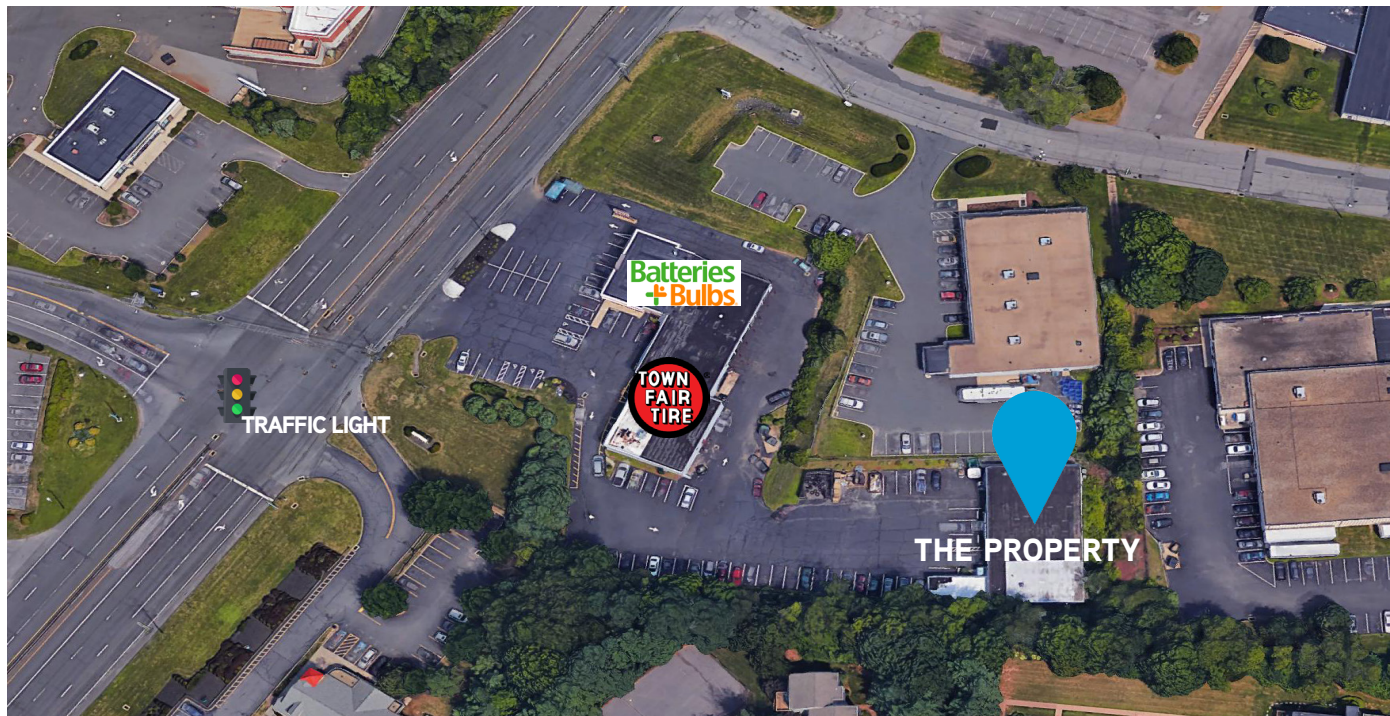
Berlin Tpke & Costello Rd	35,200 VPD
Berlin Tpke & Pane Rd	52,109 VPD
Pane Rd & Berlin Tpke	10,400 VPD

For more information, contact:

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