

RETAIL INVESTMENT FOR SALE

3384-3388 Berlin Turnpike
Newington, CT 06111



SALE PRICE: \$2,500,000

OPPORTUNITY

To purchase 17,360 SF in two retail buildings on highly traveled Berlin Turnpike. 7,000 SF is currently rented month to month at below market rate.

LOCATION

3384-3388 Berlin Turnpike is located on the Berlin Turnpike in busy Newington, Connecticut, a suburb in Greater Hartford. This property has high traffic volume of 35,200 vehicles per day. 7,000 SF could be available.

TOTAL SQUARE FEET

17,360 square feet

YEAR BUILT / EXPANDED

1964, 1966, 1985

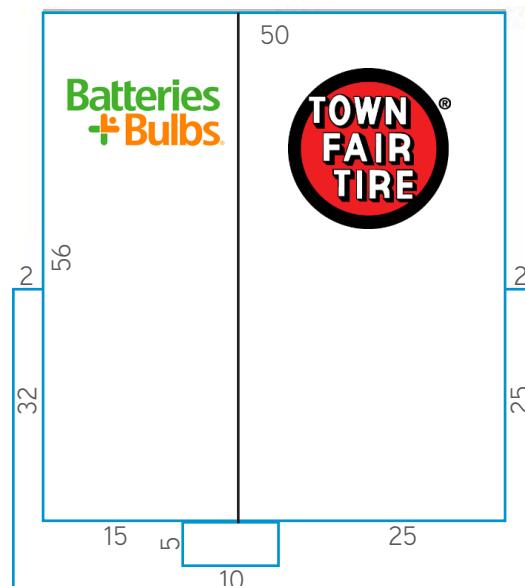
NOI

In-Place NOI \$207,000
Proforma NOI \$226,000

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

SITE PLAN



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