

FOR SALE OR LEASE > RETAIL PROPERTY

3318-3320 Berlin Tpk

NEWINGTON, CT 06111



3318-3320 Berlin Turnpike > Retail

Colliers International is pleased to present 3318-3320 Berlin Turnpike, a +/-14,505 square foot retail opportunity for sale or lease in Newington, Connecticut. This is a rare small building retail opportunity in a top retail trade area. There are two small buildings on the site. Signage is on the street. Demographics and traffic counts are strong with many national occupiers nearby.

DIRECTIONS

From Hartford, take I-91 S. Take Exit 28 to merge into CT-15/US-5 S. Continue onto US-5 and make a U-turn at Pane Road. The property is on the right.

Building Amenities

- > Building A is 11,100 SF
- > Building B is 3,045 SF
- > Two small buildings on site
- > Monument signage on street
- > Top retail trade area
- > Up to 80 parking spaces
- > 1.72 acre site
- > Built in 2011
- > 18'-20' ceiling height
- > Lease Rate: \$8.00/SF NNN for whole space
- > Lease Rate: \$14.00/SF NNN for individual space
- > Sale Price: \$1,500,000

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3318-3320 Berlin Turnpike > Demographics

	Pop.	HH	Avg HH \$
1 Mile	6,425	2,638	\$91,930
3 Miles	62,702	25,280	\$82,437
5 Miles	190,246	77,231	\$79,444

Traffic Counts

Berlin Turnpike & Budney Road	46,091 VPD
Berlin Turnpike & Costello Road	52,900 VPD
Berlin Turnpike & Pane Road	52,190 VPD

3318-3320 Berlin Turnpike > Aerial



Contact Us

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