7,200 SF and 8,400 SF Spaces Suitable for Retail, Warehouse or Office



FOR LEASE

3310 Berlin Turnpike
Newington, CT 06111

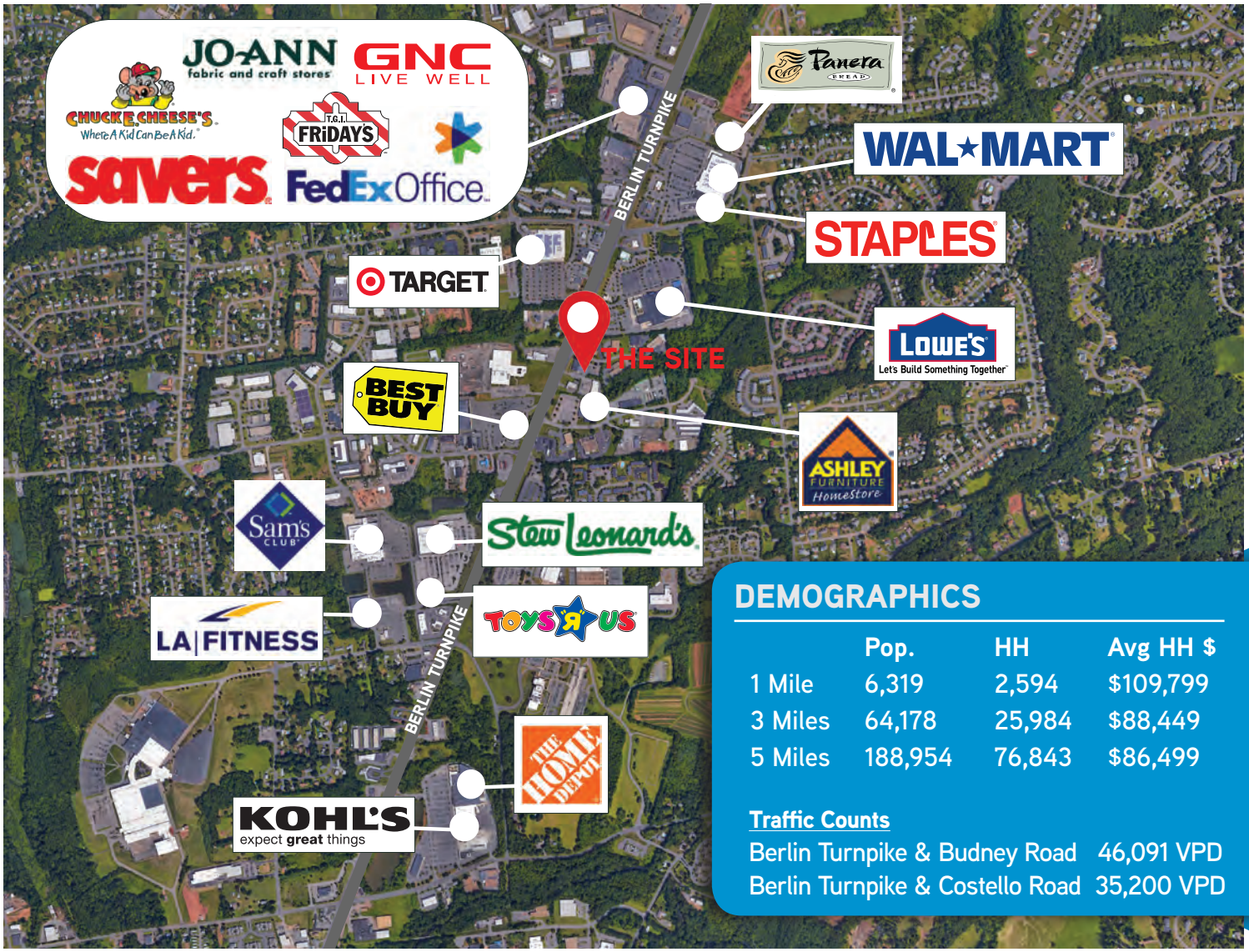


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Key Features/Highlights

- Retail spaces of 7,200 SF and 8,400 SF available for lease
- Signage on building and at the street
- High traffic location (46,091 VPD) with visibility on Route 15/Berlin Turnpike
- 2 loading docks and 1 drive-in door



DEMOGRAPHICS

	Pop.	HH	Avg HH $
1 Mile	6,319	2,594	$109,799
3 Miles	64,178	25,984	$88,449
5 Miles	188,954	76,843	$86,499

Traffic Counts

Berlin Turnpike & Budney Road	46,091 VPD
Berlin Turnpike & Costello Road	35,200 VPD

FOR LEASE > 3310 Berlin Turnpike, Newington

Total SF:	21,800 SF
Available SF:	15,600 SF - 7,200 SF space & 8,400 SF space
Office Space:	3,000 SF
Loading Docks:	2
Drive-in Doors:	1
Parking:	63 spaces
Zoning:	PD - Planned Development
Year Built:	1984
Lease Rate:	$12.00 - $16.00/ SF NNN

Contact Us

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