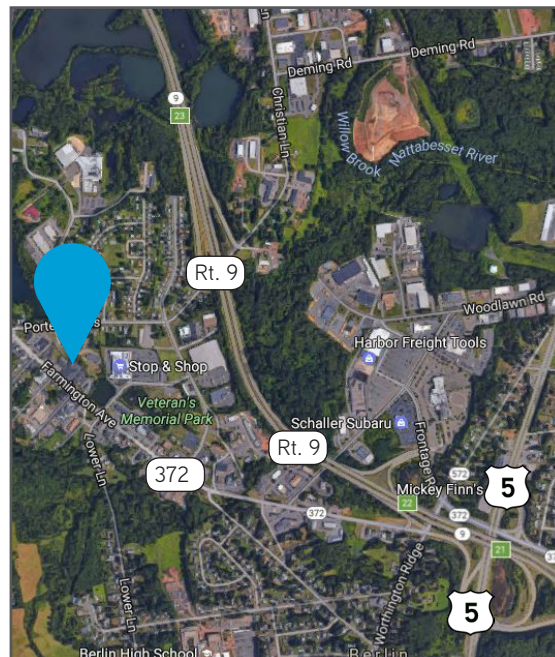


FOR SALE

REDCOAT SQUARE

1103 Farmington Avenue, Berlin, CT



OPPORTUNITY TO OWN YOUR RETAIL CONDO

Location

Retail condo for sale in busy strip center. This is a prime opportunity to own your own business AND building at the right price. This 1290 SF condo offers plenty of parking and traffic on Farmington Avenue. Easy highway access.

Possibilities

This building offers opportunities for a salon (hair/nail) and makes for an ideal lunch spot. If you are tired of being a tenant and ready to be an owner, this space is for you.

BUILDING FEATURES

- > 1,290 SF retail condo available
- > 62,040 ADT on Rt. 9 and nearby Christian Lane
- > Many potential uses with signage and ample parking
- > Convenient to Meriden and Middletown
- > **Available: 1,290 SF Condo**
- > **Sale Price: \$155,000**

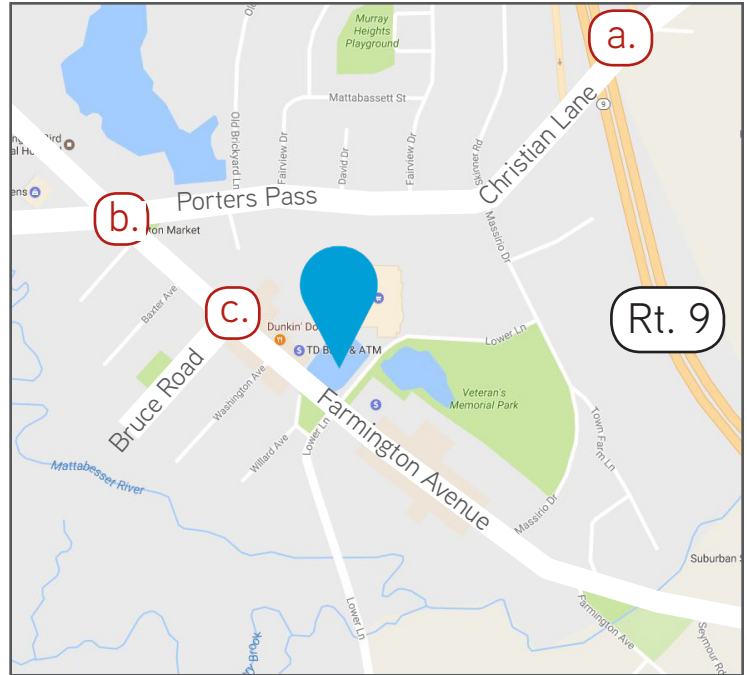
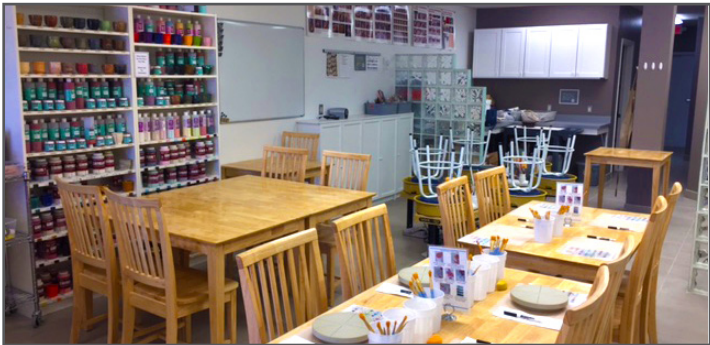
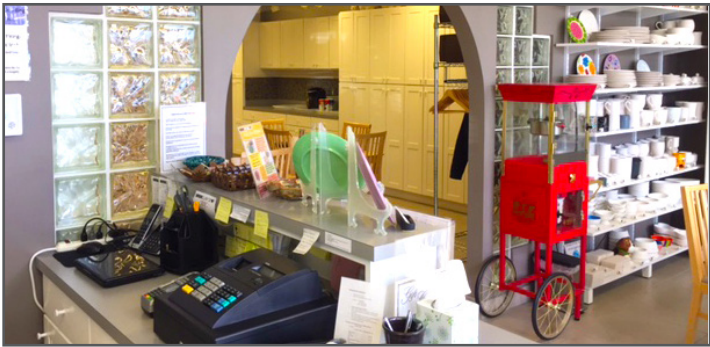
DEMOGRAPHICS

	Population	HH	Med. HH \$
1 mile	4,301	1,757	\$90,147
3 miles	47,799	18,782	\$63,858
5 miles	141,867	56,548	\$65,886

FOR SALE

REDCOAT SQUARE

1103 Farmington Avenue, Berlin, CT



Traffic Counts

	Street 1	Cross Street	ADT (2015)
a.	State Hwy 9	Christian Ln	62,040
b.	Farmington Ave	Porters Pass	13,605
c.	Farmington Ave	Bruce Ave	12,667

Contact Us

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