

VIEW ONLINE 

colliers.com/hartford



Reduced Lease Rate! \$12.00 PSF

Great Visibility On Busy Berlin Turnpike

1773 Berlin Turnpike | Wethersfield, CT 06109

1773 Berlin Turnpike is a 7,000 square foot free-standing retail building for sale or lease in Wethersfield, Connecticut. This is an excellent retail location with visibility on heavily traveled Berlin Turnpike with ample parking and one grade level door for loading.

FEATURES

- 7,000 SF free-standing building
- 15' ceiling height
- 147' frontage on Berlin Turnpike
- One grade level door for loading
- Two curb cuts
- 45,700 VPD traffic count
- 40+ parking spaces

LEASE RATES

\$12.00 OR **\$100,000**
PSF NET PER YEAR LAND LEASE

SALE PRICE

\$1,050,000

Contact

DAVID RICHARD

860 616 4026

david.richard@colliers.com



Colliers International
864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521
colliers.com/hartford

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



Demographics

	Pop.	HH	Avg HH \$
1 Mile	6,146	2,664	\$93,730
3 Miles	98,543	37,886	\$83,070
5 Miles	268,276	102,809	\$77,621

Traffic Count

Berlin Turnpike & Pawtucket Avenue 45,700 VPD



VIEW ONLINE 

colliers.com/hartford

DAVID RICHARD

860 616 4026

david.richard@colliers.com



Accelerating success.