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Excellent retail location with 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
- 147' frontage on Berlin Turnpike
- Two curb cuts
- 15' ceiling height
- One grade level door for loading
- 45,700 VPD traffic count
- 40+ parking spaces

SALE PRICE

\$750,000

LEASE RATES

\$14.00 OR **\$100,000**
PSF NET PER YEAR LAND LEASE

Contact

DAVID RICHARD

860 616 4026

david.richard@colliers.com



Colliers International

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521

colliers.com/hartford

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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



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Accelerating success.