

# 3320 Berlin Turnpike

Newington, Connecticut

## FOR LEASE



- MIXED USE COMMERCIAL PLAZA.
- PD BERLIN TURPIKE ZONE.
- EASY ACCESS TO I-91, I-84 AND ROUTE-9.
- APPROVED USES INCLUDE: RETAIL, GYM, DANCE STUDIO,
- OFFICE, MEDICAL, CONTRACTOR EQUIPMENT SALES & SERVICE,
- WAREHOUSE & DITRIBUTION.
- 20' CEILING HEIGHT. 10' ROLL UP DOOR. TRUCK ACCESS TO COSTELLO ROAD.
- BUILT IN 2008 WITH ALL PUBLIC UTILITIES SEPERATLY METERED.
- CLOSE TO EVERSOURSE AND DEPARTMENT OF TRANSPORTATION CORPORATE OFFICES.

Demographics	1 mile	3 miles	5 miles
Population	5,878	65,360	183,756
Households	2,426	26,298	74,630
Avg. HH Income	\$73,002	\$65,490	\$63,671
Daytime Pop.	6,078	61,861	154,986

<b>Location</b>	3320 Berlin Turnpike, Newington, CT 06111
<b>Size</b>	1,760 SF
<b>Price</b>	Call for details
<b>Area Retail / Restaurants</b>	Ashley Furniture, Best Buy, Chic Fil A, Chipotle, Home Depot, JoAnn Fabrics, Kohl's, LA Fitness, Lowe's, Michael's, PC Richards, Sally's Apizza, Sam's Club, Shake Shack, Starbucks, Stew Lenoard's, Target, Walmart
<b>Traffic Counts</b>	34,046 VPD on Berlin Turnpike

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