



# FOR LEASE

77 Pane Road, Newington, CT 06111

4,200± SF Retail Space

LEASE RATE: \$20.00/SF NNN

## HIGHLIGHTS

- 4,200± SF Available
- Zoning: PD
- Ample Parking
- Berlin Turnpike, I-91, Rt. 9
- 0.2 miles (1 minute drive) from Berlin Turnpike

## CONTACTS

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#### BUILDING INFORMATION

**GROSS BLD. AREA:** 11,000± SF

**AVAILABLE AREA:** 4,200± SF

**# OF FLOORS:** 1

**CONSTRUCTION:** Metal, Steel

**ROOF TYPE:** Metal

**YEAR BUILT:** 2023

#### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central

**TYPE OF HEAT:** Forced Hot Air

**SPRINKLERED:** Yes

#### SITE INFORMATION

**SITE AREA:** 1.56± Acres

**ZONING:** PD

**PARKING:** 75 Spaces

**SIGNAGE:** On-building

**VISIBILITY:** Excellent

**FRONTAGE:** 111' on Pane Rd

**HWY ACCESS:** Berlin Turnpike, I-91, Rt. 9

**TRAFFIC COUNT:** 8,500 ADT

#### UTILITIES

**SEWER/WATER:** Public

**GAS:** Yes

#### TAXES

**ASSESSMENT:** \$105,000

**MILL RATE:** 39.98

**TAXES:** \$4,197.90 (\$0.38/SF)

#### EXPENSES

**RE TAXES:**  Tenant  Landlord

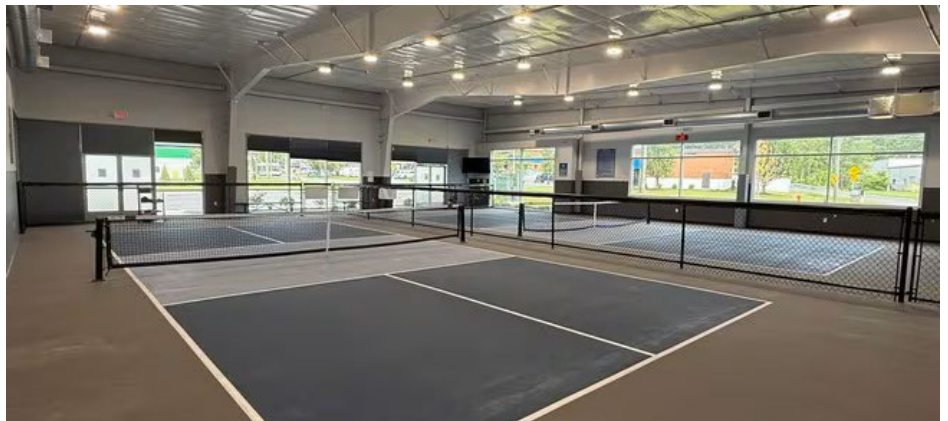
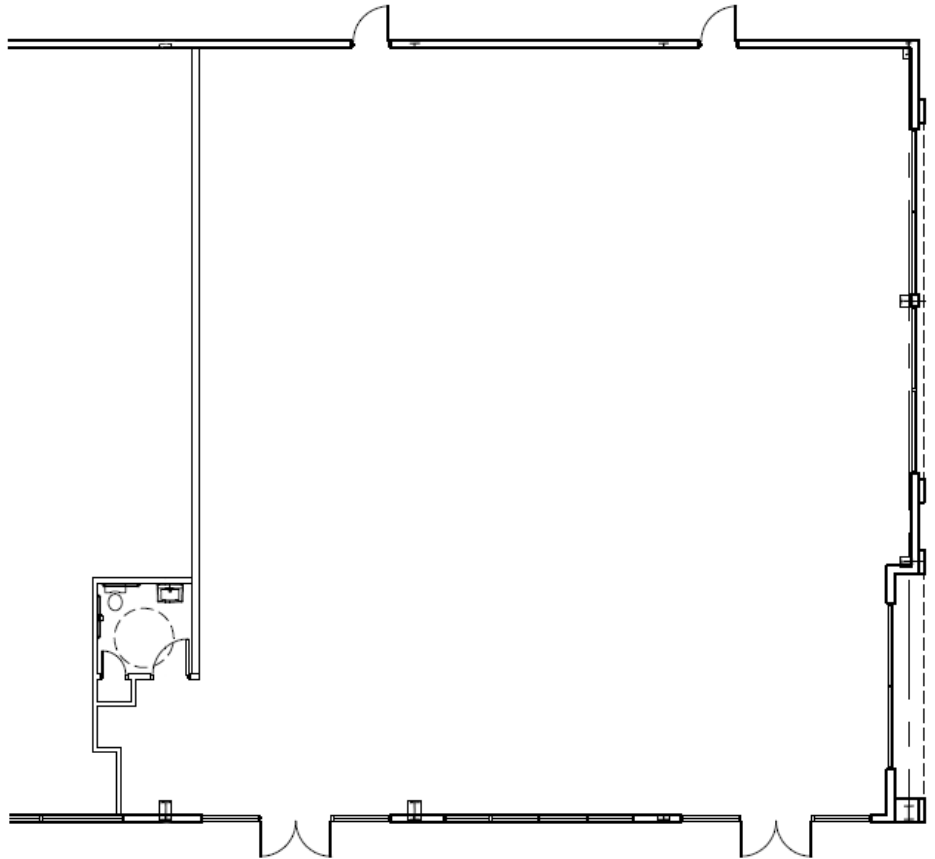
**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

**NNN EXPENSES:** \$TBD±



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#### DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	70,741	183,748	613,082
Households	28,920	75,572	250,802
Income	\$100,853	\$106,954	\$106,245



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