



# FOR LEASE

3269-3281 Berlin Turnpike, Newington, CT

2,200± SF RETAIL SPACE | 1,800± SF RESTAURANT SPACE

LEASE RATE: RETAIL \$18/SF | RESTAURANT \$4000/MONTH

## HIGHLIGHTS

- Prime Retail Plaza
- 2,200± SF Retail Space – Large open space ready for a new tenant
- 1,800± SF End Cap Restaurant
- Modified Gross Leases
- Excellent Visibility
- 33,400± ADT

## CONTACT

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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# FOR LEASE

**\$18/SF (RETAIL) | \$4,000/MO (RESTAURANT)**

**3269-3281 Berlin Turnpike, Newington, CT 06111**

**RETAIL PLAZA IN PRIME LOCATION**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 9,367± SF

### AVAILABLE:

1,800± SF – End Cap Pizza Restaurant

2,200± SF – In-line Retail Space

**# OF FLOORS:** 1

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:**

**YEAR BUILT:** 1972

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Forced Hot Air

**SPRINKLERED:** TBD

## SITE INFORMATION

**SITE AREA:** 0.76± Acre

**ZONING:** PD

**PARKING:** 7.75/1000 (30 Spaces)

**SIGNAGE:** Pylon

**VISIBILITY:** Excellent on Berlin Turnpike

**FRONTAGE:** ±120' on Berlin Turnpike

**HWY ACCESS:** Route 9 & I-91

**TRAFFIC COUNT:** 33,400± ADT

## UTILITIES

**SEWER:** MDC

**WATER:** MDC

**GAS:** Yes

## EXPENSES

**RE TAXES:** ☐ Tenant ☒ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☐ Tenant ☒ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

**\*Tenants responsible for pro-rated snow removal\***



RETAIL SPACE



RESTAURANT SPACE



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