




New England
Retail Properties, Inc.

NOW LEASING UP TO 23,126 SF

 **23,126 SF**

EST **tandy** 1915
LEATHER

Wa Wah Kitchen

P&P NAIL & SPA

S.I.N.
FITNESS
STRENGTH IN NUMBERS

THE TRUCK BAR
BERLIN, CT

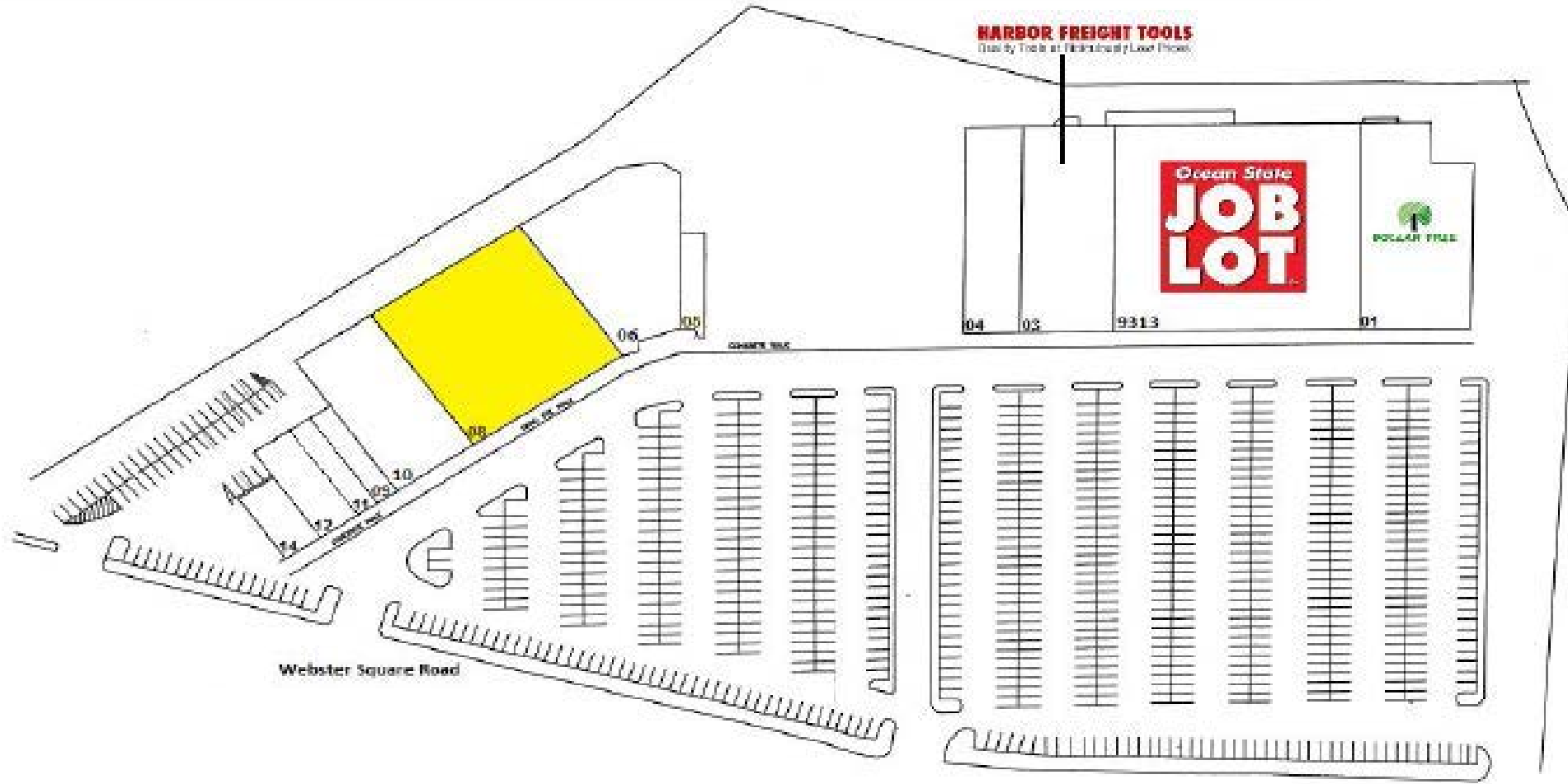
enterprise

KERRY WOOD

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Located at the junction of Rte. 9 & Rte. 5
119 Webster Square Road, Berlin, CT 06037

WEBSTER SQUARE SHOPPING CENTER



PROPERTY DETAILS | Now Leasing

Address	119 Webster Square Road, Berlin, CT 06037
Leasing	Up to 23,126 SF
Space type	In-line space
Rent Price	Upon request
Use Type	Retail / Medical / Restaurant



WEBSTER SQUARE SHOPPING CENTER TENANT ROSTER

01.	Dollar Tree	10,000 SF	09.	Wa-Wah Kitchen	1,750 SF
03.	Harbor Freight Tool	18,006 SF	10.	Strength In Numbers	11,599 SF
04.	Hartford HealthCare-GoHealth	6,000 SF	11.	P&P Nails	1,958 SF
05.	Enterprise Rent A Car	1,828 SF	12.	Spin Cycle Laundry	3,828 SF
06.	Truck Bar	15,631 SF	14.	Tandy Leather	2,415 SF
07.	Non-Leaseable	2,073 SF	9313.	Ocean State Job Lot	48,720 SF
08.	AVAILABLE	23,126 SF			



HIGHWAY ACCESS

Approximately 0.4 miles,
1 minute to CT Route 9



DEMOGRAPHICS

Heavily populated area:
+150,000 people within 5 miles



TRAFFIC COUNTS

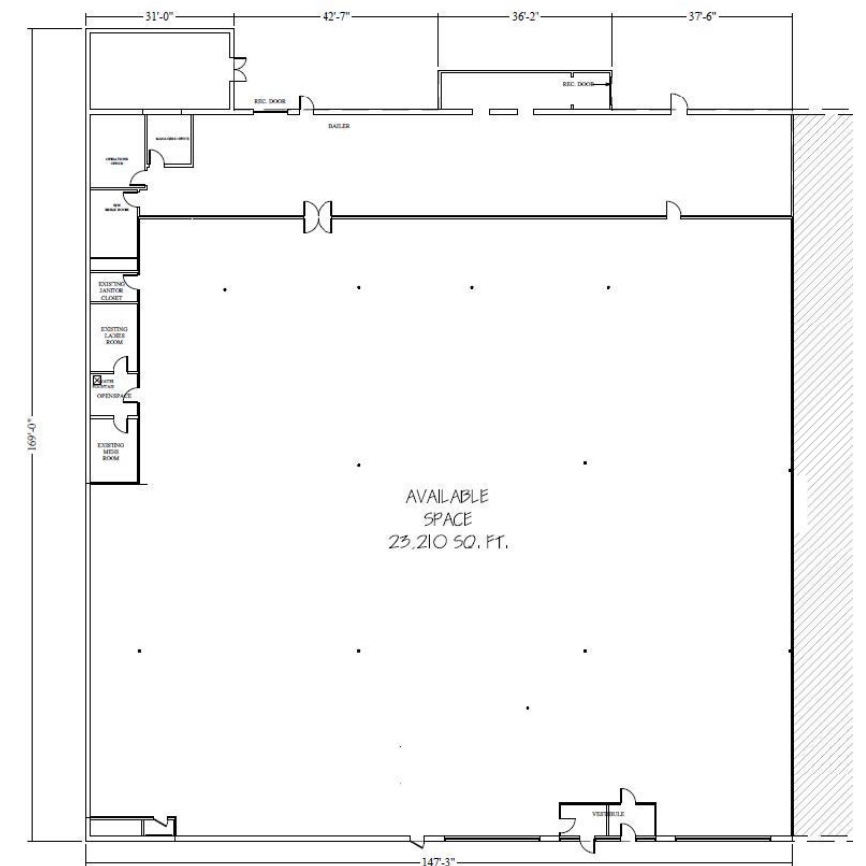
High Traffic counts with +16,000 VPD
at Frontage Rd. & Webster Square Rd.

NOW LEASING

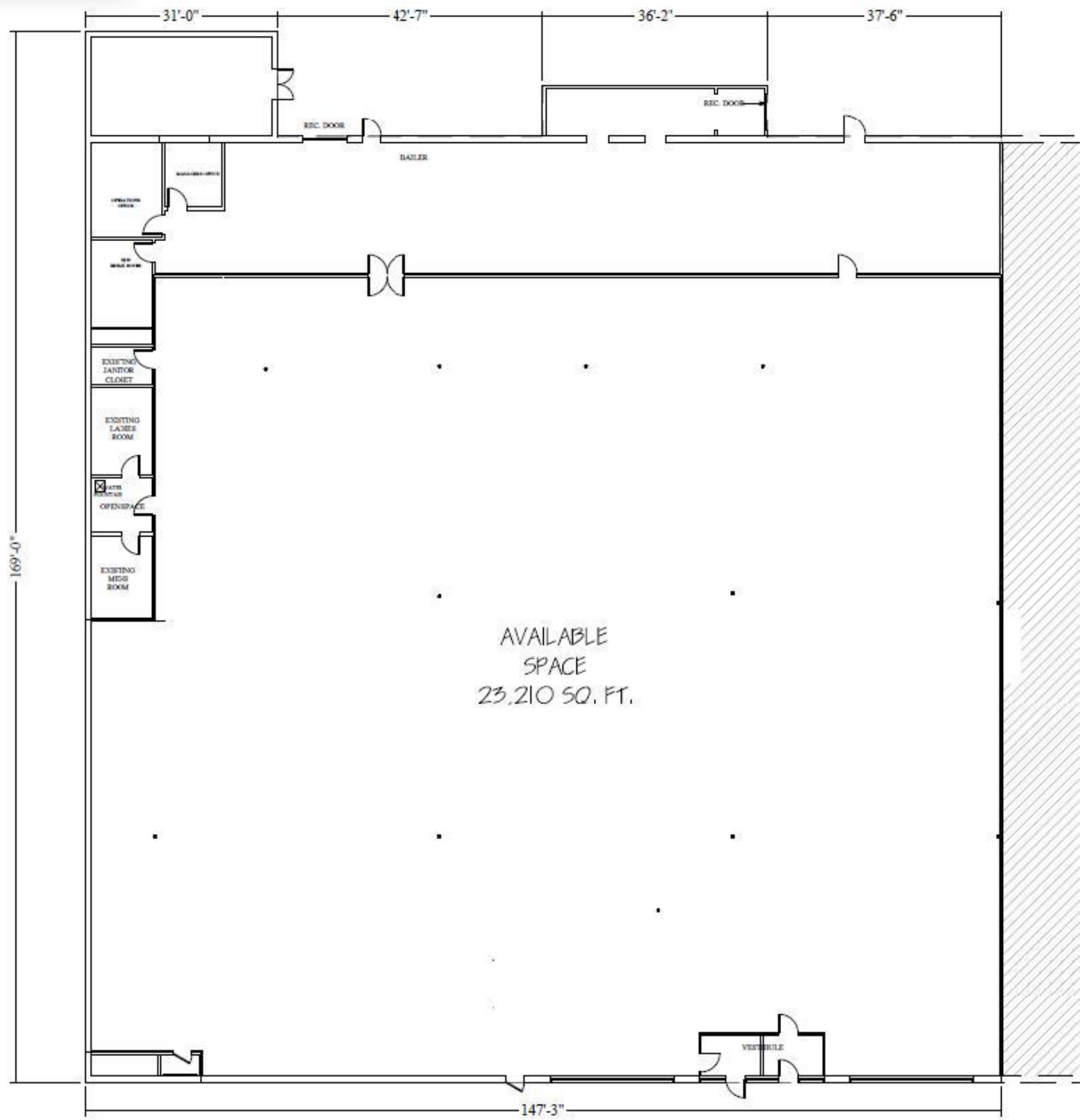


UNIT 08 DETAILS | Now Leasing

Space Size	Up to 23,126 SF
Space Type	In-line space
Use Type	Retail / Medical / Restaurant
Rent Price	Upon request



UNIT 08 FLOOR PLAN



PICTURE SHOW



23,126 SF

Ocean State JOB LOT

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

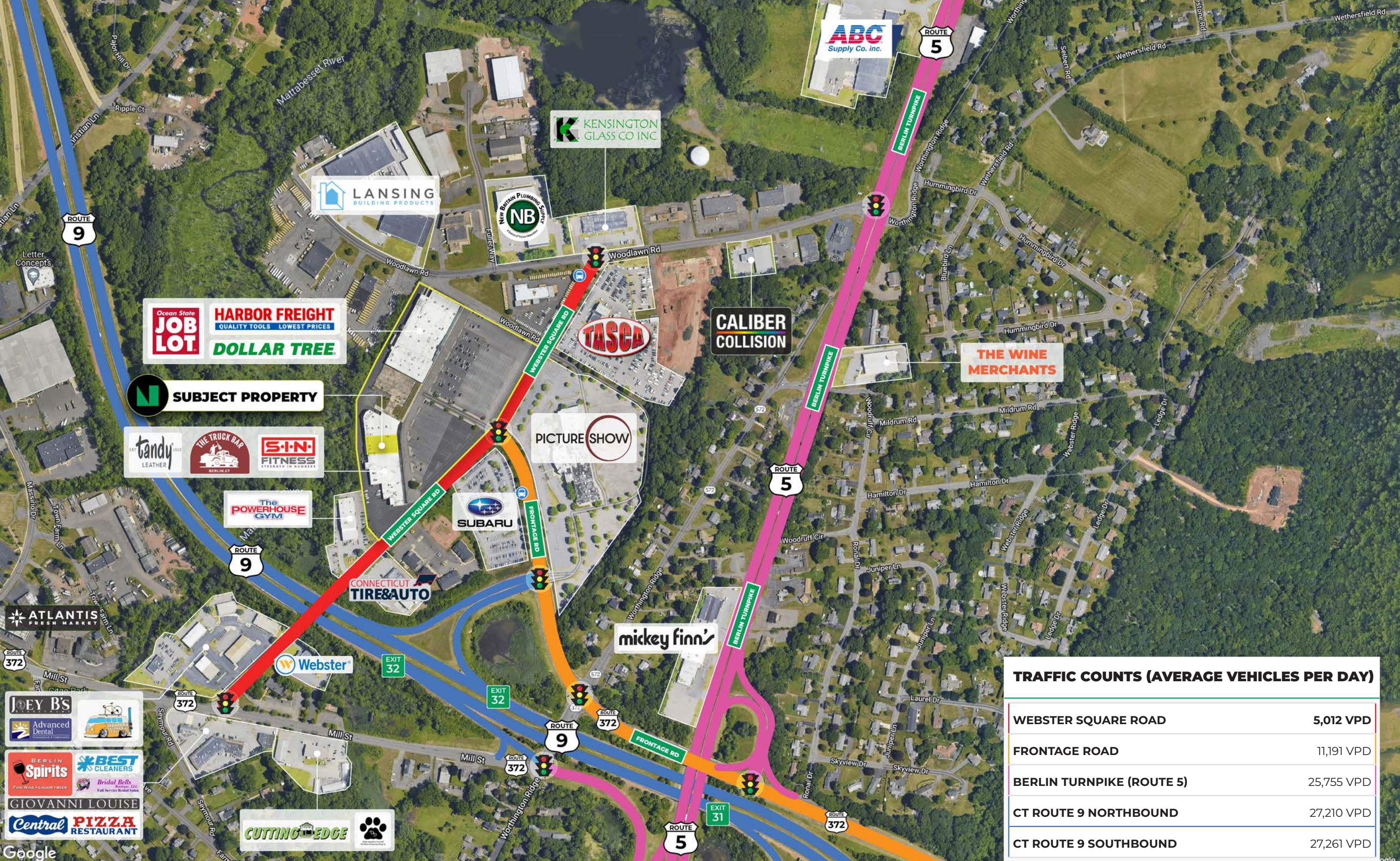
DOLLAR TREE

GoHealth URGENT CARE



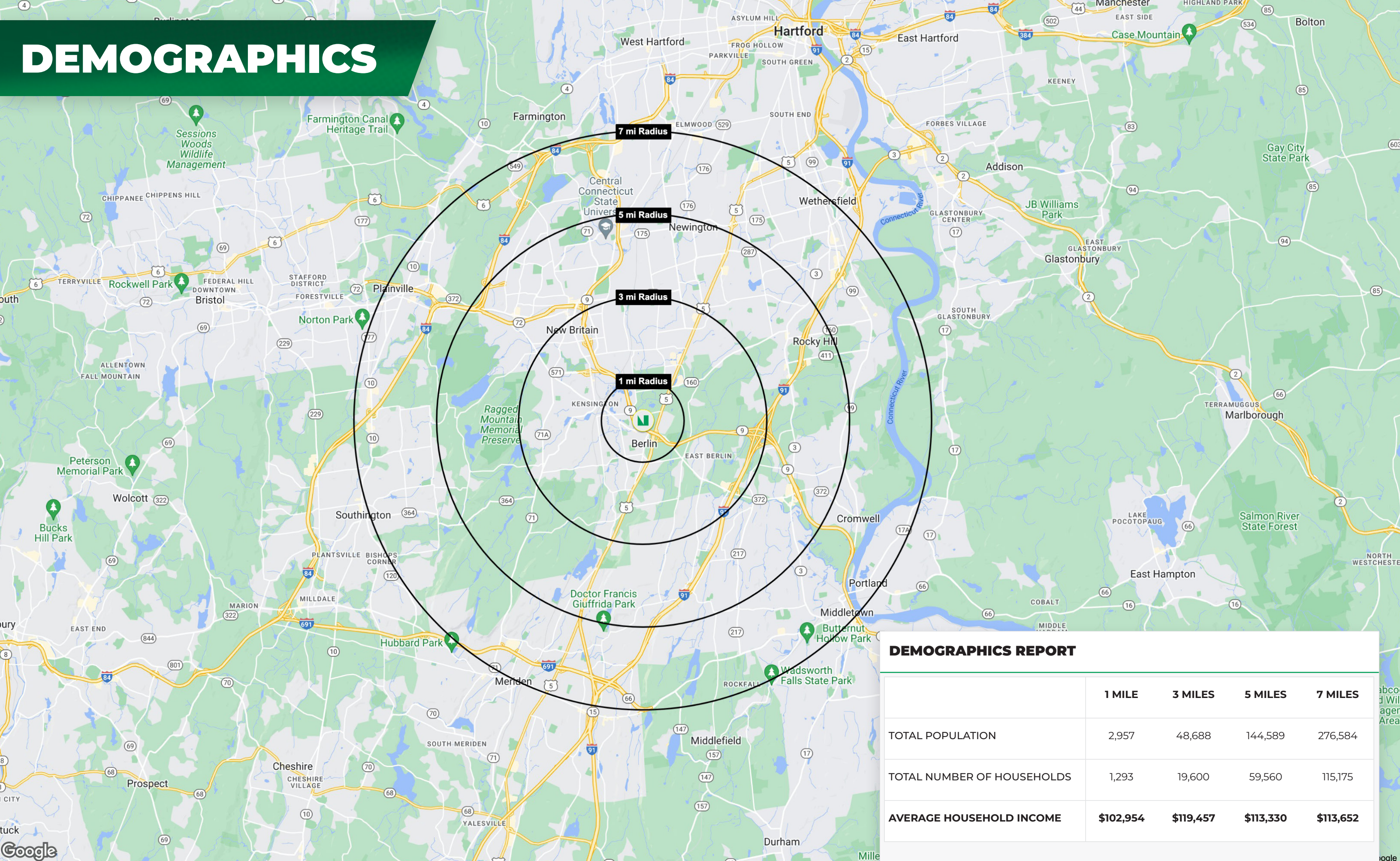
WEBSTER SQUARE RD

FRONTAGE RD



TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)	
WEBSTER SQUARE ROAD	5,012 VPD
FRONTAGE ROAD	11,191 VPD
BERLIN TURNPIKE (ROUTE 5)	25,755 VPD
CT ROUTE 9 NORTHBOUND	27,210 VPD
CT ROUTE 9 SOUTHBOUND	27,261 VPD

DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	2,957	48,688	144,589	276,584
TOTAL NUMBER OF HOUSEHOLDS	1,293	19,600	59,560	115,175
AVERAGE HOUSEHOLD INCOME	\$102,954	\$119,457	\$113,330	\$113,652



 **23,126 SF**

CONTACT

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 **New England**
Retail Properties, Inc.



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