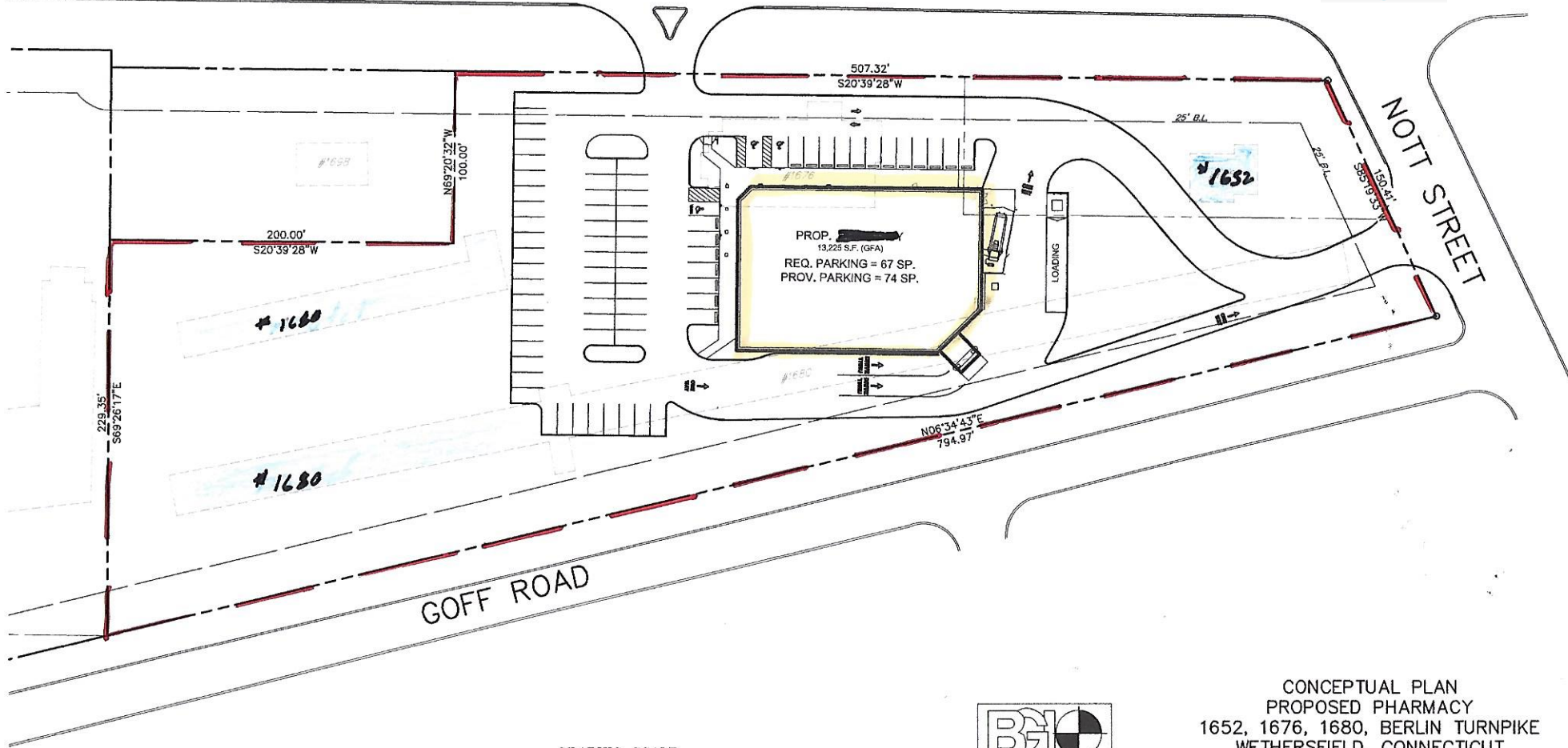
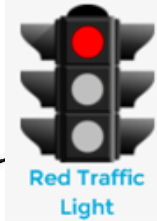




SOUTHBOUND

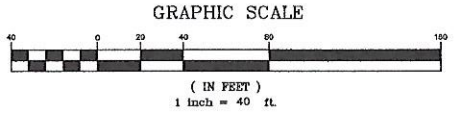
BERLIN TURNPIKE

NORTHBOUND



GOFF ROAD

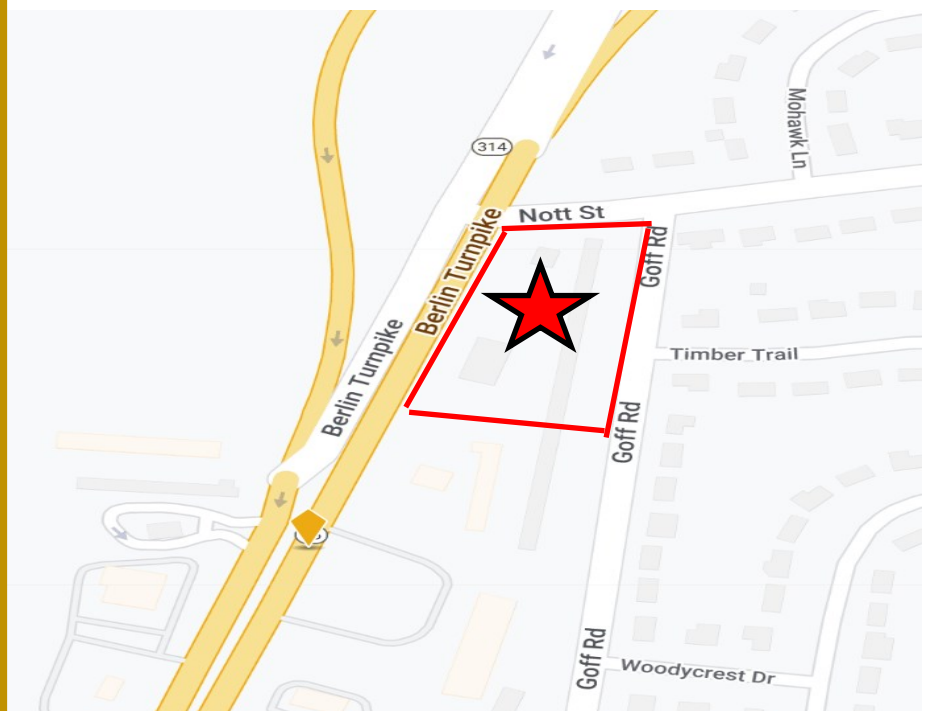
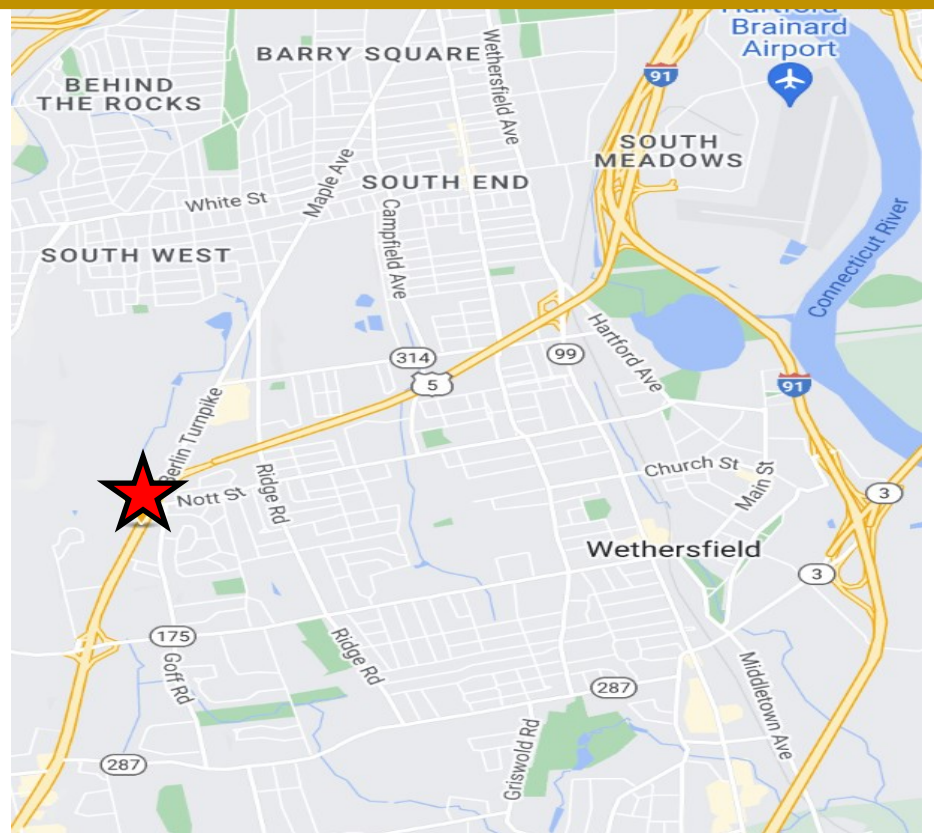
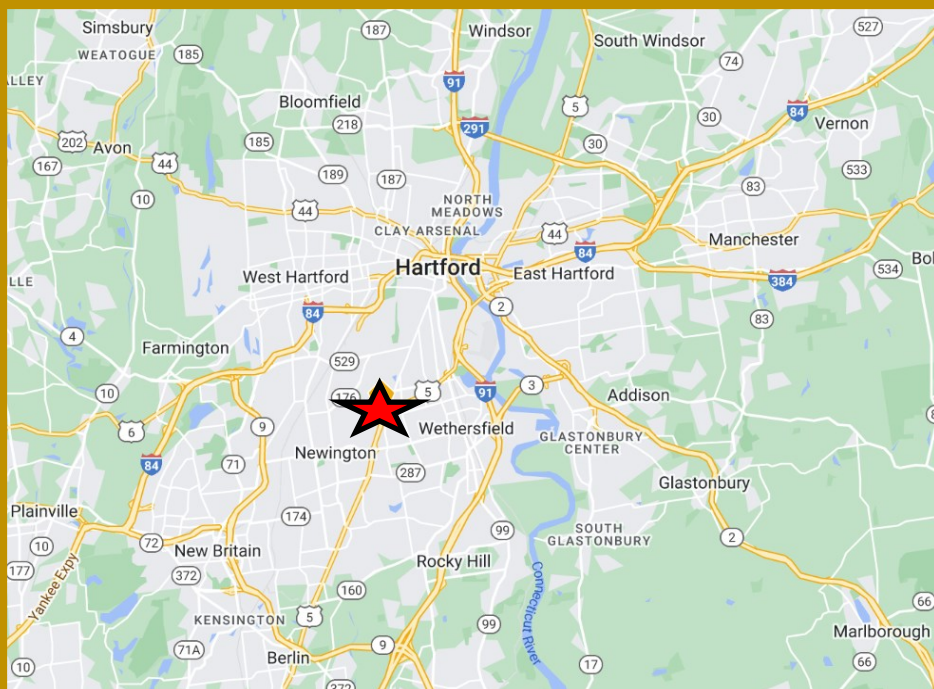
NOTT STREET



THE BONGIOVANNI GROUP, INC.  
 LAND SURVEYORS  
 170 Pane Road  
 Newington, Conn. 06111  
 TEL (860) 666-0134  
 FAX (860) 666-3830

CONCEPTUAL PLAN  
 PROPOSED PHARMACY  
 1652, 1676, 1680, BERLIN TURNPIKE  
 WETHERSFIELD, CONNECTICUT  
 Date: 11-12-2013 Scale: 1"=40'

11130



**1652 & 1676 Berlin Turnpike**  
**Wethersfield, CT**

**PAD SITE AVAILABLE APPROX 2.25 ACRES**

**LAND LEASE**

**ERG COMMERCIAL LLC**

**PH: 860.202.5145**

# Demographic Summary Report

1676 Berlin Tpke, Hartford, CT 06109

Building Type: Land

Total Available: 0 SF

Class: -

% Leased: 0%

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	6,525	95,950	270,357
2023 Estimate	6,506	96,596	269,436
2010 Census	6,533	101,769	269,723
Growth 2023 - 2028	0.29%	-0.67%	0.34%
Growth 2010 - 2023	-0.41%	-5.08%	-0.11%
<b>2023 Population by Hispanic Origin</b>			
<b>2023 Population</b>	701	33,959	92,368
White	6,506	96,596	269,436
Black	5,686	73,500	188,665
Am. Indian & Alaskan	343	13,132	49,641
Asian	19	933	2,700
Hawaiian & Pacific Island	333	5,869	19,145
Other	0	135	524
U.S. Armed Forces	125	3,028	8,761
	11	99	230

## Households

2028 Projection	2,893	36,613	108,805
2023 Estimate	2,881	36,863	108,340
2010 Census	2,859	38,746	107,582
Growth 2023 - 2028	0.42%	-0.68%	0.43%
Growth 2010 - 2023	0.77%	-4.86%	0.70%
Owner Occupied	2,283	23,680	53,825
Renter Occupied	598	13,184	54,516

## 2023 Households by HH Income

Income: <\$25,000	2,883	36,864	108,339
Income: \$25,000 - \$50,000	444	6,894	24,299
Income: \$50,000 - \$75,000	421	6,401	20,242
Income: \$75,000 - \$100,000	289	5,632	17,879
Income: \$100,000 - \$125,000	483	5,052	12,667
Income: \$125,000 - \$150,000	323	4,323	10,314
Income: \$150,000 - \$200,000	365	2,803	6,863
Income: \$200,000+	393	3,618	8,345
	165	2,141	7,730

**2023 Avg Household Income**

\$100,311

\$89,482

\$85,322

**2023 Med Household Income**

\$89,880

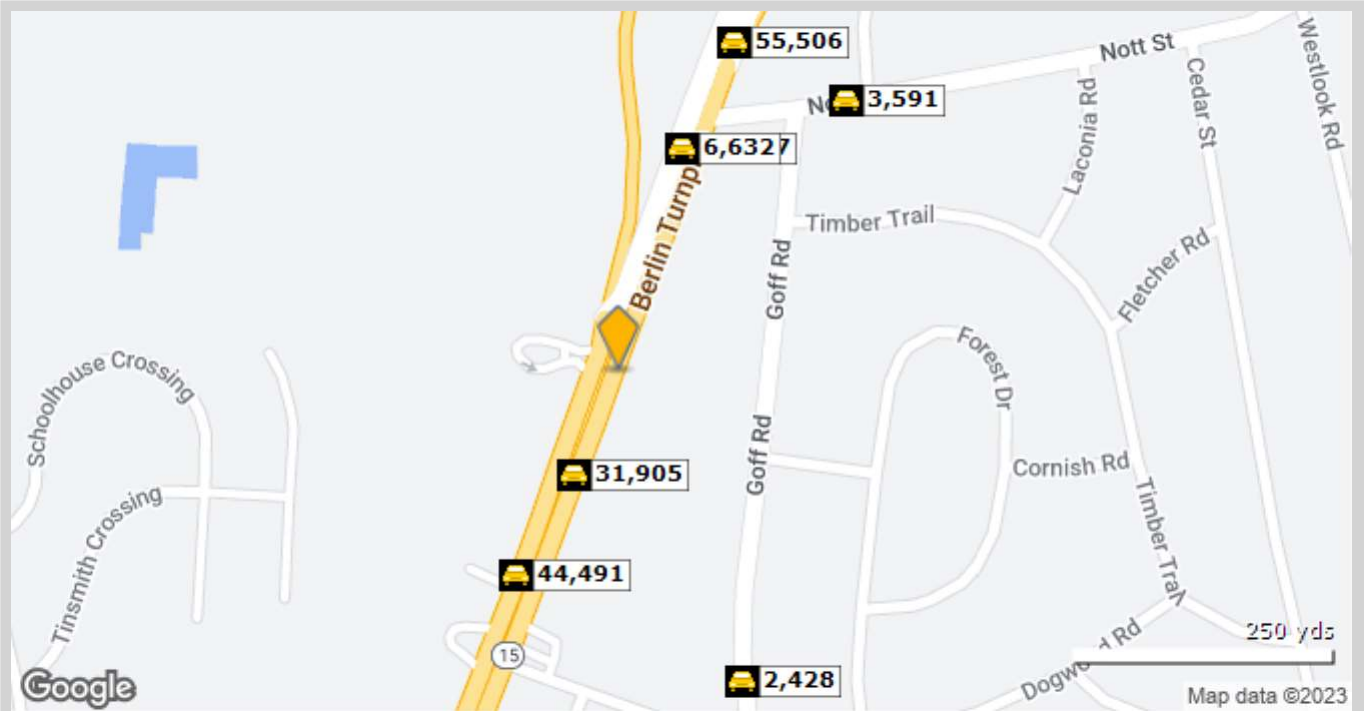
\$72,776

\$63,304

# Traffic Count Report

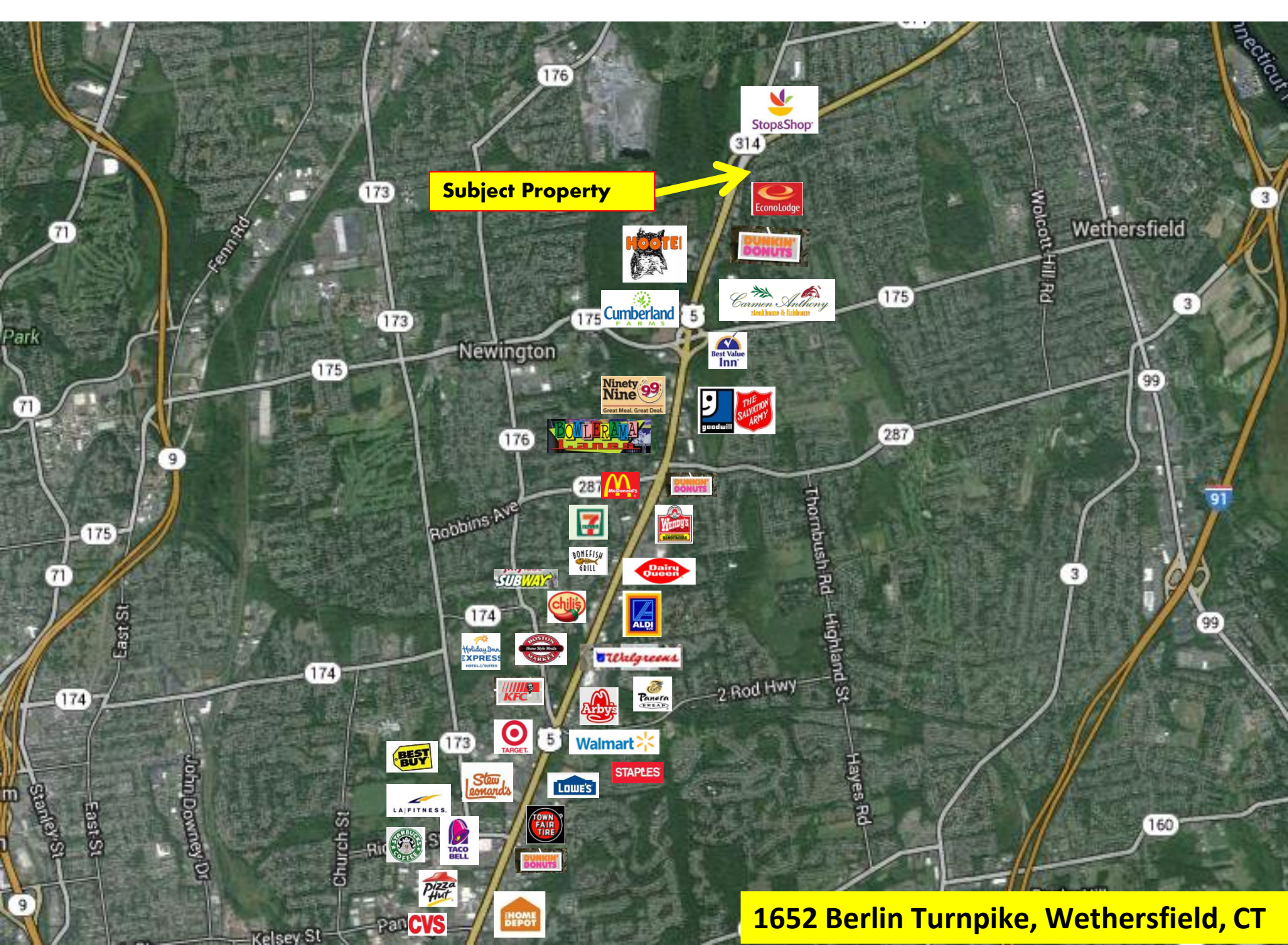
1676 Berlin Tpke, Hartford, CT 06109

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Berlin Turnpike	Wilbur Cross Hwy	0.06 N	2020	41,762	MPSI	.06
2 Broadbridge Rd	E Main St	0.04 W	2022	31,905	MPSI	.06
3 Berlin Tpke	Pawtucket Ave	0.05 SW	2022	44,491	MPSI	.12
4 Berlin Tpke	Nott St	0.02 NE	2022	32,417	MPSI	.13
5 Berlin Turnpike	Nott St	0.02 NE	2022	6,632	MPSI	.13
6 Goff Rd	Pawtucket Ave	0.04 S	2022	1,830	MPSI	.18
7 Goff Road	Pawtucket Ave	0.04 S	2020	2,492	MPSI	.18
8 Goff Road	Pawtucket Ave	0.04 S	2022	2,428	MPSI	.18
9 Wilbur Cross Hwy	Berlin Tpke	0.02 SW	2018	55,506	MPSI	.19
10 Nott Street	Mohawk Ln	0.01 E	2020	3,591	MPSI	.20





**Subject Property**



**1652 Berlin Turnpike, Wethersfield, CT**