



Colliers

Sale Price
\$1,695,000

Lease Rate
\$145,000
Per Year - Absolute Net

Michael Matrone

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864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

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102 Berlin Turnpike Berlin, CT 06037

**Prime redevelopment opportunity on
high-visibility commercial corridor**

Features

- ± 1.49 acre site | 100% level | $\pm 200'$ frontage with two existing curb cuts
- BT-1 Zoning — streamlined approvals for buildings under 10,000 SF (amended July 2025)
- Ideal for drive-thru QSR, car wash, or multi-tenant pad development
- Two grocery anchors within 1 mile — Stew Leonard's + Market 32 (Coming Soon)
- Strong daily traffic: $\pm 26,200$ VPD
- 750+ residential units recently delivered or under construction in the immediate area

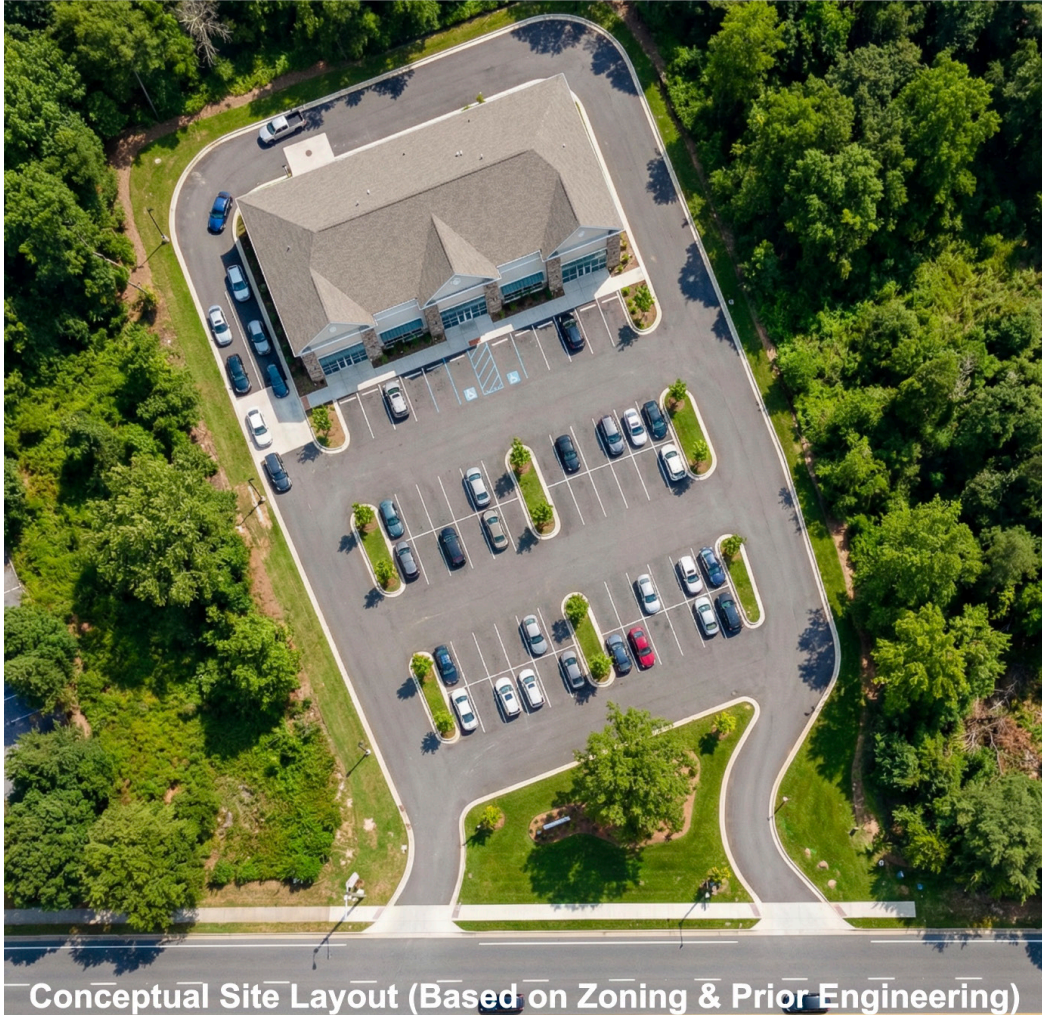
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Conceptual Redevelopment Scenarios

BT-1 Zoning Updated July 2025: Buildings under 10,000 SF now subject to streamlined review

Concept 1: Proposed multi-tenant site with drive-thru

Multi-Tenant/Drive-Thru (9,100 sf)



- Suitable for retail, QSR, coffee operators or medical office
- Efficient pad configuration with parking
- Visibility and access from roadway

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Concept 2: Proposed Car Wash

Conceptual Car Wash ($\pm 6,200$ SF)



- Freestanding automotive service use
- Strong visibility from corridor traffic
- Growing demand for express car wash formats

Conceptual layouts prepared based on zoning requirements and prior engineering studies. For feasibility purposes only; subject to survey, final engineering, and town approvals.



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Demographics

	Population	No. of Households	Average HH Income
1 Mile	3,426	1,502	\$100,500
3 Miles	61,249	24,855	\$95,491
5 Miles	173,443	70,938	\$98,677

Traffic Count
Berlin Turnpike & Deming Rd 26,200 vpd



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