

Berlin Turnpike

Kitts Lane

Sale Price

\$850,000

Lease Rate

\$2,000 per month

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151 Kitts Lane Newington, CT 06111

±2,000 sf retail building directly across from a busy retail power center

This small retail building is conveniently located on Kitts Lane, directly across from a busy retail power center. The property features two separate suites, each with individually metered utilities, offering flexibility for multiple tenants or business operations. It also benefits from strong Berlin Turnpike demographics, enhancing its visibility and potential customer base.

Features

- ±2,000 sf retail building on a ±0.31 acre site
- B-BT Zoning
- 25-30 parking spaces

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Location



Demographics

| | Pop. | HH | Avg HH \$ |
|---------|---------|--------|-----------|
| 1 Mile | 8,159 | 3,433 | \$126,641 |
| 3 Miles | 67,804 | 26,853 | \$111,965 |
| 5 Miles | 214,910 | 84,902 | \$90,502 |

Traffic Counts

| | |
|----------------------------|------------|
| US 5/CT 15 & Berlin Tpke N | 2,191 vpd |
| Kitts Ln & Berlin Tpke N | 8,345 vpd |
| Kitts Ln & Ann St S | 6,501 vpd |
| Berlin Tpke & Ann Street | 35,403 vpd |



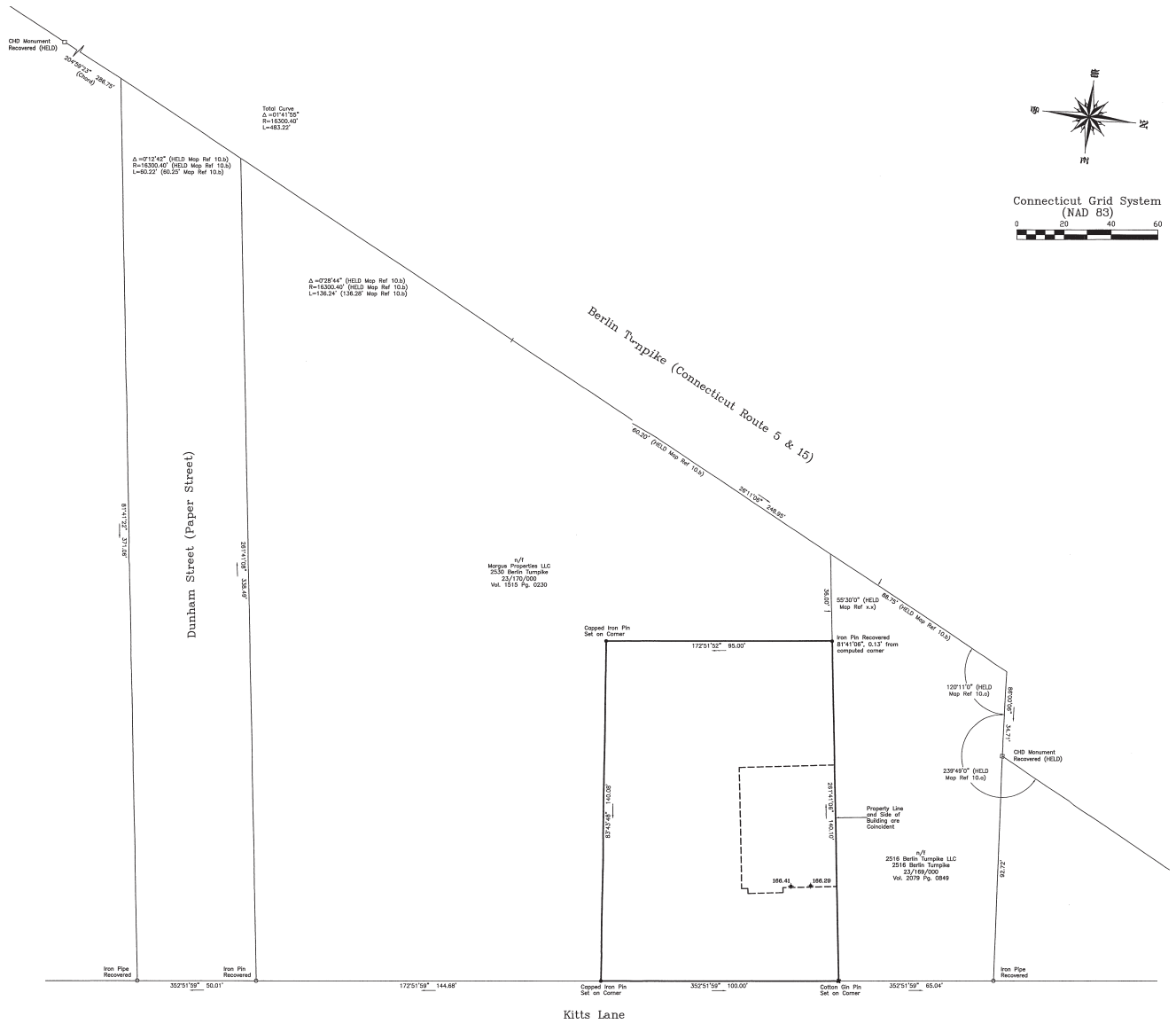
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Site Plan



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