

26,200 VPD | Drive-Thru
& Car Wash Ready |
Berlin Turnpike Corridor

102 Berlin Turnpike Berlin, CT 06037

Prime redevelopment opportunity on
high-visibility commercial corridor

Features

- ±1.49 acre site | 100% level | ±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: ±26,200 VPD
- 750+ residential units recently delivered or under construction in the immediate area

Michael Matrone

860 616 4023

michael.matrone@ct.colliers.com

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

colliers.com/hartford

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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)



Conceptual Site Layout (Based on Zoning & Prior Engineering)

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



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Conceptual Redevelopment Scenarios

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

Concept 2: Proposed Car Wash

Conceptual Car Wash (±6,200 SF)



Conceptual Site Layout (Based on Zoning & Prior Engineering)

- 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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