



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



KERRY WOOD

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www.newenglandretail.com

±3,692 SF In-line Space

2303-2315 Berlin Turnpike, Newington, CT 06111

2303-2315 BERLIN TURNPIKE



PROPERTY DETAILS | Now Leasing

Building Size (GLA)	±9,600 SF
Available Unit Size(s)	±3,692 SF
Lot Size	1.58 Acres
Parking	111 on-site spaces
Curb Cuts	Two (2)
Use Type	Retail, medical, or restaurant

AVAILABLE UNIT(S)

UNIT 03

Space Size (Sq. Ft.)	±3,692 SF
Lease Rate	\$13.50 PSF NNN
NNN Expenses	\$8.25 PSF

HIGHLIGHTS

- High traffic area with over 41,000 vehicles per day
- Excellent visibility from Berlin Turnpike
- Ample on-site parking (111 on-site spaces)
- Signalized intersection
- Newly renovated facade coming soon!



HIGHWAY ACCESS

Approximately 5.6 miles,
9 minutes to Interstate-91



DEMOGRAPHICS

Estimated population of
over 235,000 within 5 miles



TRAFFIC COUNTS

Strong Traffic counts with
over 41,000 vehicles per day



Rendering of Renovation Work



CLOSE AERIAL

2303-2315 Berlin Tpk

SIGNWIZ
SIGNS & GRAPHICS

turnpike pizza
PIZZA PLEASURE. GUARANTEED

12,044 VPD

41,517 VPD

12,283 VPD

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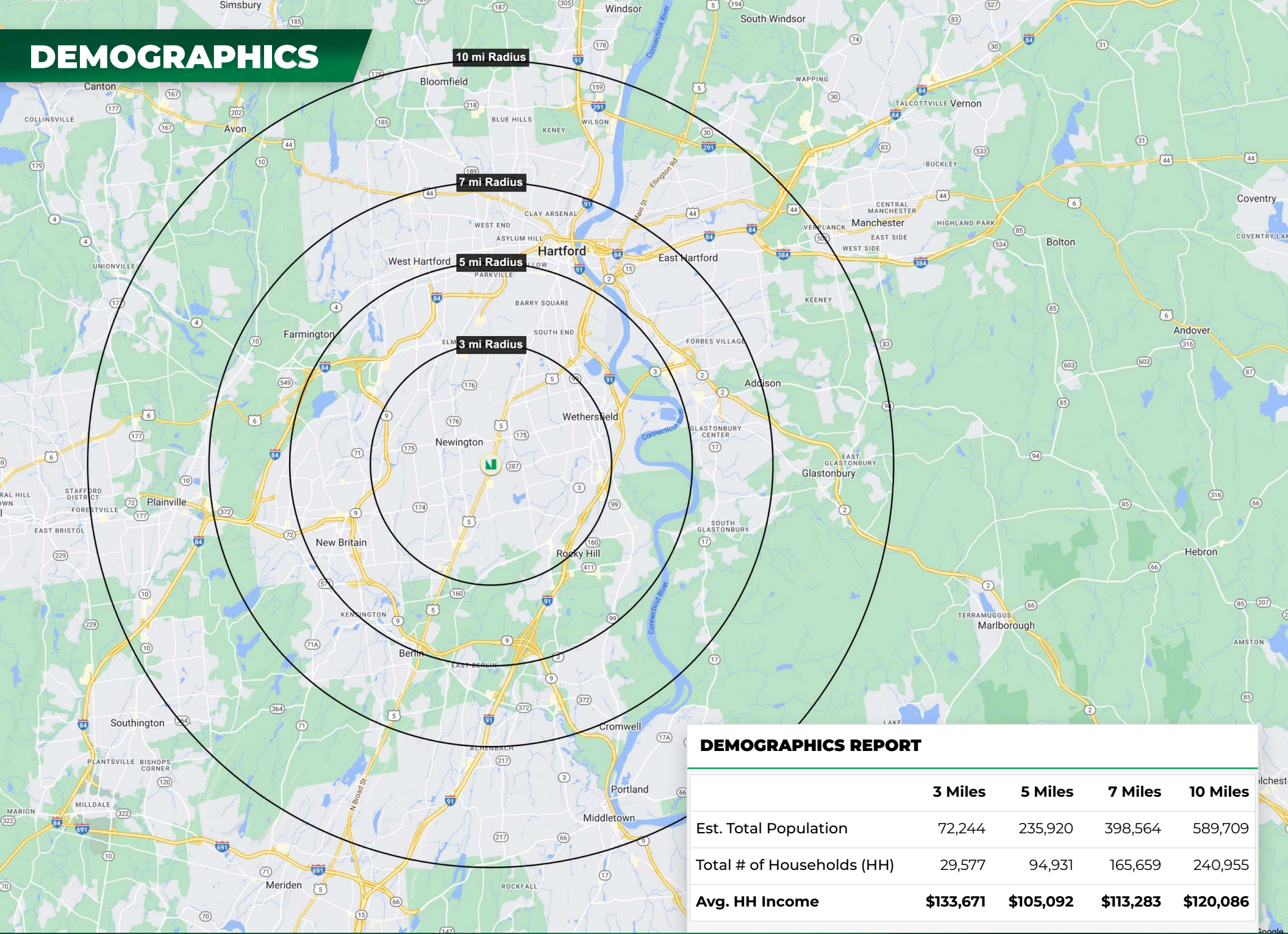
MARKET AERIAL



2303-2315 Berlin Tpk

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DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	72,244	235,920	398,564	589,709
Total # of Households (HH)	29,577	94,931	165,659	240,955
Avg. HH Income	\$133,671	\$105,092	\$113,283	\$120,086



CONTACT

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