

SALE

PINE LOFT

1474 Berlin Tpke Berlin, CT 06037



PROPERTY DESCRIPTION

A prime investment opportunity at 1474 Berlin Turnpike, Berlin CT. This 4,301 SF building, presenting a compelling prospect for retail/street retail investors. Zoned BT-1, the property features a prime location with 200' of frontage on the bustling Berlin Turnpike, offering excellent visibility and accessibility with two curb cuts and a prominent pylon sign. Situated on a flat, level lot, this property is strategically positioned for success in the thriving Berlin area.

PROPERTY HIGHLIGHTS

- Busy Berlin Tpke Location
- Two Curb Cuts
- Flat Level Lot
- 200' Frontage
- Pylon Sign
- Business included in Sale

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Lot Size:	39,472 SF
Building Size:	4,301 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,541	49,240	186,862
Total Population	30,731	119,124	456,134
Average HH Income	\$126,589	\$113,546	\$116,112

James McCall
Senior Advisor
(203) 376-9650

Mario Longobucco
Senior Advisor
(860) 307-5945

Don Sagarino
Sales Executive
(860) 836-8711

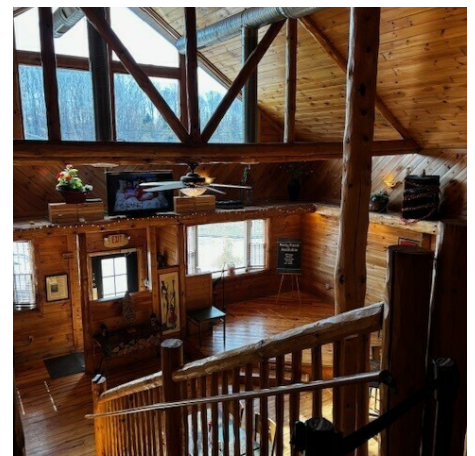


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

PINE LOFT

1474 Berlin Tpke Berlin, CT 06037



James McCall
Senior Advisor
(203) 376-9650

Mario Longobucco
Senior Advisor
(860) 307-5945

Don Sagarino
Sales Executive
(860) 836-8711



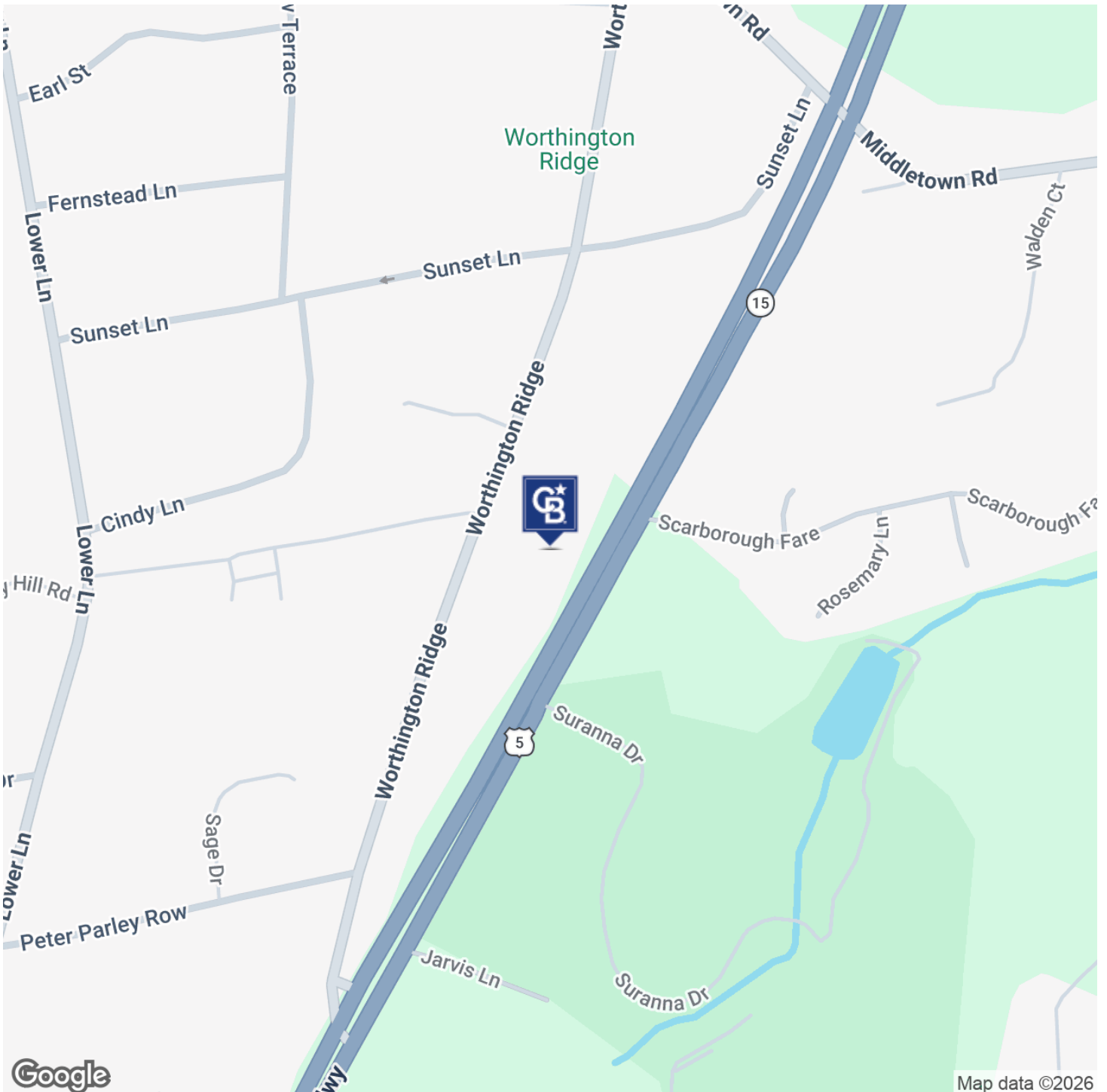
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

PINE LOFT

1474 Berlin Tpke Berlin, CT 06037



James McCall
Senior Advisor
(203) 376-9650

Mario Longobucco
Senior Advisor
(860) 307-5945

Don Sagarino
Sales Executive
(860) 836-8711



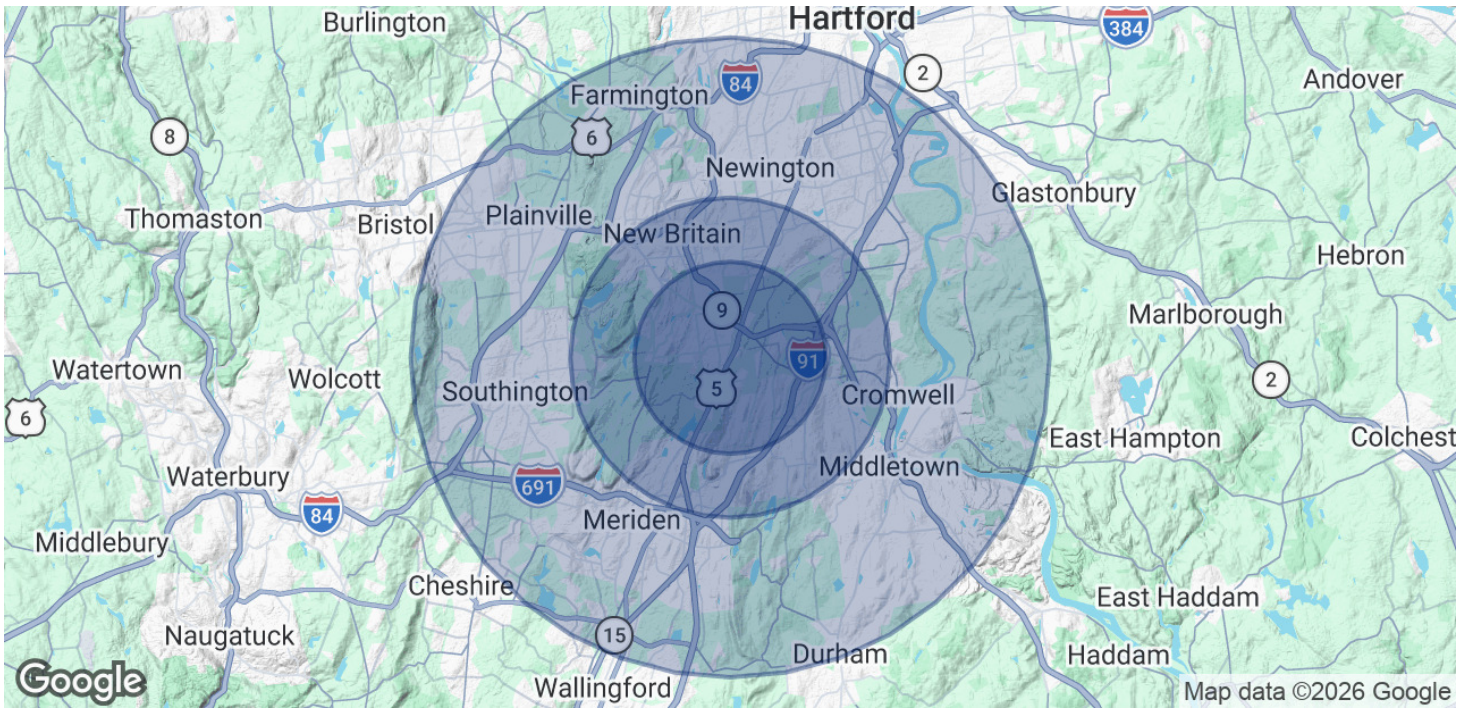
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

PINE LOFT

1474 Berlin Tpke Berlin, CT 06037



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,731	119,124	456,134
Average Age	44	42	43
Average Age (Male)	43	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,541	49,240	186,862
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$126,589	\$113,546	\$116,112
Average House Value	\$364,757	\$323,491	\$334,397

2020 American Community Survey (ACS)

James McCall
Senior Advisor
(203) 376-9650

Mario Longobucco
Senior Advisor
(860) 307-5945

Don Sagarino
Sales Executive
(860) 836-8711



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.