

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:	\$1,300,000
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

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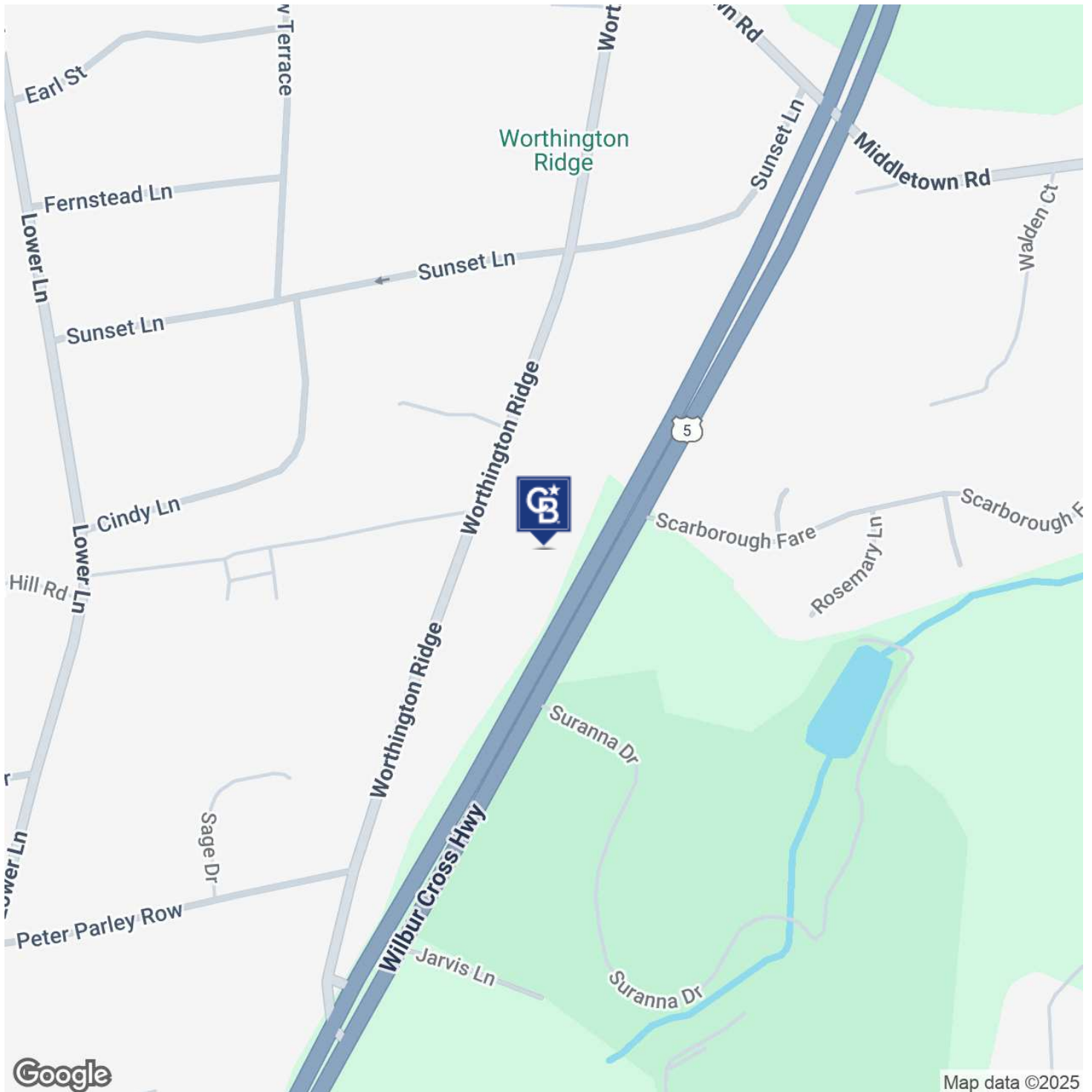
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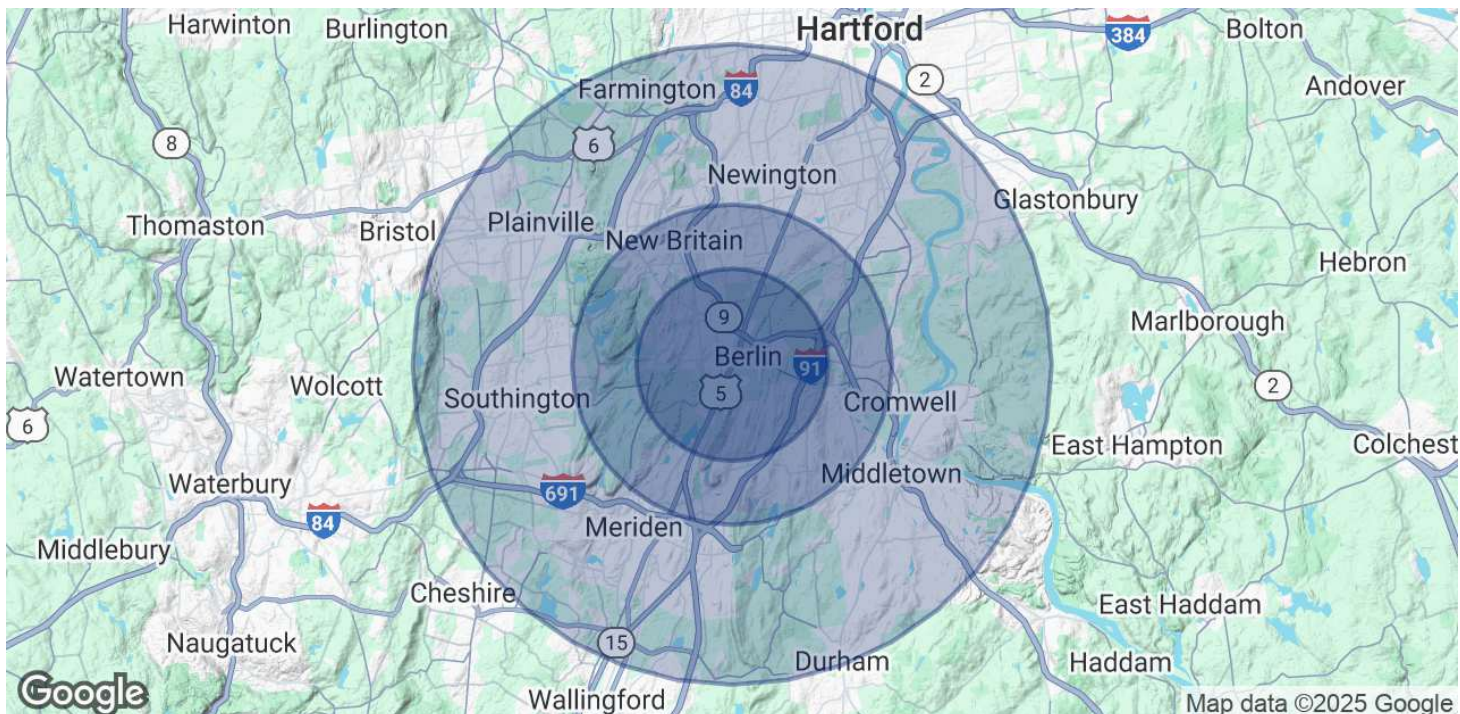
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POPULATION

	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

Demographics data derived from AlphaMap

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