



FOR LEASE

3269-3281 Berlin Turnpike, Newington, CT

2,200± SF IN-LINE RETAIL SPACE | 1,200± SF ENDCAP TAKE-OUT RESTAURANT SPACE

LEASE RATE: \$18.00/SF NNN

HIGHLIGHTS

- Prime Retail Plaza
- 2,200± SF Retail Space – Large open space ready for a new tenant
- 1,200± SF Endcap Take-out Restaurant
- Excellent Visibility
- 2 curb cuts
- High Traffic Count: 33,400± ADT
- Shares signalized intersection with Target

CONTACT

Thomas Wilks

Office: (860) 761-6018

Cell: (860) 478-7954

Email: twilks@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



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RETAIL PLAZA IN PRIME LOCATION

BUILDING INFORMATION

GROSS BLD. AREA: 9,367± SF

AVAILABLE:

1,200± SF – Endcap Take-Out Restaurant

2,200± SF – In-line Retail Space

OF FLOORS: 1

CONSTRUCTION: Wood Frame

ROOF TYPE: Flat

YEAR BUILT: 1972

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Forced Hot Air

SPRINKLERED: No

SITE INFORMATION

SITE AREA: 0.76± Acre

ZONING: PD

PARKING: 7.75/1000 (30 Spaces)

SIGNAGE: Pylon

CURB-CUTS: 2

VISIBILITY: Excellent on Berlin Turnpike

FRONTAGE: ±120' on Berlin Turnpike

HWY ACCESS: Route 9 & I-91

TRAFFIC COUNT: 33,400± ADT

UTILITIES

SEWER: MDC

WATER: MDC

GAS: Yes

EXPENSES*

RE TAXES: Tenant Landlord

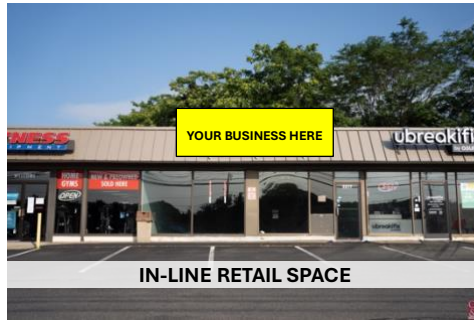
UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

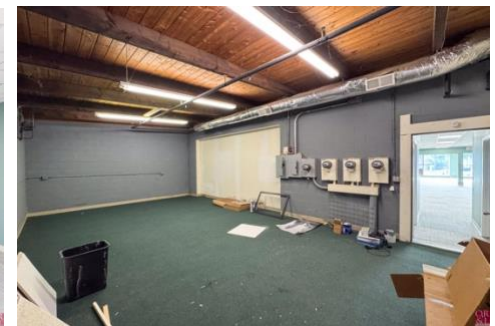
Tenants responsible for pro-rated snow removal



IN-LINE RETAIL SPACE



ENDCAP TAKE-OUT RESTAURANT



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