



Colliers

For Sale  
or Ground  
Land Lease

## 102 Berlin Turnpike Berlin, CT 06037

**±1.49 acre commercial redevelopment site  
for sale or ground land lease on heavily  
traveled Berlin Turnpike**

### Features

- ±1.49 acre site
- BT-1 Zoning
- 100% level
- ±200' frontage on Berlin Turnpike with two curb cuts
- 23,300 vpd traffic count
- Proposed use: car wash, commercial, convenience store, fast food, healthcare, restaurant or retail

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## Demographics

	Population	No. of Households	Average HH Income
1 Mile	3,524	1,472	\$97,990
3 Miles	65,151	26,512	\$89,410
5 Miles	177,122	72,075	\$91,285

Traffic Count  
Berlin Turnpike & Deming Rd 23,300 vpd



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