

Retail Space Available For Lease Up to 13,512 SF and 2 Acre Pad

337 Berlin Turnpike, Berlin, CT



Property Information

Address:	337 Berlin Turnpike Berlin, CT	Traffic Counts:	25,100 ± VPD
Available Space:	1,500 to 13,512 ± SF (Retail); 11,344; 19,347 ± SF (Industrial); 2 Acre Pad Site (Build To Suit)	Frontage:	200'
Total SF:	60,000 ± SF	Water:	Municipal
Land Area:	Approximately 10 Acres	Sewer:	Municipal
Parking Spaces:	185 ± Spaces	Gas:	Natural
Parking Ratio:	3.5:1	Zoning:	Retail/Industrial
		Year Built:	1967

Trade Area Demographics

	3 Miles	5 Miles	7 Miles
Population:	60,949	165,709	263,623
Households:	28,857	69,043	110,294
Average HH Income:	\$103,595	\$107,588	\$109,295



337 Berlin Turnpike is a retail development with an industrial component on an approximately 10 acre site along Central Connecticut's most traveled commercial corridors. This newly developed center will feature a new McDonald's and Goodwill, drawing consistent consumer traffic and enhancing the property's overall visibility. Located within a dense retail corridor surrounded by national brands such as Home Depot, Starbucks, Chipotle, and Kohls. 337 Berlin Turnpike offers an outstanding opportunity for retail, restaurant, or service users seeking a high-exposure location in the heart of Berlin, Connecticut.

For Leasing Information:

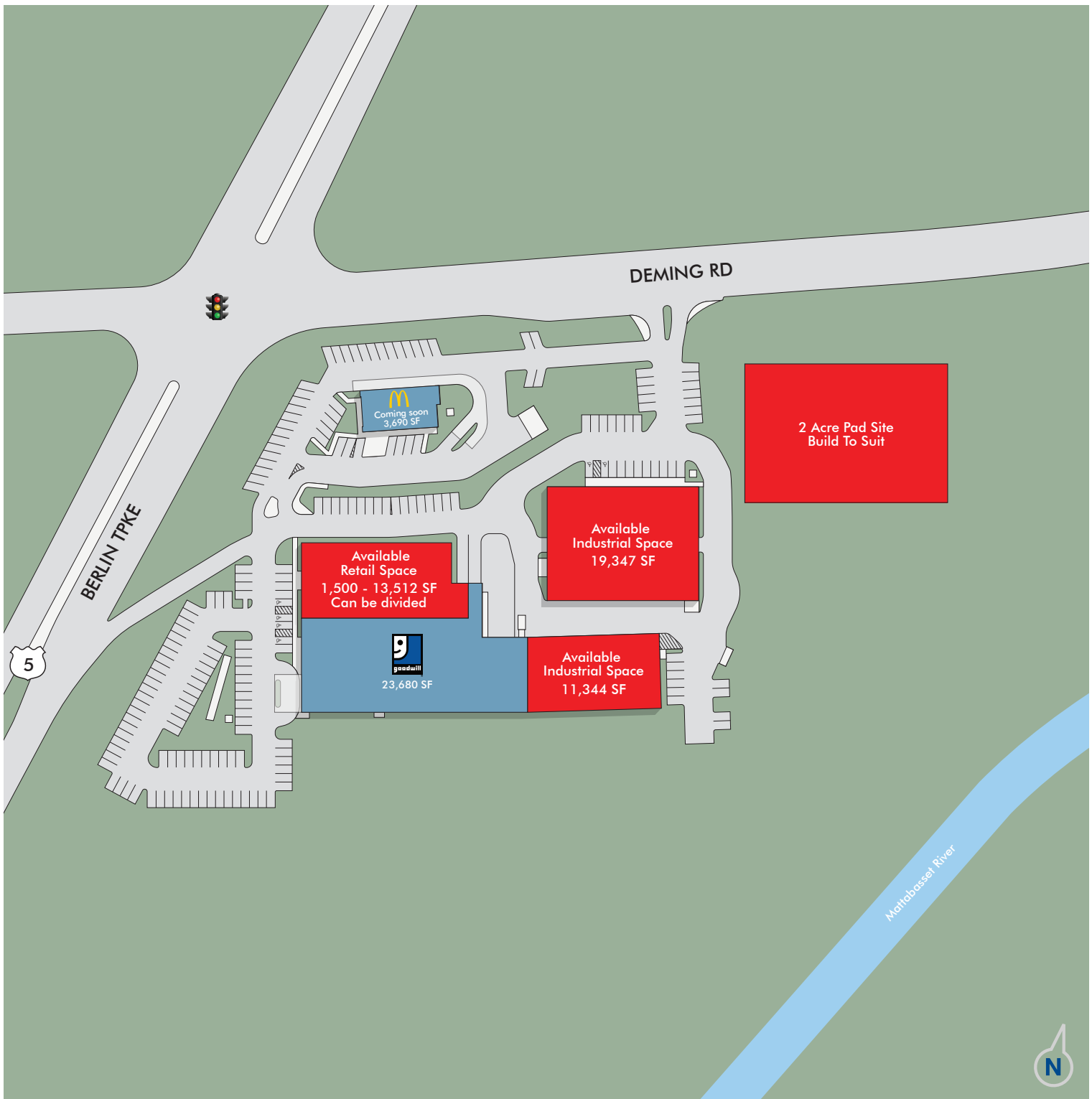
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