

NEWINGTON SUBLEASE

3219 BERLIN TPKE | NEWINGTON, CT 06111

AVAILABLE 2,800 SF

AREA TENANTS



STAPLES

BIG LOTS!

Burlington

PROPERTY INFORMATION

- Sublease runs through Jan 2032
- High traffic area with over 34,000 VPD
- Excellent visibility from the Berlin Turnpike
- Approximately 3.3 miles, 6 minutes to CT Route 9

SPACE DETAILS

- Available 2,800 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,517	72,619	200,339
MEDIAN HH INC	\$97,297	\$91,776	\$88,727
AVERAGE HH INC	\$123,337	\$115,155	\$110,232



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FOR MORE INFORMATION CONTACT:

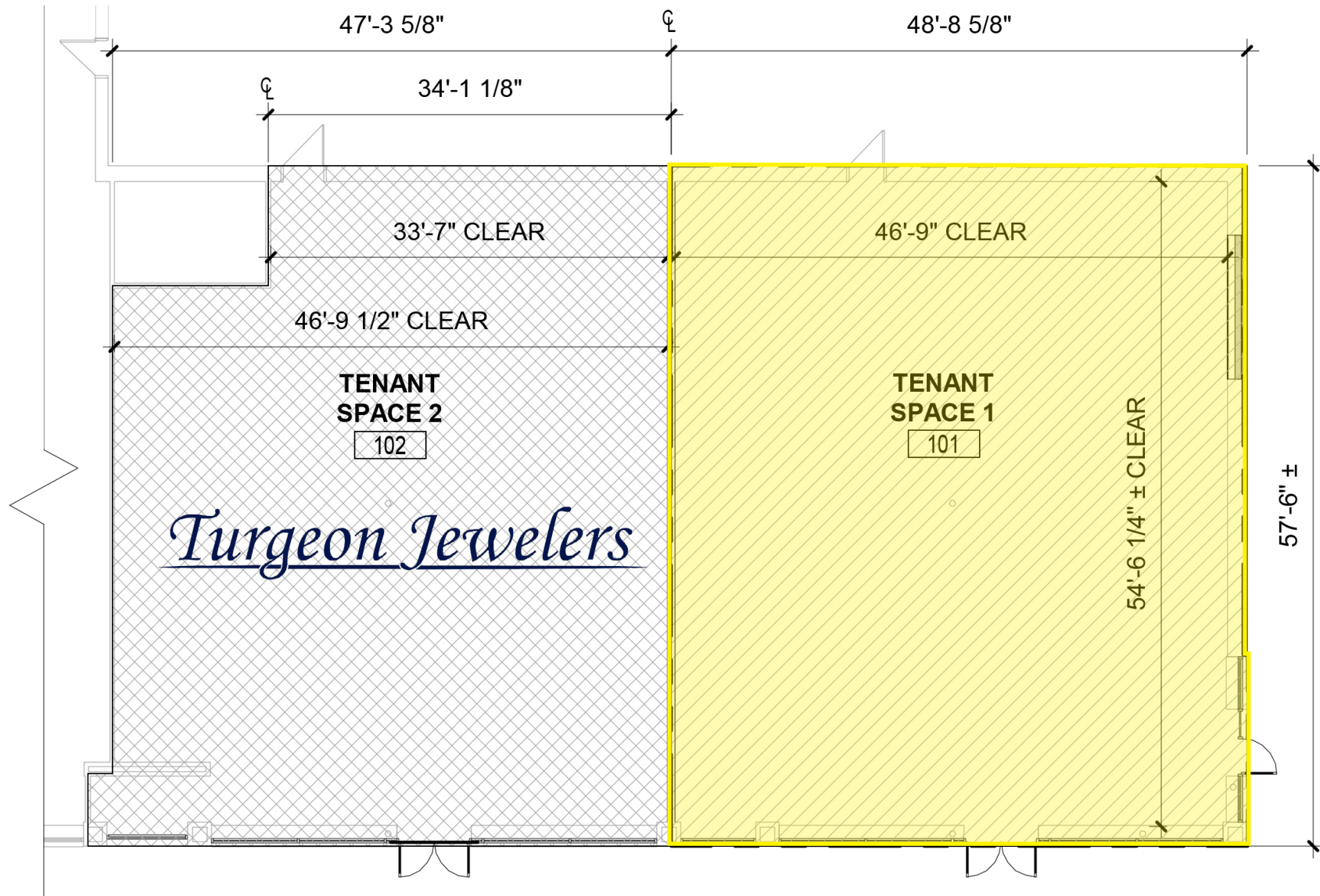
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **8,517**

Households: **3,701**

Daytime Population: **9,061**

Median Age: **44.1**



Average Household Income: **\$123,337**

Median Household Income: **\$97,297**

3 MILE RADIUS:



Total Population: **72,619**

Households: **29,093**

Daytime Population: **54,079**

Median Age: **39.7**



Average Household Income: **\$115,155**

Median Household Income: **\$91,776**

5 MILE RADIUS:



Total Population: **200,339**

Households: **82,129**

Daytime Population: **169,709**

Median Age: **39.6**



Average Household Income: **\$110,232**

Median Household Income: **\$88,727**



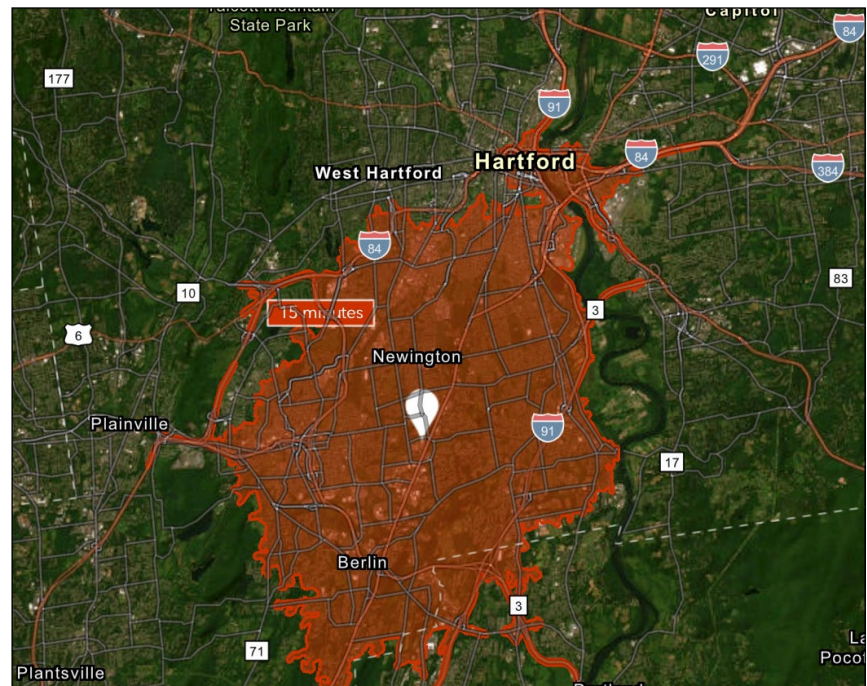
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15 MINUTE DRIVE TIME



KEY FACTS

218,218

Population

\$76,507

Median Household Income

39.2

Median Age

262,835

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

13,750 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Parks & Rec

12,729 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

Front Porches

11,693 Households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$2,150,592,995

EDUCATION

Bachelor's Degree
or Higher



34%

OWNER OCCUPIED HOME VALUE

Average



\$375,394

ANNUAL HOUSEHOLD SPENDING

\$3,317

Eating
Out

\$2,284

Apparel &
Services

\$6,176

Groceries

\$261

Computer &
Hardware

\$6,855

Health
Care



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