

RETAIL SPACE FOR LEASE

224 Berlin Tpk. Berlin, CT 06037

ASKING \$20.00 SF NNN



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 **COMMERCIAL DIVISION**SM



PRESENTED BY

Vincent Verrillo

Associate Real Estate Broker

Mobile: 860.777.5900

vinverrillo@bhhsne.com

EXECUTIVE SUMMARY

224 BERLIN TPK. BERLIN, CT | 1,850 SF, Prime Retail Space For Lease



PROPERTY OVERVIEW

224 Berlin Tpk. is a prime retail space available in a new construction plaza. A prime 1850 square foot retail space has been recently been made available in one of the most sought-after commercial plazas in the area. This space is ideal for businesses looking to capitalize on a high traffic count, great visibility, and a vibrant retail environment.

Located in a bustling retail plaza, this space enjoys consistent foot traffic and vehicle exposure, making it an ideal location for a wide range of retail businesses. The plaza is strategically positioned at a major intersection, benefiting from excellent access to both local residents and commuters. With high daily traffic counts, your business will be seen by thousands of potential customers each day.

OFFERING SUMMARY

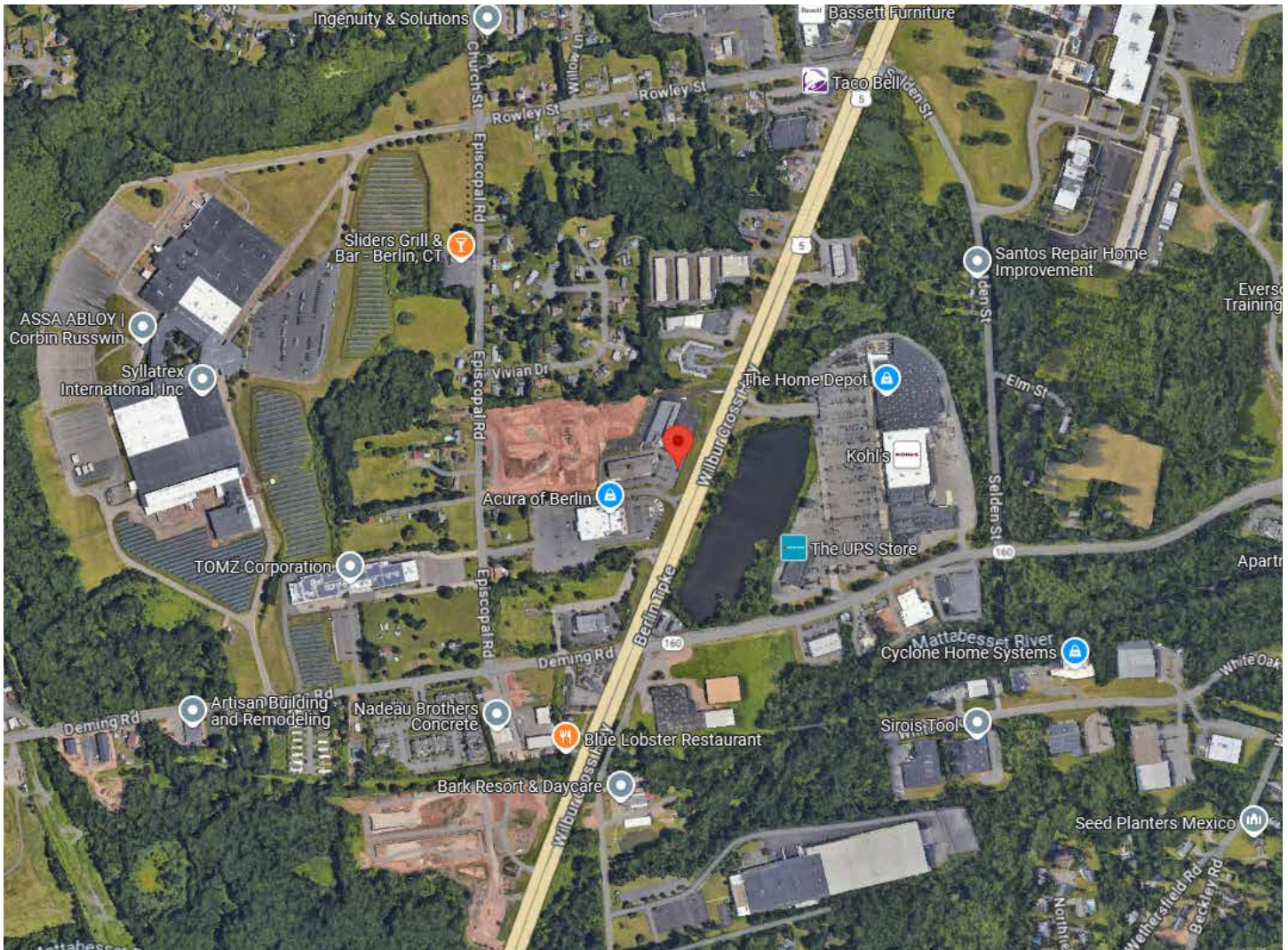
Asking:	\$20.00SF (NNN)
Year Built/Renovated:	2019-2021
Gross Leasable Area:	17,250 SF
Property Type:	Retail
Property Subtype:	Restaurant
Space:	1st Floor, Ste 5
Amenities:	Signage, Accent Lighting



Vincent Verrillo
Associate Real Estate Broker
Mobile: 860.777.5900
vinverrillo@bhhsne.com

LOCATION

224 BERLIN TPK. BERLIN, CT | 1,850 SF, Prime Retail Space For Lease



LOCATION

High Traffic and Visibility: The Turnpike is one of Connecticut's busiest commercial corridors, offering excellent exposure to thousands of daily commuters and locals.

Strategic Central Location: Positioned between Hartford and New Haven, it offers easy access for a broad customer base from surrounding cities and residential areas.

Diverse Customer Base: A mix of residential, commercial, and professional zones nearby ensures a steady flow of varied customers, perfect for retail, service, and dining establishments.

Established Retail Community: Surrounded by national brands, local shops, and dining venues, it provides synergy with neighboring businesses and a strong draw for shoppers.

Accessibility and Parking: Convenient access and ample parking make it easy for customers to visit, stay, and return often.

Leasing here provides prime visibility, diverse foot traffic, and the advantages of a bustling retail environment.



Vincent Verrillo
Associate Real Estate Broker
Mobile: 860.777.5900
vinverrillo@bhhsne.com