



RETAIL SPACE

NEWINGTON, CT

3475 BERLIN TURNPIKE

SIZE

3,500 SF
 4,926 SF
 *Spaces are Divisible

CO-TENANTS

Stew Leonard's, Stew Leonard's Wines, Metro Mattress, Burlington

NEIGHBORS

Sam's Club, LA Fitness, Bassett Furniture, Starbucks, Chipotle, DiBella's Subs, American Eagle Federal Credit Union, Taco Bell, Pep Boys, P.C. Richard & Son

COMMENTS

Great location on one of the busiest retail corridors in Connecticut

Adjacent to other major regional centers

Signalized intersection provides easy access

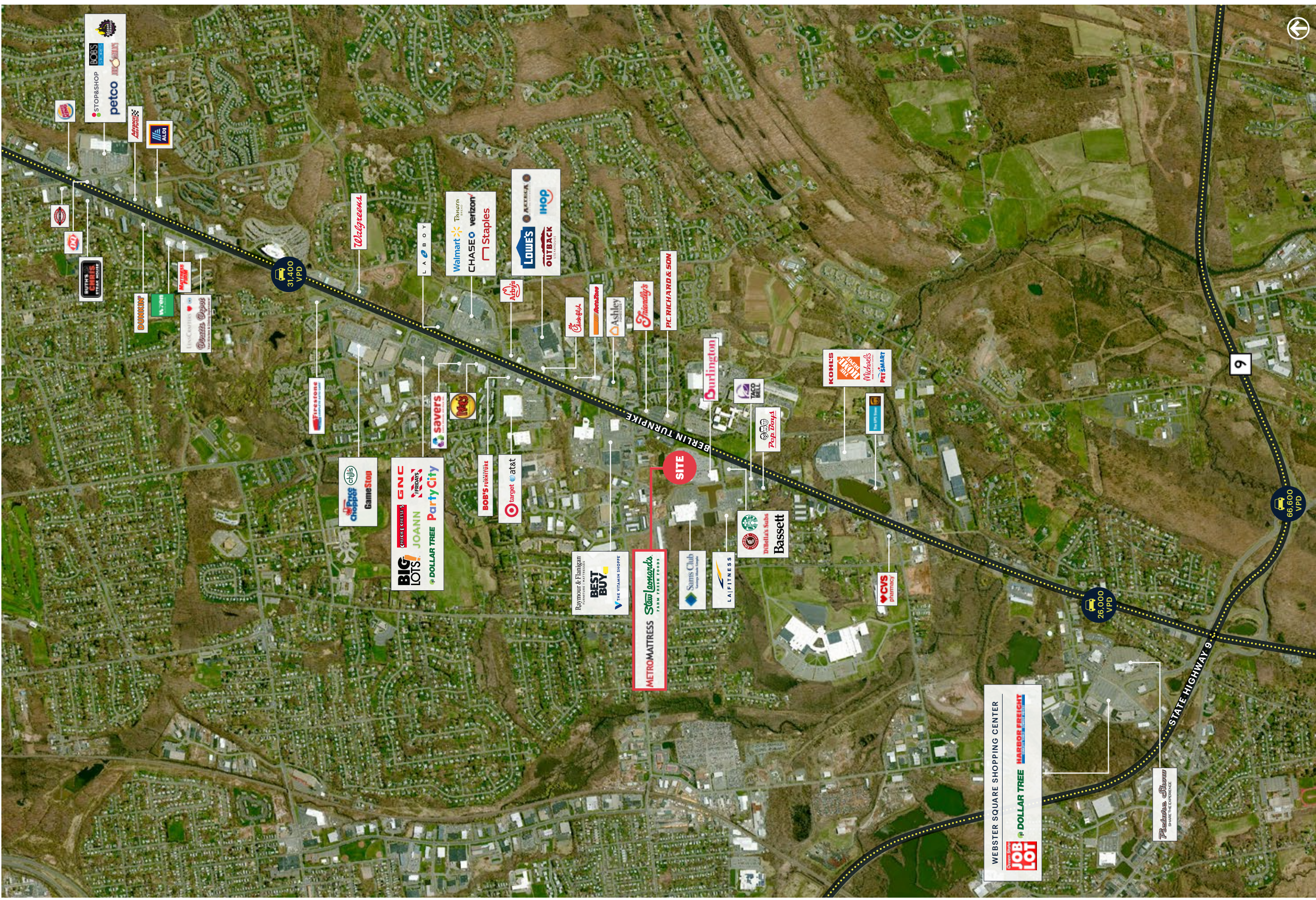
CONTACT EXCLUSIVE AGENT

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Please visit us at ripcony.com for more information
 This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



AERIAL



**AVAILABLE
4,926 SF**

**AVAILABLE
3,500 SF**

Sams Club
Savings Made Simple

Stew Leonard's
FARM FRESH FOODS

METROMATTRESS

Burlington

Bassett

American Eagle

DiBella's Subs

TACO BELL

Pep Boys

EVER SOURCE ENERGY

BERLIN TURNPIKE

ROWLEY STREET

BERLIN TURNPIKE



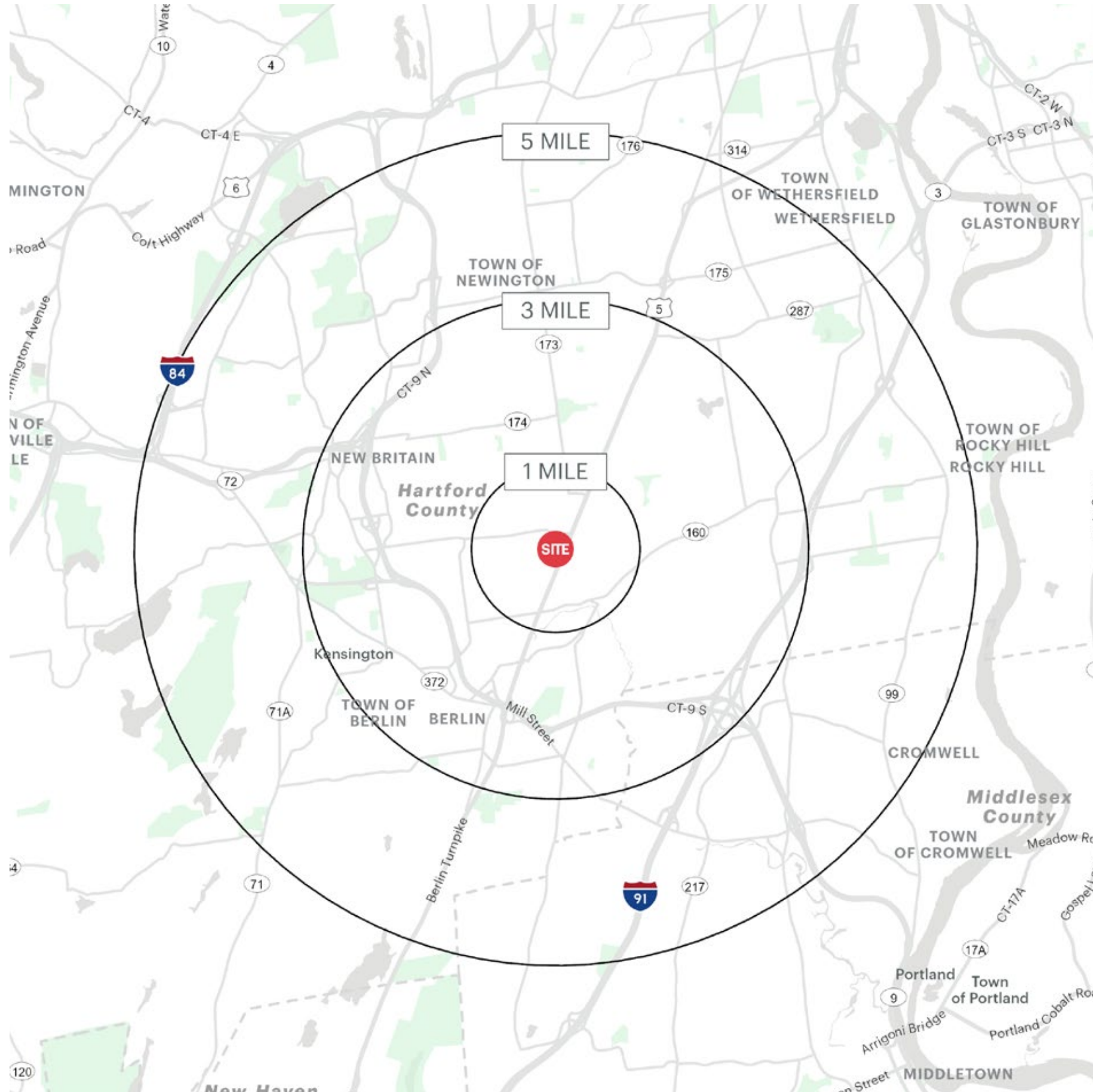
SITE PLAN



FLOOR PLAN



AREA DEMOGRAPHICS



3475 BERLIN TURNPIKE NEWINGTON, CONNECTICUT

1 MILE RADIUS

POPULATION

5,317

HOUSEHOLDS

2,286

AVERAGE HOUSEHOLD INCOME

\$114,116

MEDIAN HOUSEHOLD INCOME

\$86,587

COLLEGE GRADUATES (Bachelor's +)

3,596 - 44.0%

TOTAL BUSINESSES

381

TOTAL EMPLOYEES

9,503

DAYTIME POPULATION (w/ 16 yr +)

12,253

3 MILE RADIUS

POPULATION

68,531

HOUSEHOLDS

28,259

AVERAGE HOUSEHOLD INCOME

\$99,362

MEDIAN HOUSEHOLD INCOME

\$71,396

COLLEGE GRADUATES (Bachelor's +)

17,404 - 35.0%

TOTAL BUSINESSES

3,231

TOTAL EMPLOYEES

40,818

DAYTIME POPULATION (w/ 16 yr +)

75,501

5 MILE RADIUS

POPULATION

183,165

HOUSEHOLDS

76,309

AVERAGE HOUSEHOLD INCOME

\$105,173

MEDIAN HOUSEHOLD INCOME

\$76,972

COLLEGE GRADUATES (Bachelor's +)

50,806 - 39.0%

TOTAL BUSINESSES

7,481

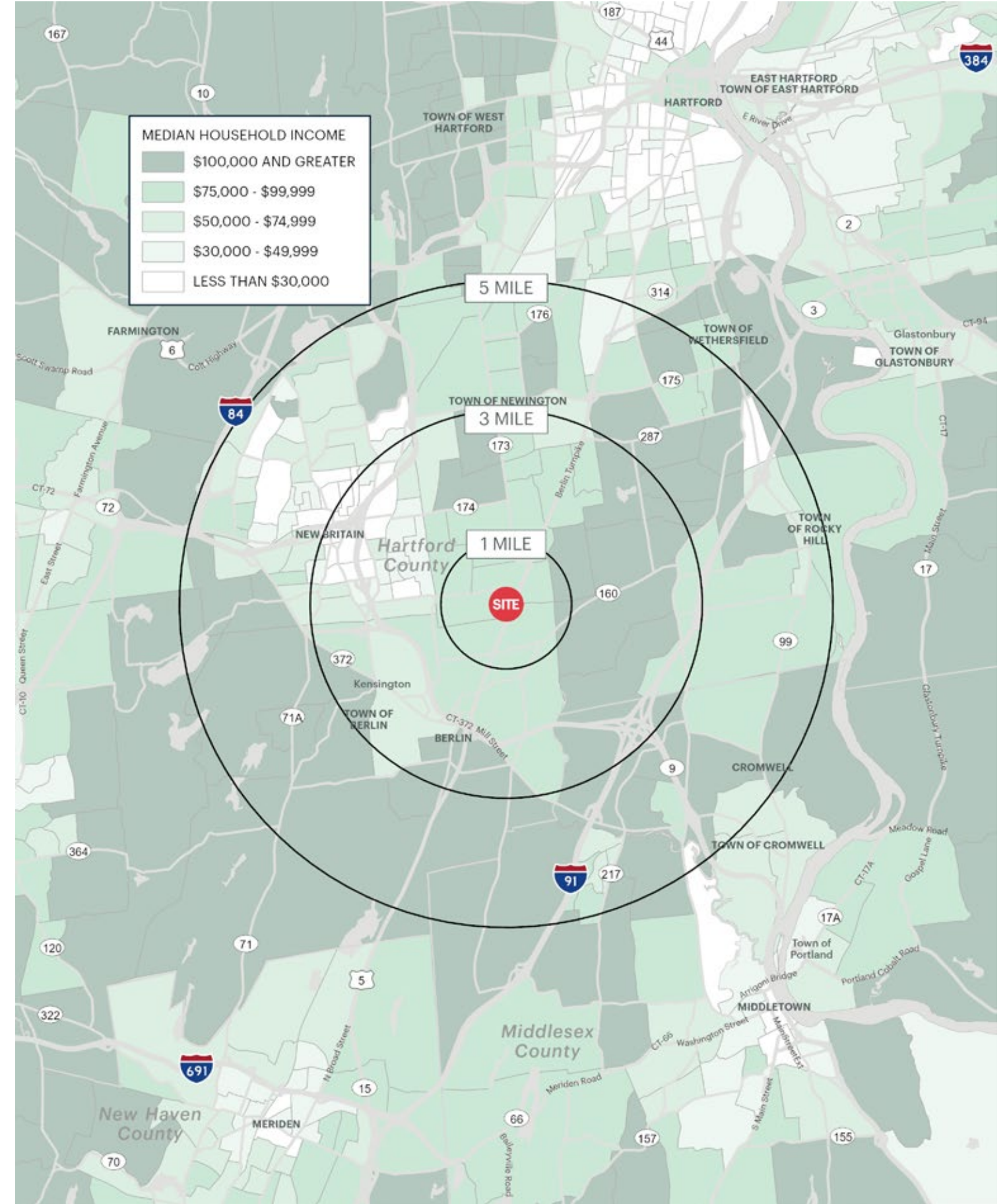
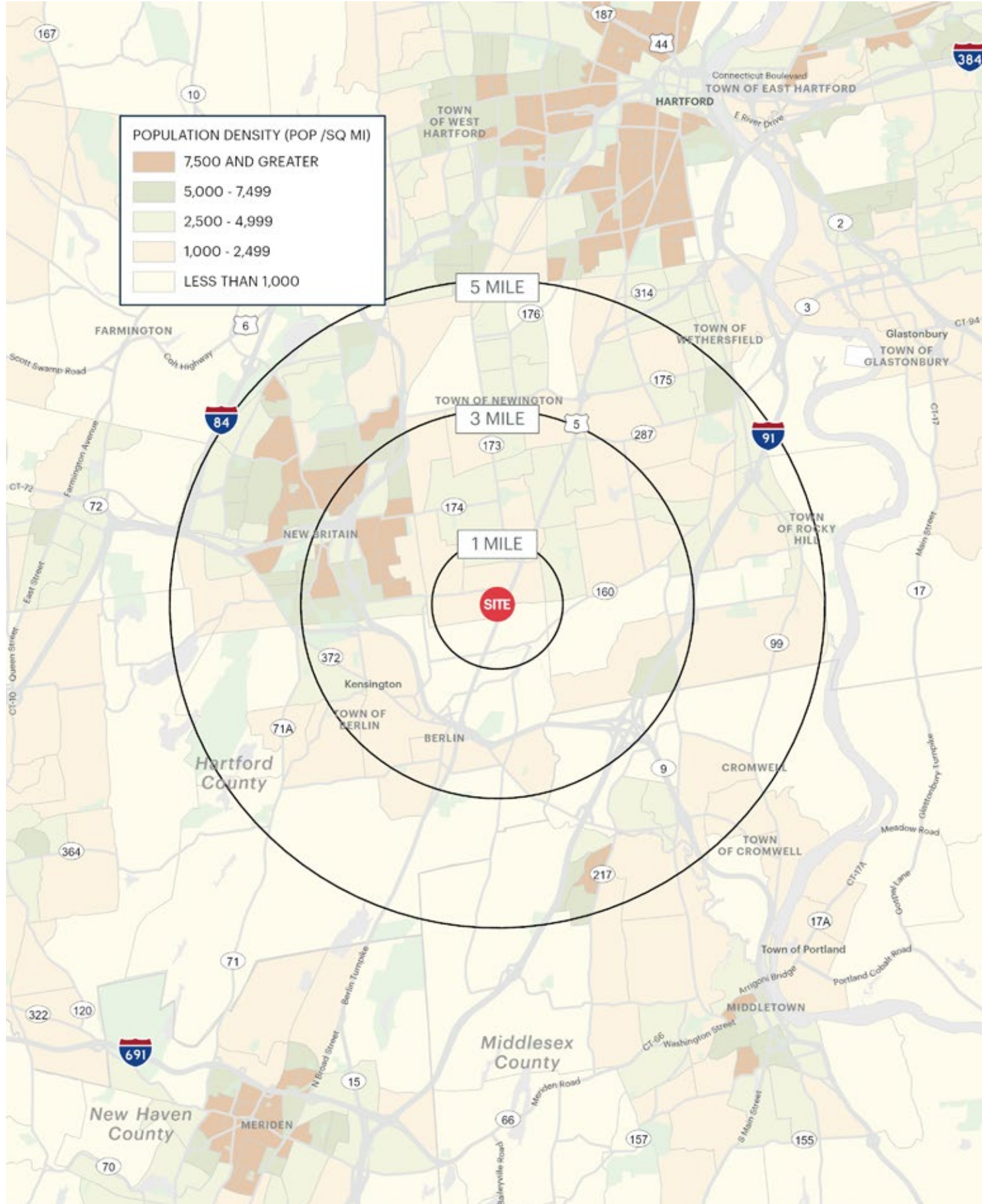
TOTAL EMPLOYEES

94,797

DAYTIME POPULATION (w/ 16 yr +)

184,791

AREA DEMOGRAPHICS



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