

Newington, CT

RETAIL SPACE FOR LEASE

3025-3123 Berlin Turnpike

JoAnn's Plaza



AVAILABLE:

2,500 – 22,350 SF

CO-TENANTS:

JoAnn Fabrics, Big Lots, Party City, Smoothie King, Dollar Tree, GNC, T-Mobile, FedEx Office, Subway, Chuck E Cheese's, Nail Salon, and Ming Palace Chinese Restaurant

NEIGHBORING RETAILERS:

Walmart, Target, Best Buy, Staples, Lowe's, Stew Leonard's, Sam's Club, Panera Bread, Walgreens, Aldi, Wren Kitchen, Price Chopper, Dick's Sporting Goods, GameStop, Outback Steakhouse, Dunkin' Donuts and many more

TRAFFIC COUNT:

36,000+ Cars per Day Along Berlin Turnpike

ADDITIONAL INFORMATION:

- 148,000 SF Neighborhood Shopping Center
- 892' of Frontage on Berlin Turnpike
- 626 Parking Spaces

RENT:

Call For Details

CAM/TAXES:

\$5.44/SF

AREA DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 7,507 | 70,698 | 195,086 |
| Avg. HH Income | \$98,925 | \$91,560 | \$93,605 |

**For More Information,
Please Contact:**

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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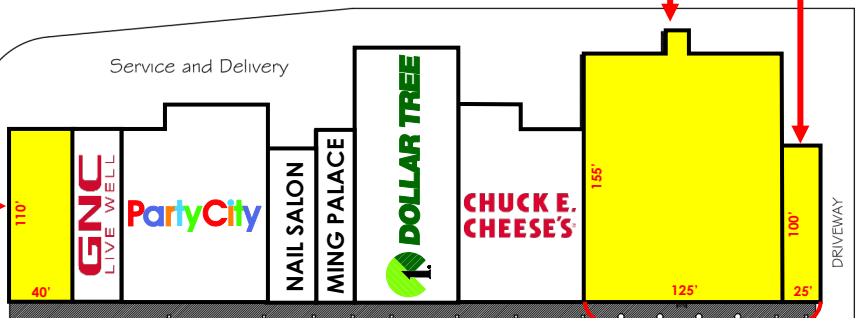
3025-3123 Berlin Turnpike

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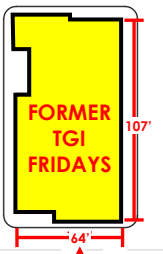
4,400 SF END CAP AVAILABLE

19,850 SF AVAILABLE

2,500 SF END CAP AVAILABLE



CAN BE COMBINED TO 22,350 SF



6,800 SF OUTPARCEL AVAILABLE



SMOOTHIE KING

BERLIN TURNPIKE

PASCONE PLACE



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