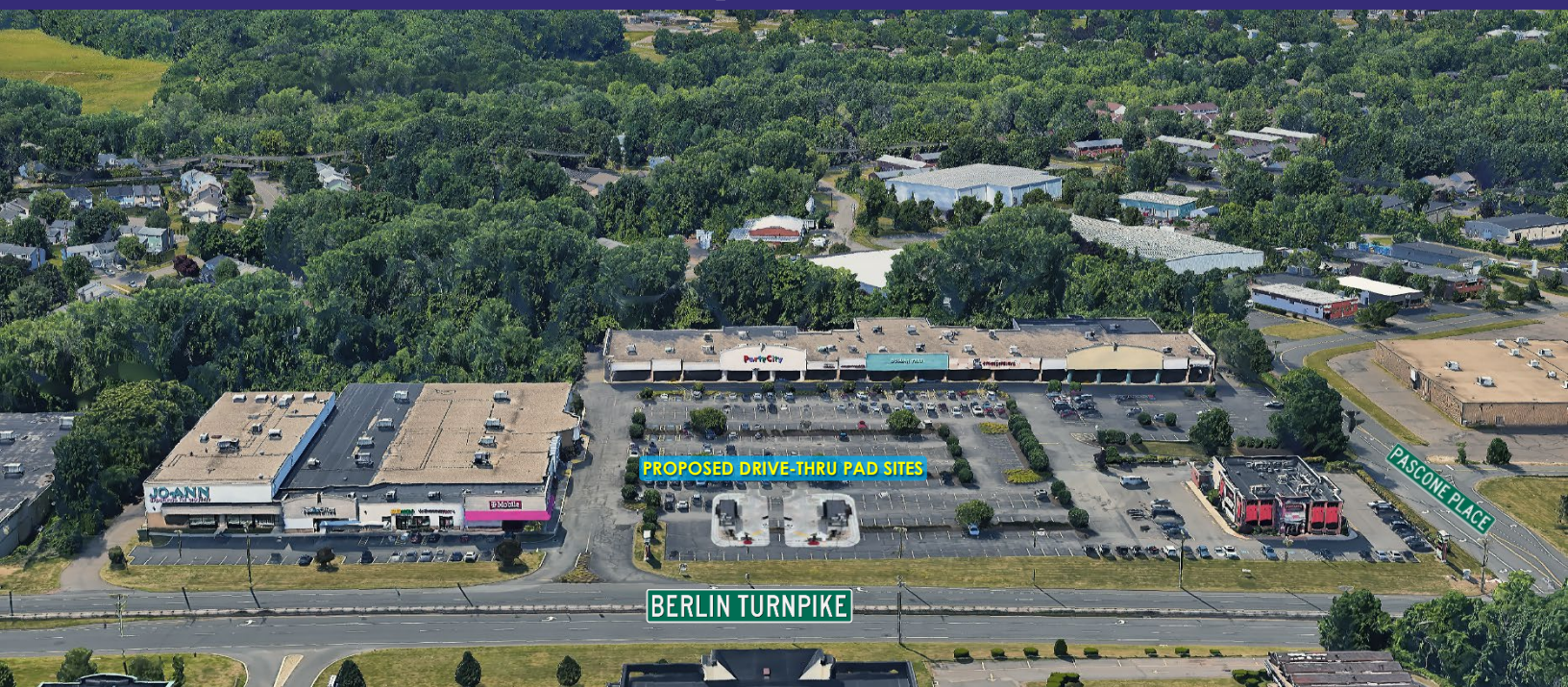


Newington, CT RETAIL & PAD SITES FOR LEASE

3025-3123 Berlin Turnpike

JoAnn's Plaza



AVAILABLE:

- 2,500 – 22,350 SF
- 2,500 – 3,500 SF (Proposed Pad Sites with Drive-Thrus)
- 6,800 SF Restaurant Outparcel (Former TGI Friday's)

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, Walgreens, ALDI, Wren Kitchen, Price Chopper, GameStop, Outback Steakhouse, Dunkin' 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	7,607	72,991	200,600
Avg. HH Income	\$132,206	\$120,148	\$117,104

For More Information,
Please Contact:

914-237-3400

Craig Benson – Ext. 105
917-747-5410 (Cell)
Craig@RoyalPropertiesInc.com

Jim Aries – Ext. 114
914-262-7295 (Cell)
Jim@RoyalPropertiesInc.com

Jeff Kintzer – Ext. 103
914-815-1511 (Cell)
Jeff@RoyalPropertiesInc.com



ROYAL

PROPERTIES

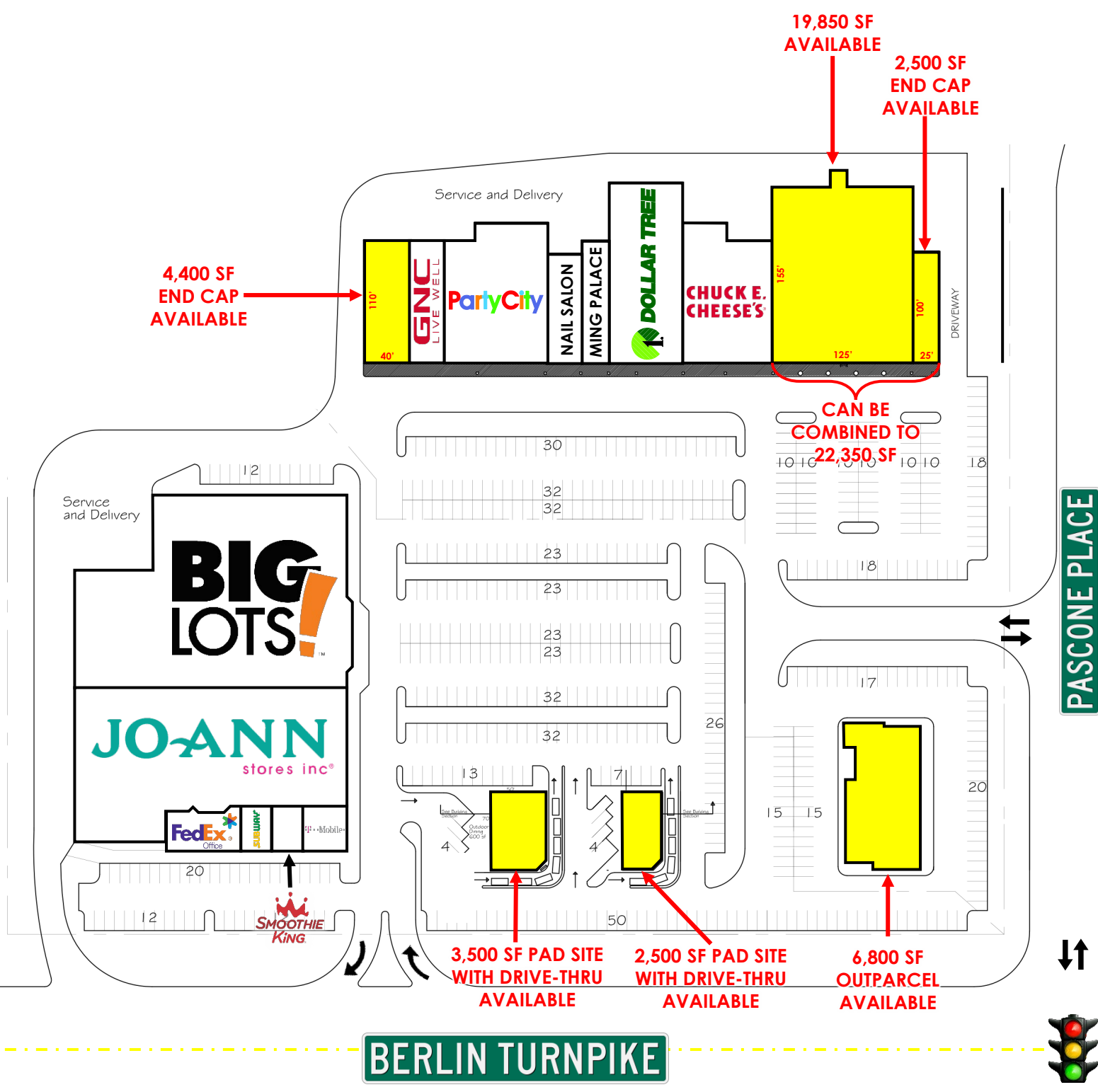
www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

Newington, CT

3025-3123 Berlin Turnpike

JoAnn's Plaza



Newington, CT

3025-3123 Berlin Turnpike

JoAnn's Plaza

