

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)

CO-TENANTS:

JoAnn Fabrics, Ollie's Bargain Outlet (coming soon), Party City, Smoothie King, T-Mobile, Dollar Tree, FedEx Office, Subway, Hungry Bowl Restaurant (coming soon), 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, Home Depot, Kohl's, Michael's, Burlington, LA Fitness, Panera Bread, Walgreens, ALDI, Wren Kitchen, Price Chopper, and many more

TRAFFIC COUNTS:

33,400 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

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ROYAL
PROPERTIES

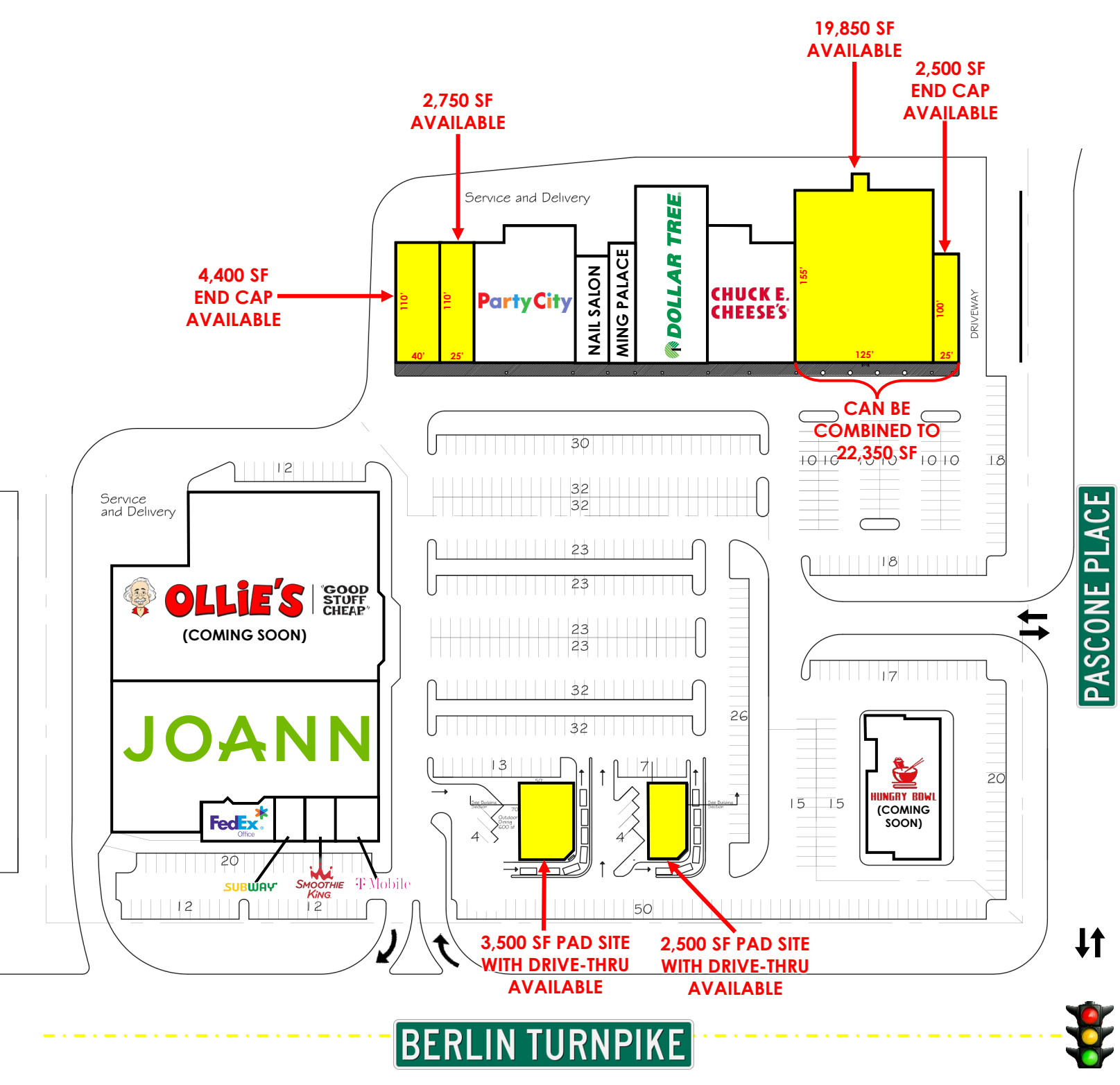
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