

Newington, CT

FORMER TGI FRIDAYS

3025 Berlin Turnpike

JoAnn's Plaza

RESTAURANT OUTPARCEL FOR LEASE



AVAILABLE:

6,800 SF Restaurant Outparcel (64' x 107')

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:

- 145,344 SF Neighborhood Shopping Center
- Enormous Visibility from 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:**

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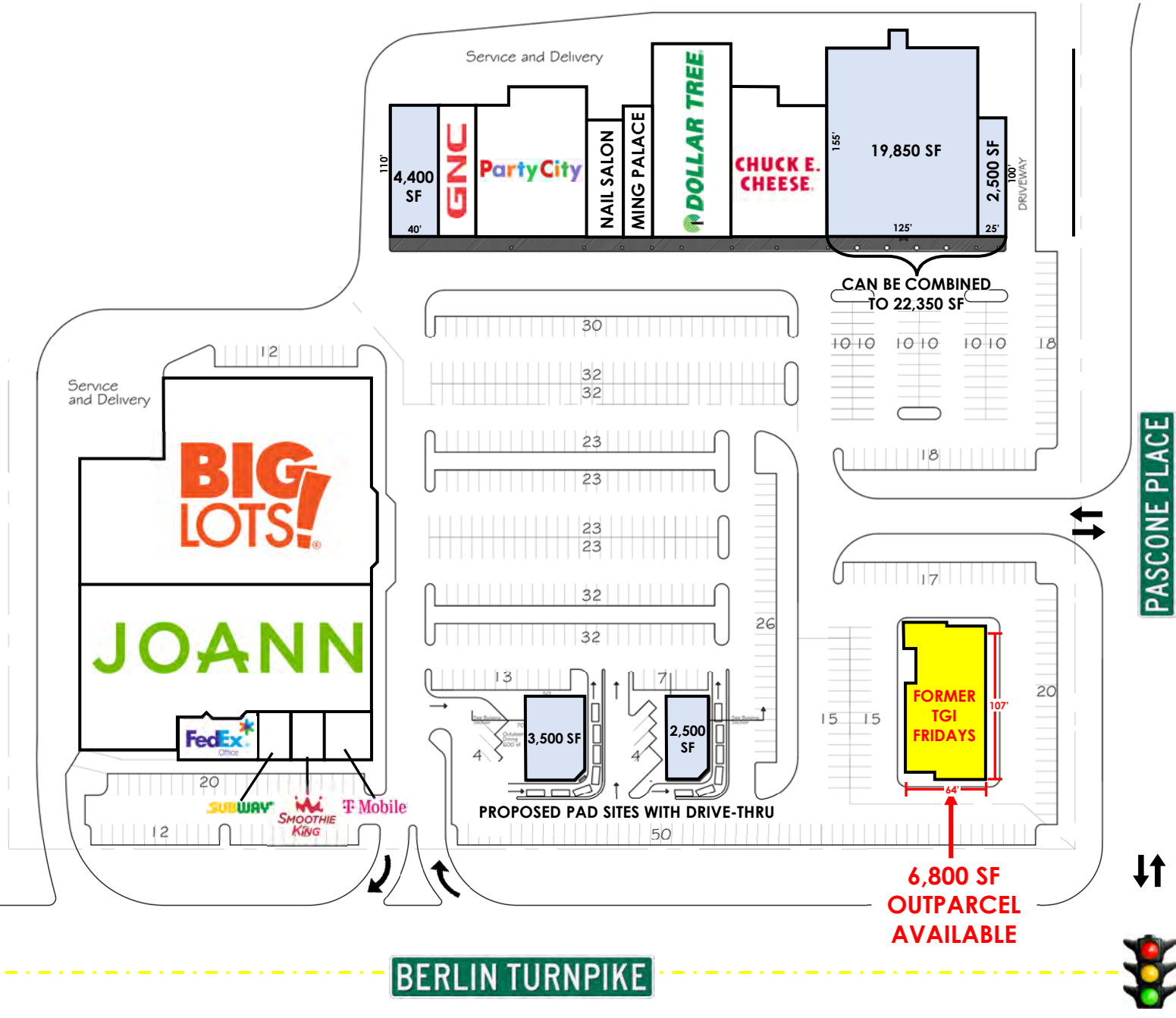
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PROPERTIES

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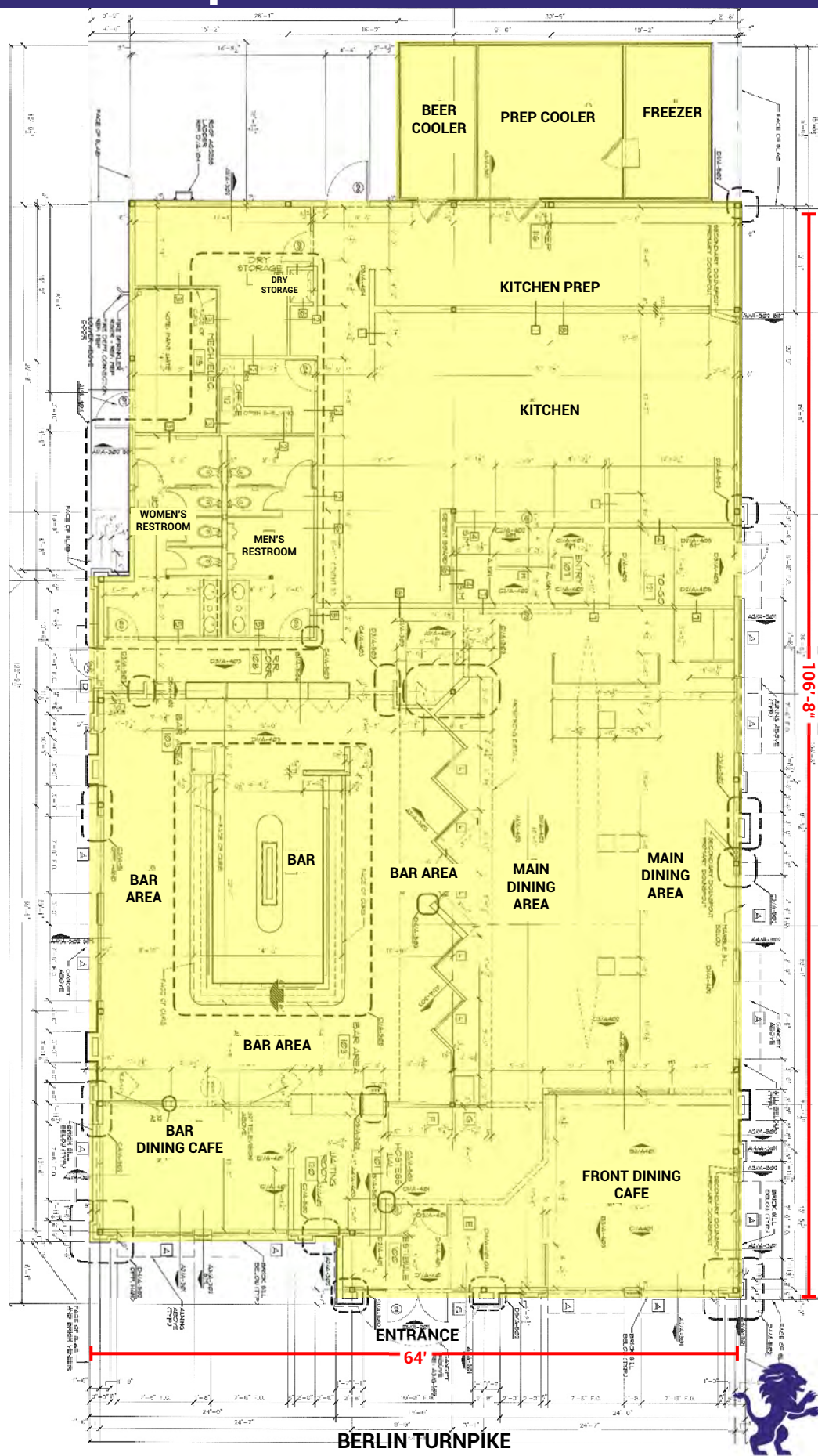
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Newington, CT
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FLOOR PLAN
JoAnn's Plaza



PASCONE PLACE



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RESTAURANT OUTPARCEL FOR LEASE



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INTERIOR PHOTOS

JoAnn's Plaza

RESTAURANT OUTPARCEL FOR LEASE



Newington, CT

3025 Berlin Turnpike

MARKET AERIAL

JoAnn's Plaza

