

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:

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



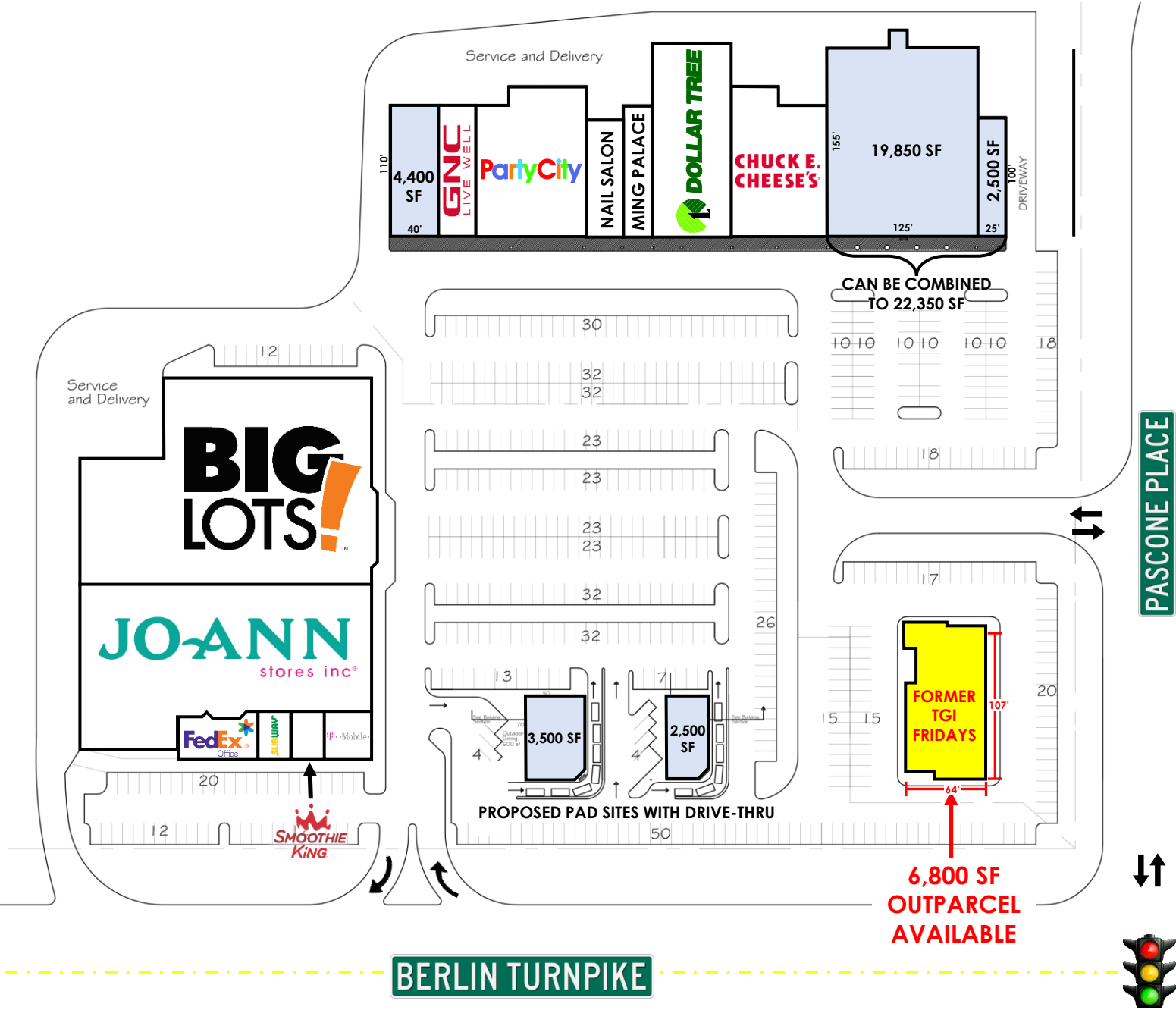
ROYAL

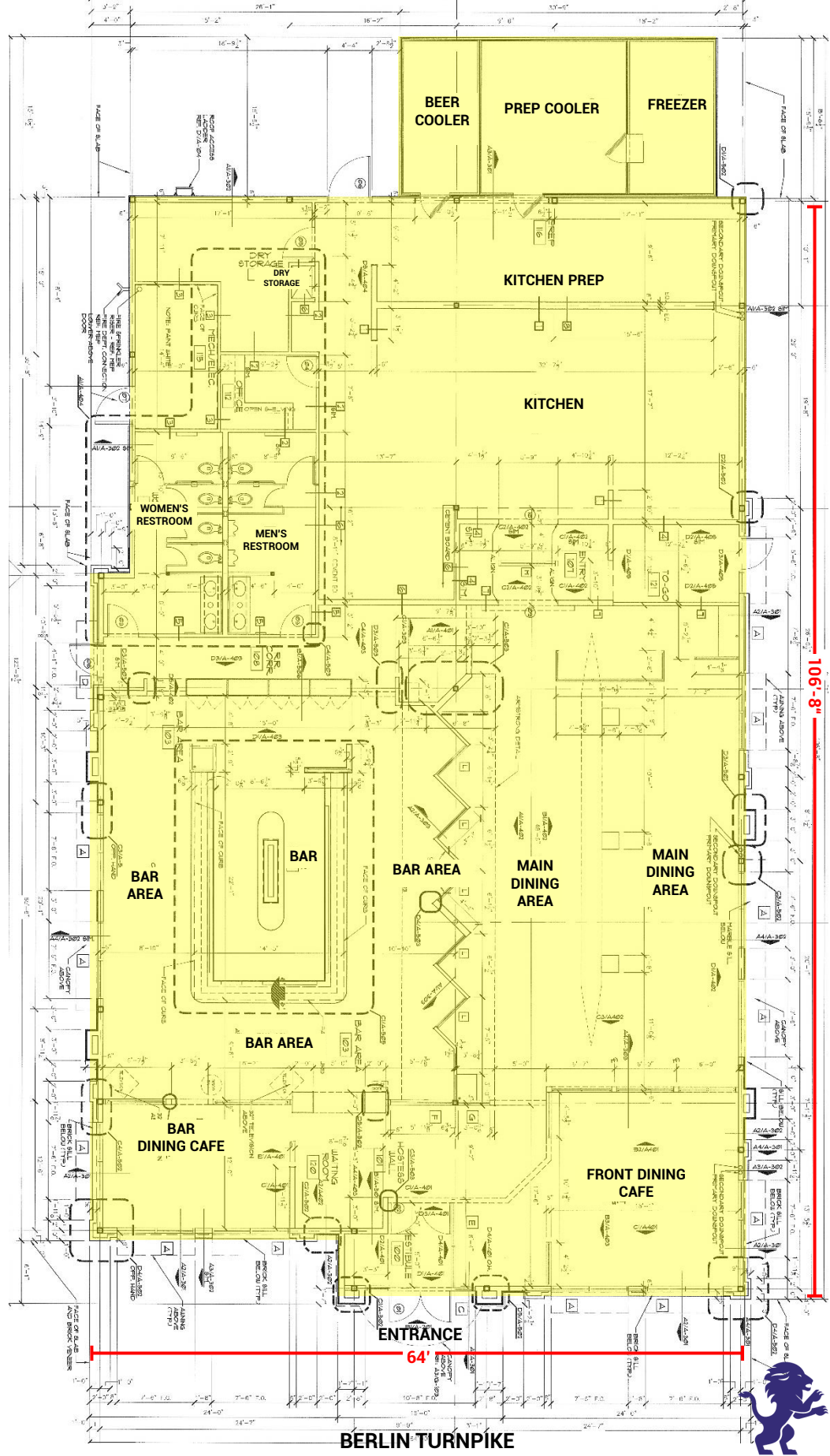
PROPERTIES

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.

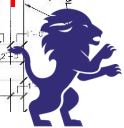
RESTAURANT OUTPARCEL FOR LEASE





PASCONE PLACE

BERLIN TURNPIKE



ROYAL
PROPERTIES

Newington, CT

3025 Berlin Turnpike

JoAnn's Plaza

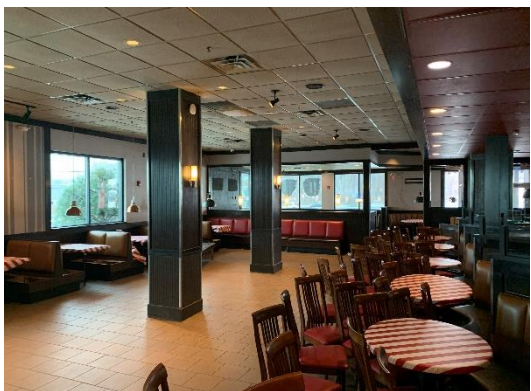
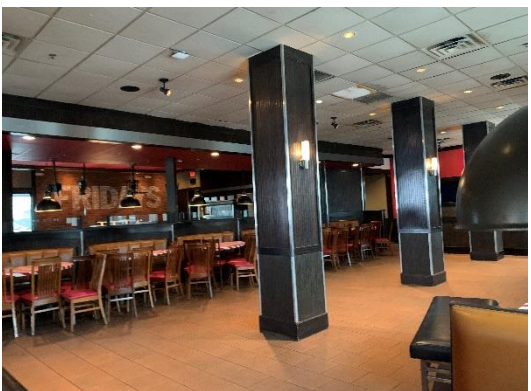
RESTAURANT OUTPARCEL FOR LEASE



Newington, CT
3025 Berlin Turnpike

INTERIOR PHOTOS
JoAnn's Plaza

RESTAURANT OUTPARCEL FOR LEASE



Newington, CT

3025 Berlin Turnpike

MARKET AERIAL

JoAnn's Plaza



JOANN'S PLAZA
JO-ANN SITE PartyCity
CHUCK E. CHEESE'S
T-Mobile
SUBWAY
FedEx Office
DOLLAR TREE
BIG LOTS!
GNC LIVE WELL
SMOOTHIE KING

TURNPIKE PLAZA
Price Chopper
Bertucci's
chili's
GameStop

Moe's
 Southwest Grill

savers

BOB'S DISCOUNT FURNITURE

TARGET

at&t

OUTBACK STEAKHOUSE

Arby's

LOWE'S
Chick-fil & IHOP

AutoZone

ANYTIME FITNESS

Raymour & Flanigan FURNITURE MATTRESSES THE VITAMIN SHOPPE
BEST BUY

Ashley HOMESTORE

NEWINGTON FAIR
sam's club
Stam Leonard's
LA FITNESS

Bassett FURNITURE DIRECT

CHIPOTLE MEXICAN BOWL
DiBella's Subs

TACO BELL

Friendly's

PC RICHARD & SON

goodwill

BRICKYARD PLAZA
WALMART
KOHL'S
Michaels
SUPERCUTS
PETSMART
The UPS Store

CVS

Domino's

BERLIN CROSSING
Job Lot
HARBOR FREIGHT
FAMILY DOLLAR