



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

2394 Berlin Turnpike, Newington, CT 06037
3,000± SF Endcap Retail Space Available

LEASE RATE: \$13.50/SF NNN

HIGHLIGHTS

- 14,560± SF Premier retail plaza
- Excellent visibility
- Ample parking
- Excellent frontage on Berlin Tpk/ Rt. 5/15
- High Traffic Count: 40,663 ADT
- Optional 1,400± SF Warehouse available in rear of property (\$600/month Gross)
- Many area amenities

CONTACT

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

2 Summit Place, Branford, CT 06450 | (203) 488-1555 | (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE | 2394 Berlin Turnpike, Newington, CT 06037

3,000± SF Endcap Retail Space | LEASE RATE \$13.50/SF NNN

BUILDING INFORMATION

GROSS BLD. AREA: 14,560± SF
AVAILABLE AREA: 3,000± SF
NUMBER OF FLOORS: 1 floor
CONSTRUCTION: Brick/Masonry
ROOF TYPE: Flat
YEAR BUILT: 1974

SITE INFORMATION

SITE AREA: 2.35 acres
ZONING: B - BT
PARKING: 58 spaces (3/1000)
SIGNAGE: On Building
VISIBILITY: Excellent on Rt. 5/15
HWY ACCESS: I-91, Exit 24
TRAFFIC COUNT: 40,663 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air (HVAC replaced in 2024)
TYPE OF HEAT: Gas Forced Air
POWER: Separately Metered

UTILITIES

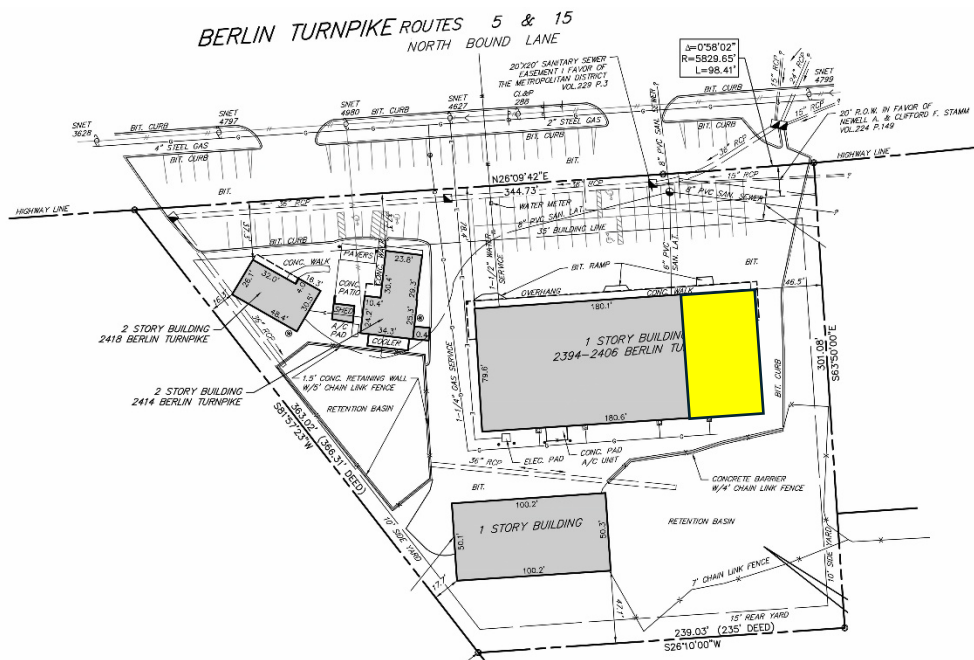
SEWER: City
WATER: City
GAS: Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
Taxes/SF: \$2.00/SF estimated
CAM/SF: \$5.00/SF estimated

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DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	8,592	69,421	219,171
2024 Households	3,593	27,558	86,620
Avg Household Income	\$130,936	\$112,346	\$89,567

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