

LEASE

2288 BERLIN TURNPIKE

2288 Berlin Turnpike Newington, CT 06111



PROPERTY DESCRIPTION

Exceptional opportunity for your business at 2288 Berlin Turnpike, Newington, CT, 06111. This prime property offers a versatile space ideal for retail, dining, or office use. Boasting ample parking and high visibility, it provides the perfect setting for attracting customers and clients. With its modern design, open layout, and convenient location, this property is ready to accommodate your unique vision. Take advantage of this premier leasing opportunity to establish or expand your business in a thriving area.

PROPERTY HIGHLIGHTS

- Brand new Vanilla Shell Space
- Central Heat and A/C
- Ample Parking
- 30,000 VPD
- Open Floor Plan
- Multiple Uses

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,985 SF
Lot Size:	2.25 Acres
Building Size:	18,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,824	98,323	259,422
Total Population	76,414	242,803	637,788
Average HH Income	\$122,359	\$95,798	\$107,049

James McCall
(203) 376-9650

Dan Sousa
(203) 948-7870

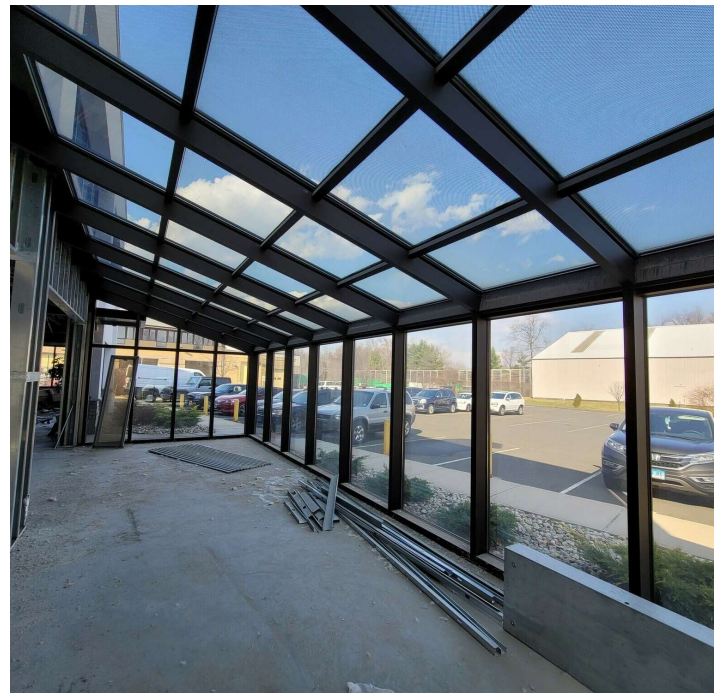
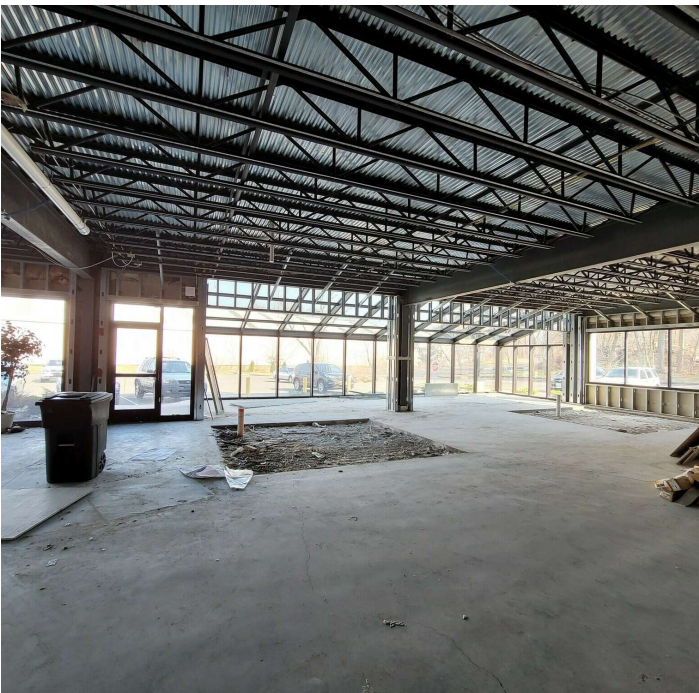


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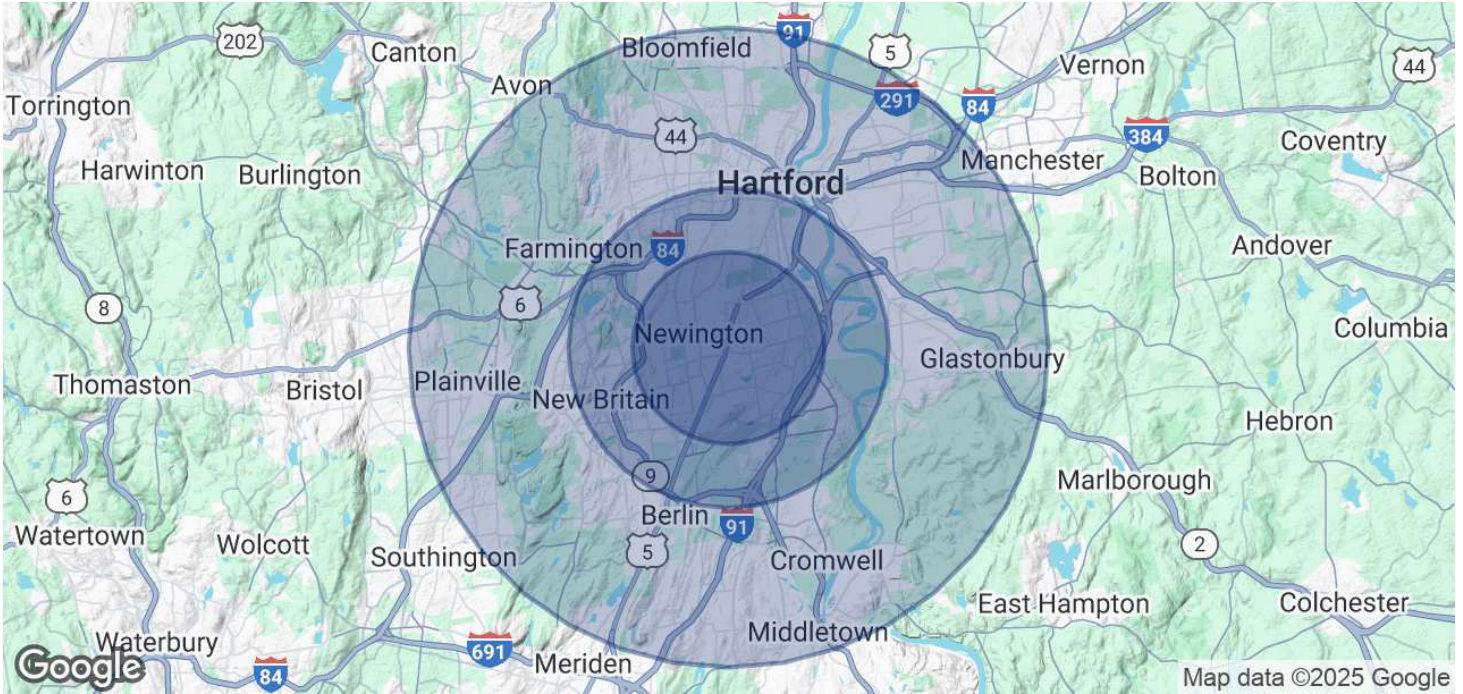
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	76,414	242,803	637,788
Average Age	44	40	41
Average Age (Male)	42	39	40
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	30,824	98,323	259,422
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$122,359	\$95,798	\$107,049
Average House Value	\$325,449	\$298,182	\$321,897

Demographics data derived from AlphaMap

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