

High-Exposure Retail Endcap On Rt. 5

Adjacent to Mobil Gas Station and Dunkin Donuts

1943 Berlin Tpke., Berlin, CT

7,000 SF, Dividable to 1,500 SF



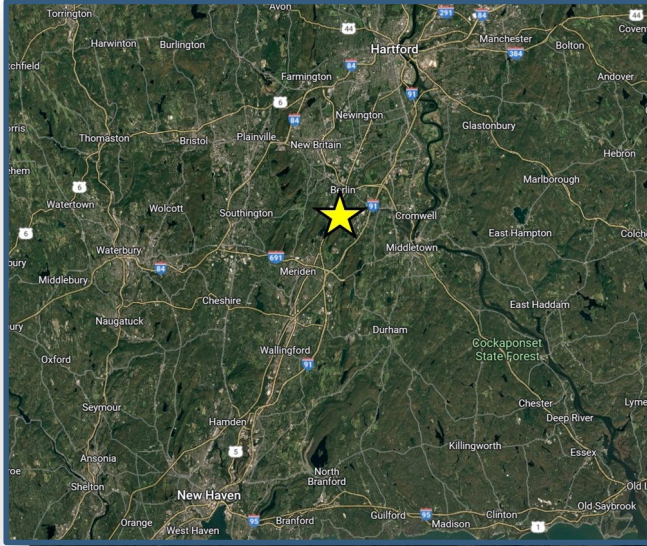
Available Now

- 7,000 SF Endcap retail space
- Join Heritage Wine & Spirits, Elle Nails & Spa, and Halal Munchies restaurant
- 17,000 SF Shopping center
- Adjacent to Mobil gas station and Dunkin Donuts
- Potential drive-thru
- High traffic: Berlin Tpke. - 27,000+ ADT
- Great regional location w/ nearby access to Rt. 9, Rt. 15, and I-91
- Signalized intersection at Berlin Turnpike & Spruce Brook Rd.
- 109 Parking spaces
- Corner lot

Rt. 5 (Berlin Turnpike) Retail Space

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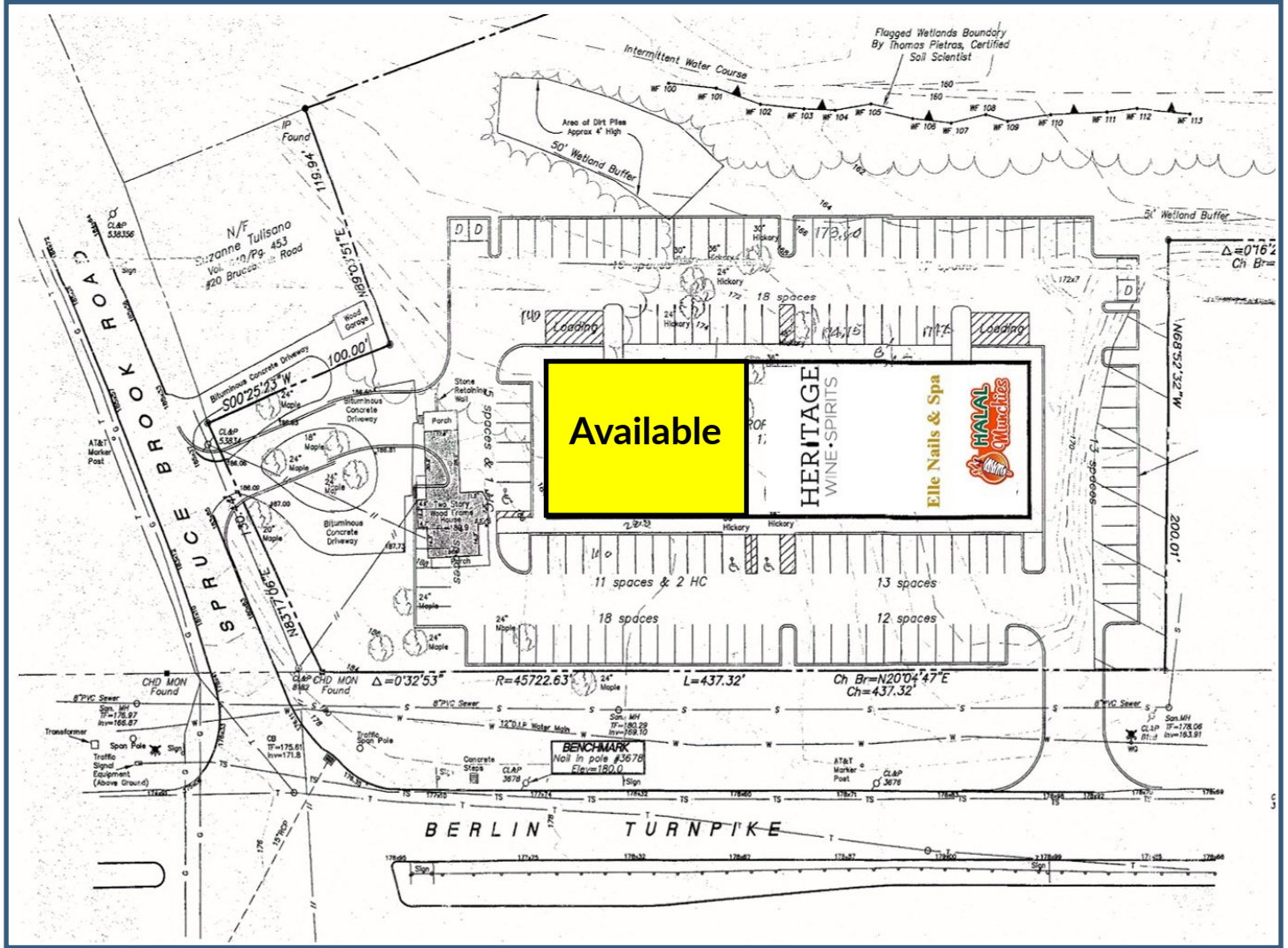
Retail Market



2024 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	3,170	26,411	113,330	450,328
Estimated Households	1,235	11,464	46,747	182,384
Estimated Daytime Employees	1,334	16,173	62,280	282,257
Estimated Average Household Income	\$145,330	\$118,965	\$99,308	\$102,960

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Contact Us



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