

NEWINGTON RETAIL

2303-2315 BERLIN TURNPIKE | NEWINGTON, CT 06111

AVAILABLE 3,692 SF

AREA TENANTS



STOP & SHOP

petco



PROPERTY INFORMATION

- Retail, medical, or restaurant
- High traffic area with over 40,000 vehicles per day
- Excellent visibility from the Berlin Turnpike
- Ample on-site parking (111 spaces)
- Signalized intersection
- Easy access to I-84 & I-91

SPACE DETAILS

- Available 3,692 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,206	73,668	240,425
MEDIAN HH INC	\$118,016	\$107,423	\$83,516
AVERAGE HH INC	\$142,463	\$128,827	\$103,677



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **8,206**

Households: **3,451**

Daytime Population: **5,903**

Median Age: **41.0**



Average Household Income: **\$142,463**

Median Household Income: **\$118,016**

3 MILE RADIUS:



Total Population: **73,668**

Households: **30,185**

Daytime Population: **60,421**

Median Age: **39.3**



Average Household Income: **\$128,827**

Median Household Income: **\$107,423**

5 MILE RADIUS:



Total Population: **240,425**

Households: **96,487**

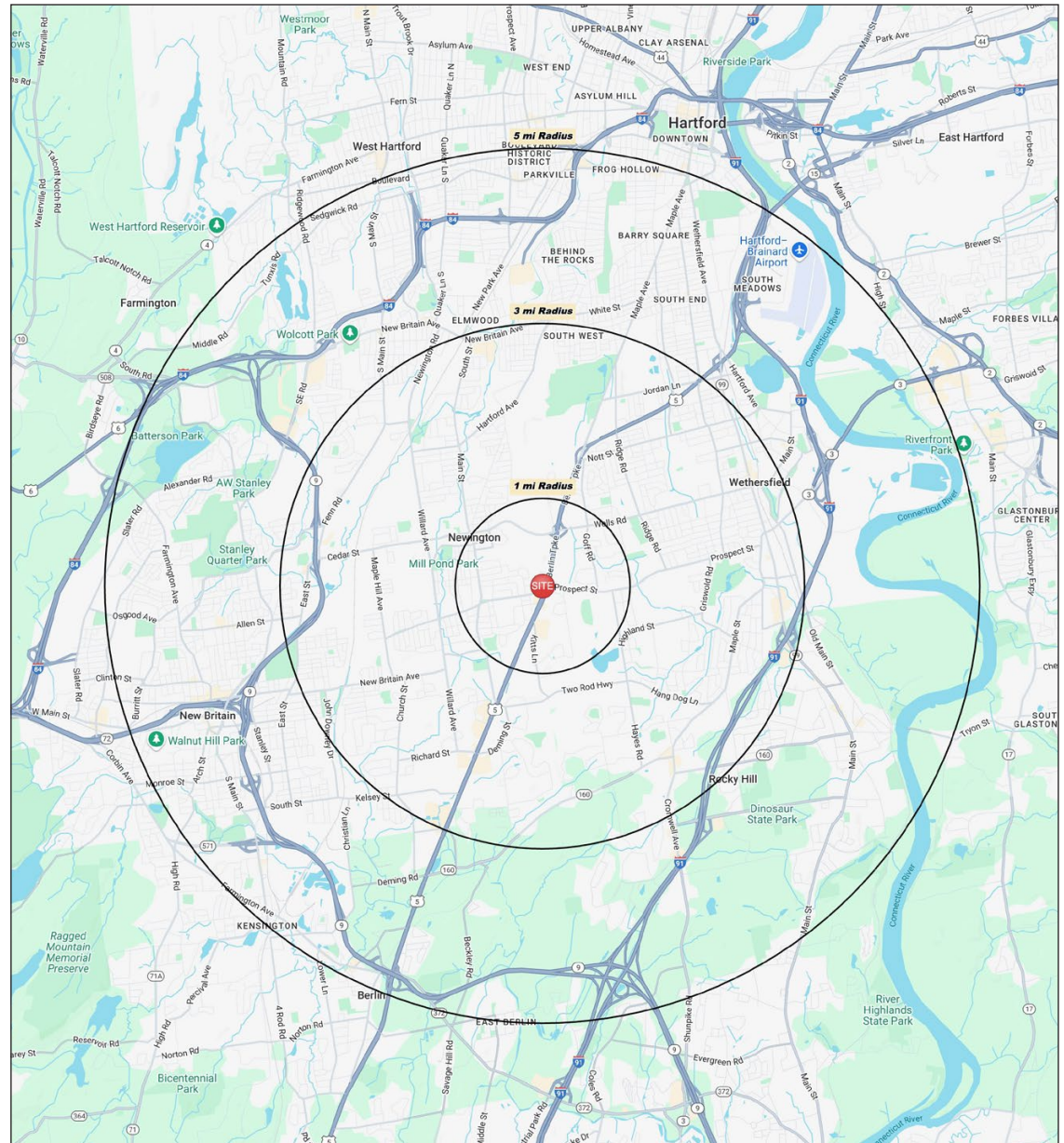
Daytime Population: **194,314**

Median Age: **37.5**



Average Household Income: **\$103,677**

Median Household Income: **\$83,516**



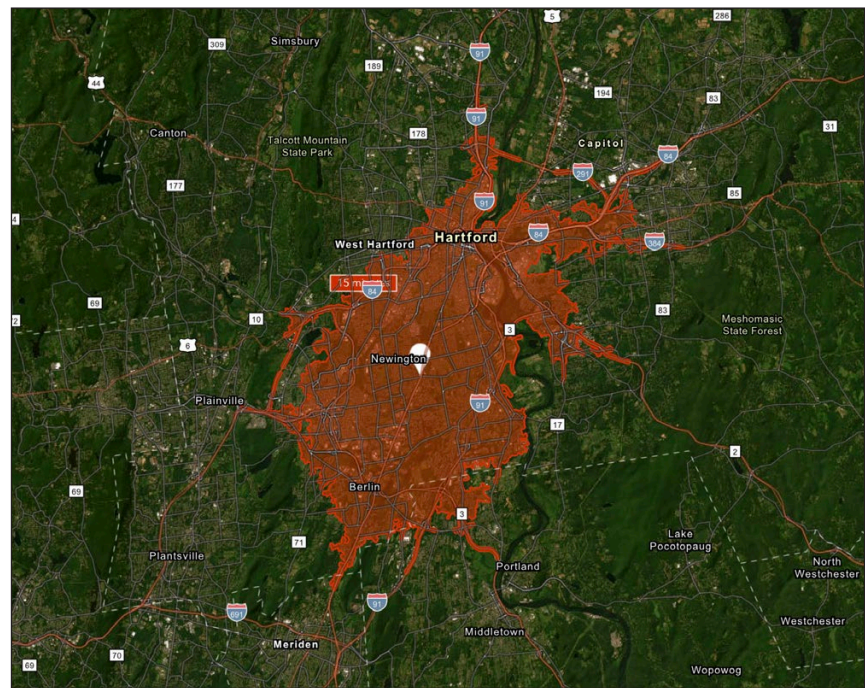
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15 MINUTE DRIVE TIME



KEY FACTS

316,837

Population

\$71,268

Median Household Income

38.4

Median Age

398,749

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

21,400 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

City Greens

12,800 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

Diverse Horizons

9,861 households

Socioeconomic Traits

In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.

Household Types

Married couples; singles living alone

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$2,941,417,294

EDUCATION

Bachelor's Degree or Higher



32%

OWNER OCCUPIED HOME VALUE

Average



\$346,520

ANNUAL HOUSEHOLD SPENDING

\$3,461

Eating Out

\$2,127

Apparel & Services

\$6,382

Groceries

\$197

Computer & Hardware

\$6,202

Health Care

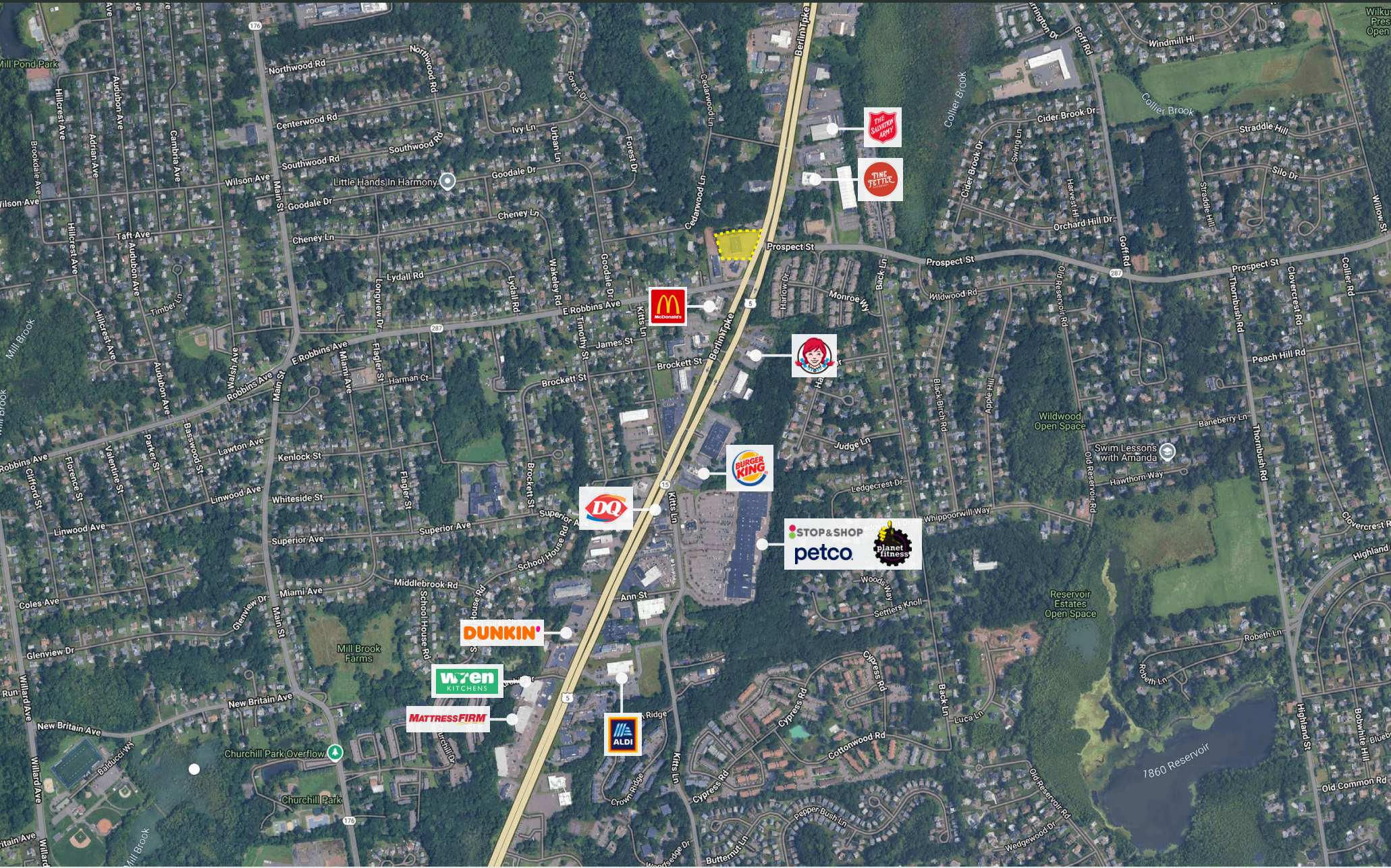


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