

# NEWINGTON SUBLEASE

3219 BERLIN TPKE | NEWINGTON, CT 06111

**AVAILABLE 2,800 SF**

## AREA TENANTS



## PROPERTY INFORMATION

- Sublease runs through Jan 2032
- High traffic area with over 34,000 VPD
- Excellent visibility from the Berlin Turnpike
- Approximately 3.3 miles, 6 minutes to CT Route 9

## SPACE DETAILS

- Available 2,800 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,517	72,619	200,339
MEDIAN HH INC	\$97,297	\$91,776	\$88,727
AVERAGE HH INC	\$123,337	\$115,155	\$110,232



[www.CharterRealty.com](http://www.CharterRealty.com)



**FOR MORE INFORMATION CONTACT:**

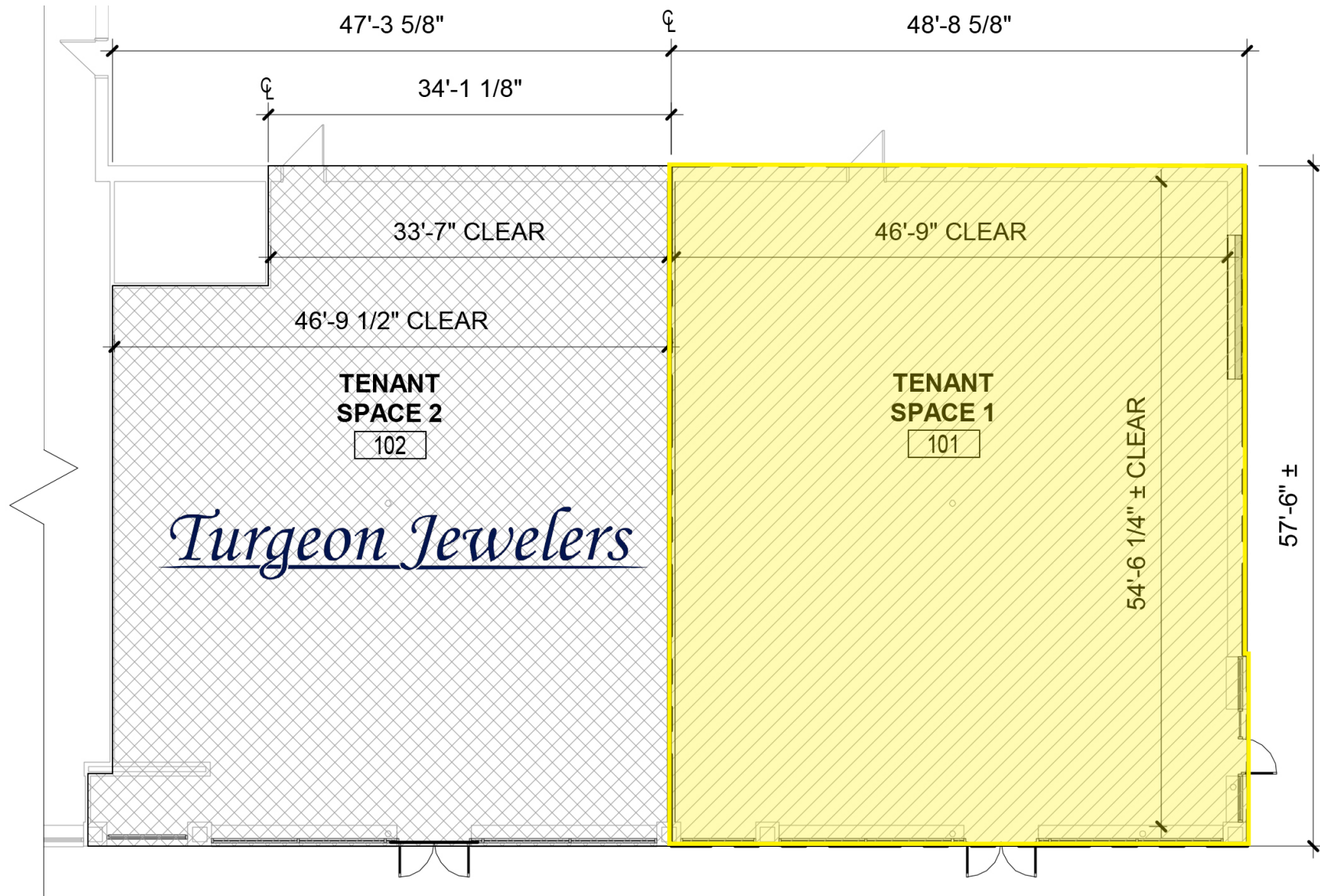
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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **8,517**

Households: **3,701**

Daytime Population: **9,061**

Median Age: **44.1**



Average Household Income: **\$123,337**

Median Household Income: **\$97,297**

### 3 MILE RADIUS:



Total Population: **72,619**

Households: **29,093**

Daytime Population: **54,079**

Median Age: **39.7**



Average Household Income: **\$115,155**

Median Household Income: **\$91,776**

### 5 MILE RADIUS:



Total Population: **200,339**

Households: **82,129**

Daytime Population: **169,709**

Median Age: **39.6**



Average Household Income: **\$110,232**

Median Household Income: **\$88,727**



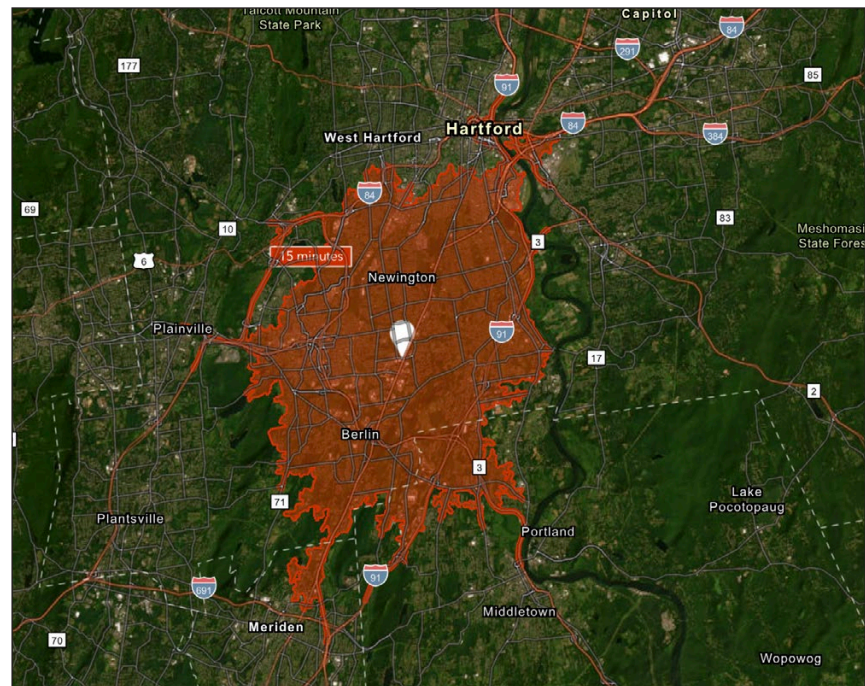
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15 MINUTE DRIVE TIME



## KEY FACTS

216,048

Population

\$81,758

Median Household Income

39.9

Median Age

229,888

Daytime Population

## TAPESTRY SEGMENTS

Fresh Ambitions 14,800 households	City Greens 12,200 households	Savvy Suburbanites 7,988 households
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.
<b>Household Types</b> Single parents and married or cohabiting couples	<b>Household Types</b> Married couples; singles living alone	<b>Household Types</b> Married couples
<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## TOTAL RETAIL SALES

Includes F&B



\$2,186,740,071

## EDUCATION

Bachelor's Degree or Higher



36%

## OWNER OCCUPIED HOME VALUE

Average



\$396,231

## ANNUAL HOUSEHOLD SPENDING

\$3,816

Eating Out

\$2,323

Apparel & Services

\$6,974

Groceries

\$216

Computer & Hardware

\$6,956

Health Care



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