

NEWINGTON SUBLEASE

3219 BERLIN TPKE | NEWINGTON, CT 06111

AVAILABLE 2,800 SF

AREA TENANTS



STAPLES

BIG LOTS!

Burlington

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



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FOR MORE INFORMATION CONTACT:

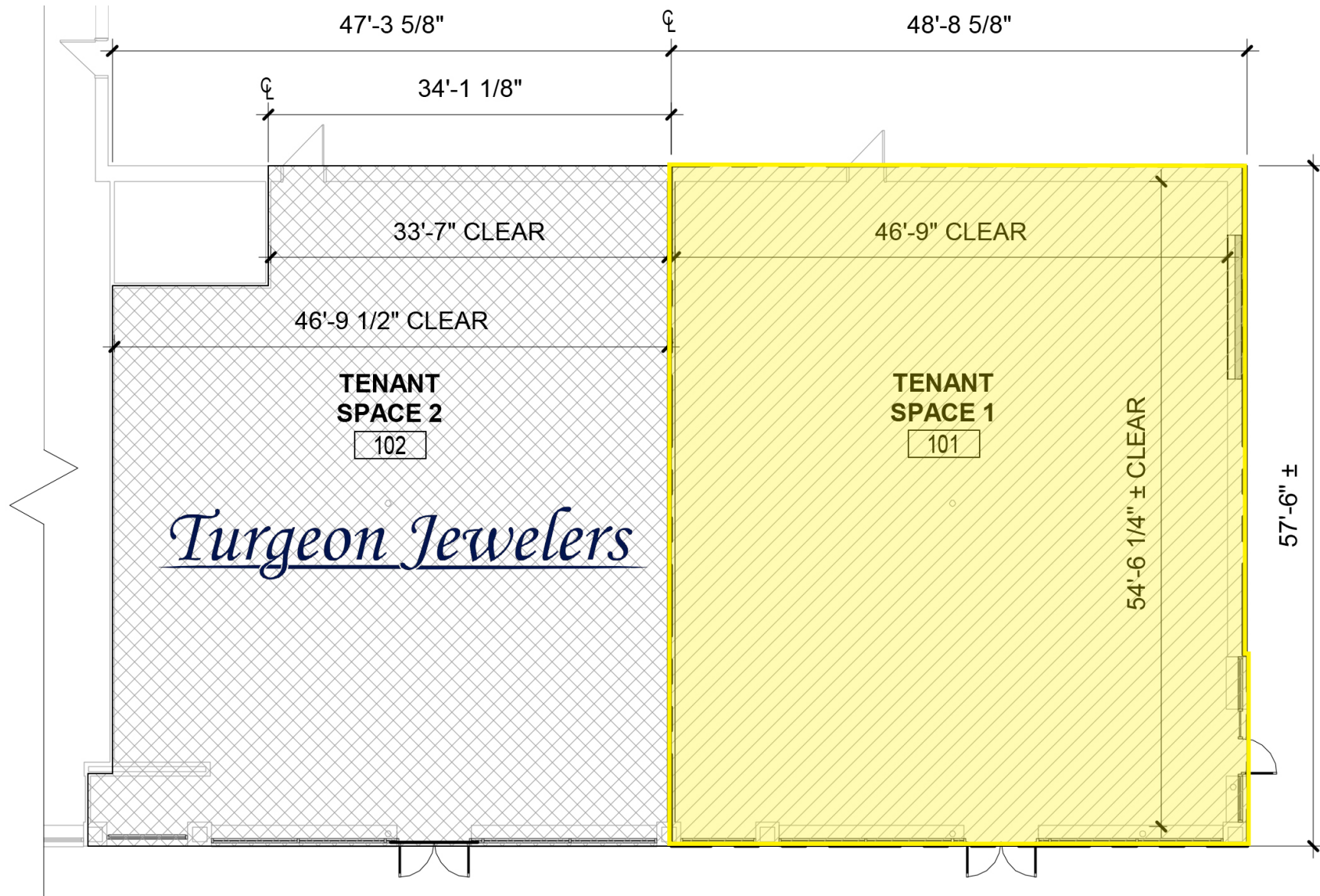
KERRY WOOD

203-227-2922 X 1574
475-288-7040

Kerry@CharterRealty.com

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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**



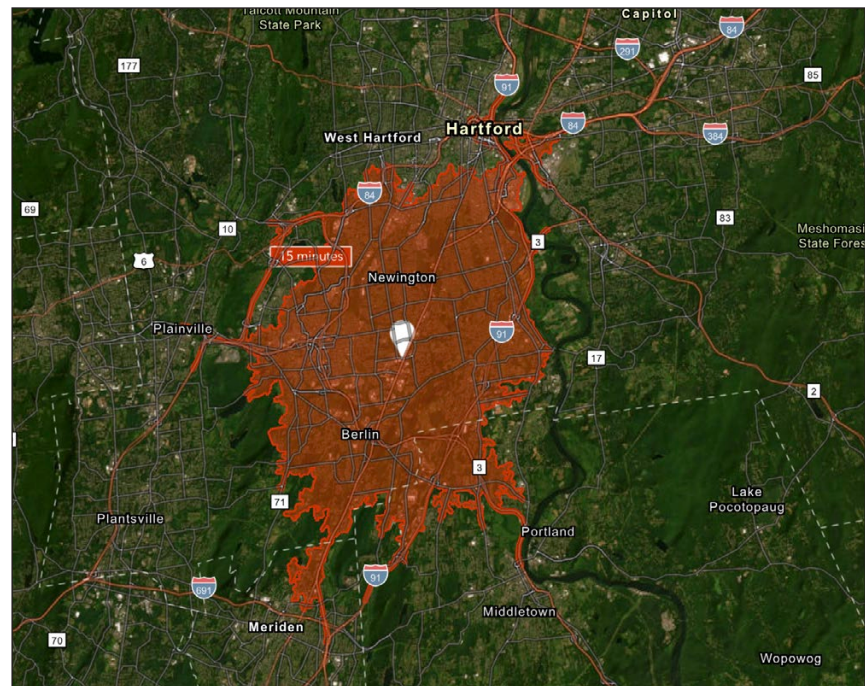
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15 MINUTE DRIVE TIME



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
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.	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.	Socioeconomic Traits 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.
Household Types Single parents and married or cohabiting couples	Household Types Married couples; singles living alone	Household Types Married couples
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$2,186,730,911

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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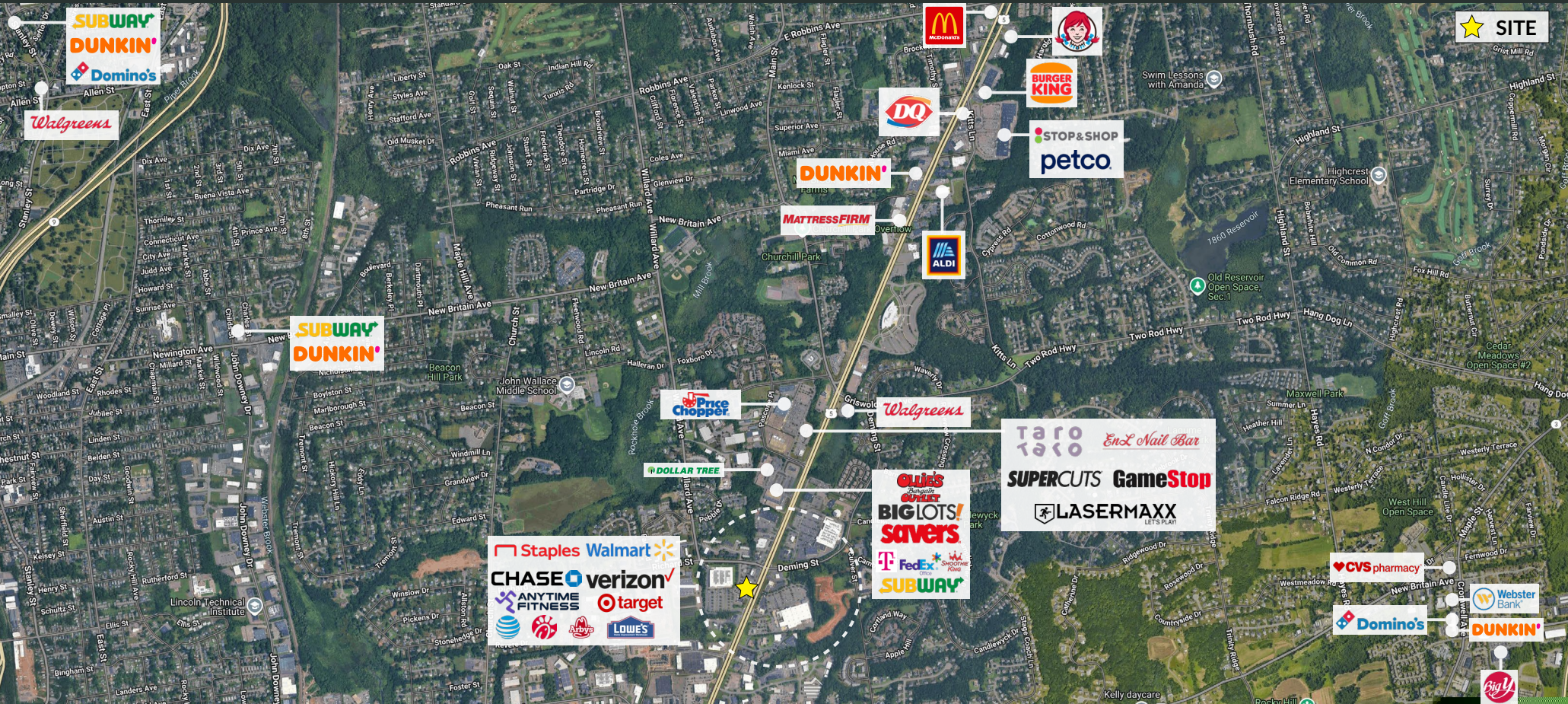


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