

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

AVAILABLE 1,542 SF & 2,731 SF



PROPERTY INFORMATION

- Retail, medical, or Restaurant
- Join this 150,000 SF shopping center located on the Berlin Turnpike (Route 5/15)
- High traffic area with over 34,000 vehicles per day
- Excellent visibility from the Berlin Turnpike
- Approximately 3.3 miles, 6 minutes to CT Route 9

SPACE DETAILS

- Available 1,542 SF & 2,731 SF

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 8,755 | 73,977 | 203,037 |
| MEDIAN HH INC | \$96,245 | \$94,551 | \$90,401 |
| AVERAGE HH INC | \$123,423 | \$115,544 | \$111,924 |



FOR MORE INFORMATION CONTACT:

KERRY WOOD

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

Kerry@CharterRealty.com

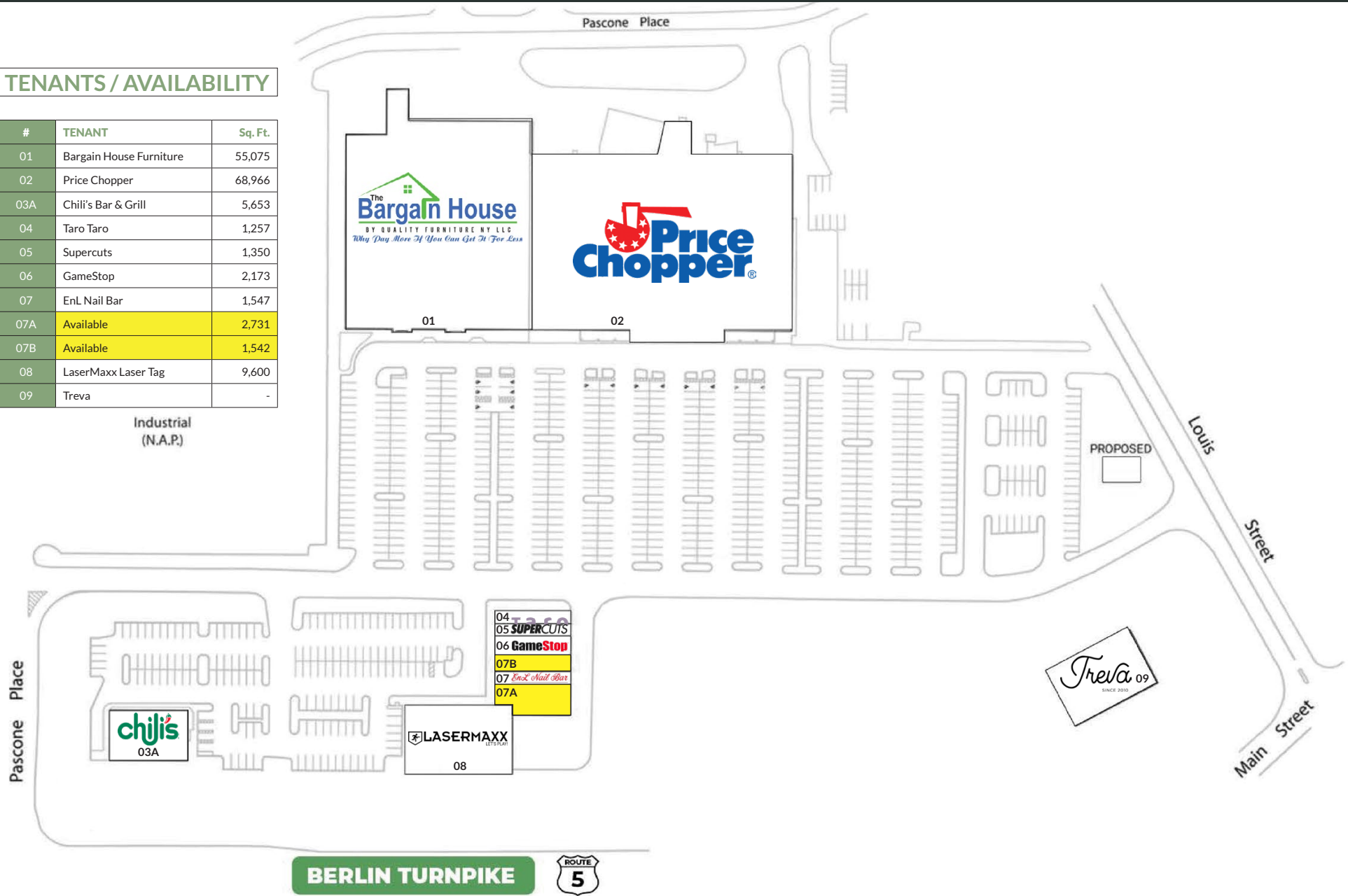
TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|-----|-------------------------|---------|
| 01 | Bargain House Furniture | 55,075 |
| 02 | Price Chopper | 68,966 |
| 03A | Chili's Bar & Grill | 5,653 |
| 04 | Taro Taro | 1,257 |
| 05 | Supercuts | 1,350 |
| 06 | GameStop | 2,173 |
| 07 | EnL Nail Bar | 1,547 |
| 07A | Available | 2,731 |
| 07B | Available | 1,542 |
| 08 | LaserMaxx Laser Tag | 9,600 |
| 09 | Treva | - |

Industrial
(N.A.P.)



BERLIN TURNPIKE



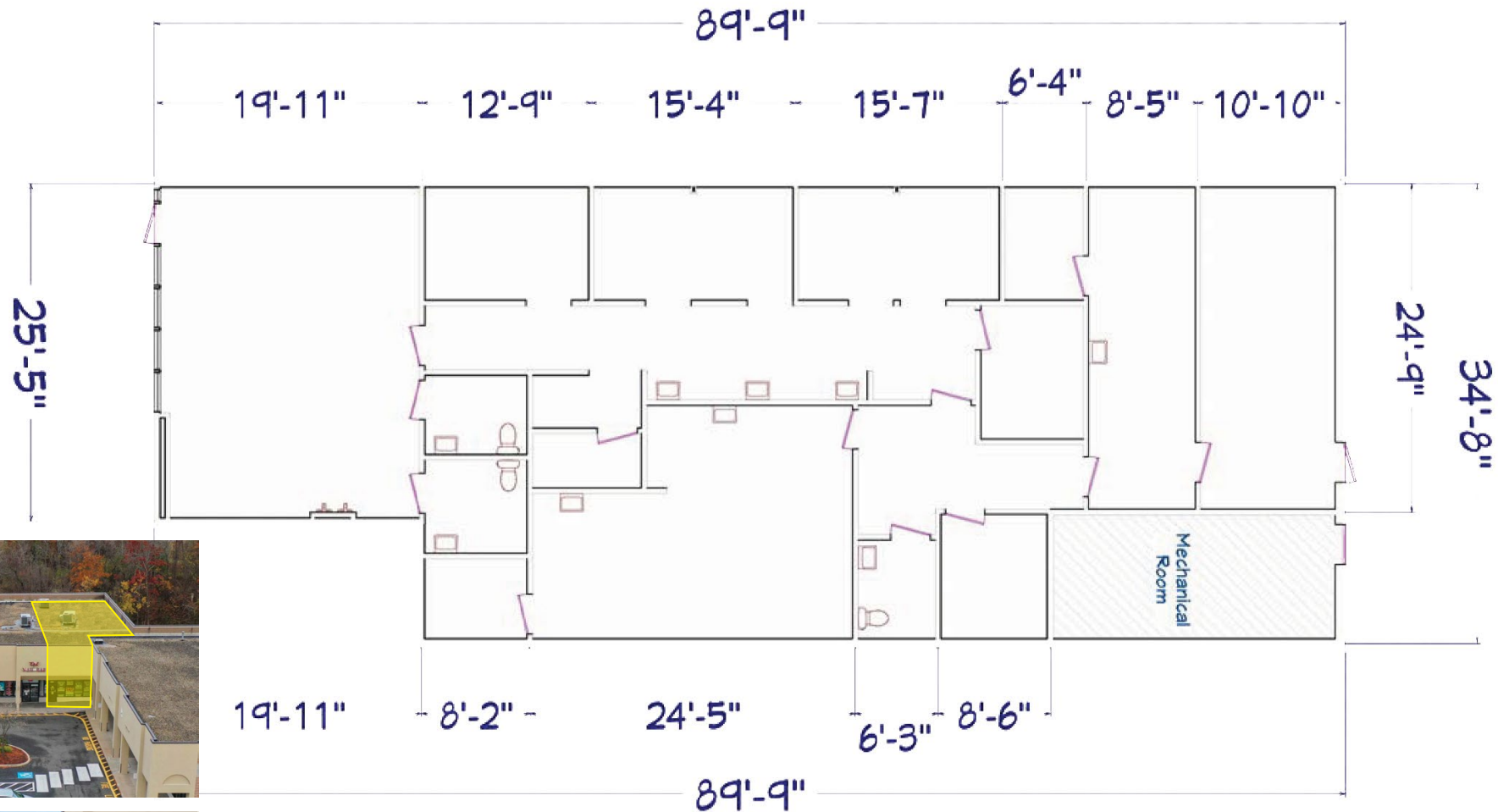
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

UNIT 07A - 2,731 SF

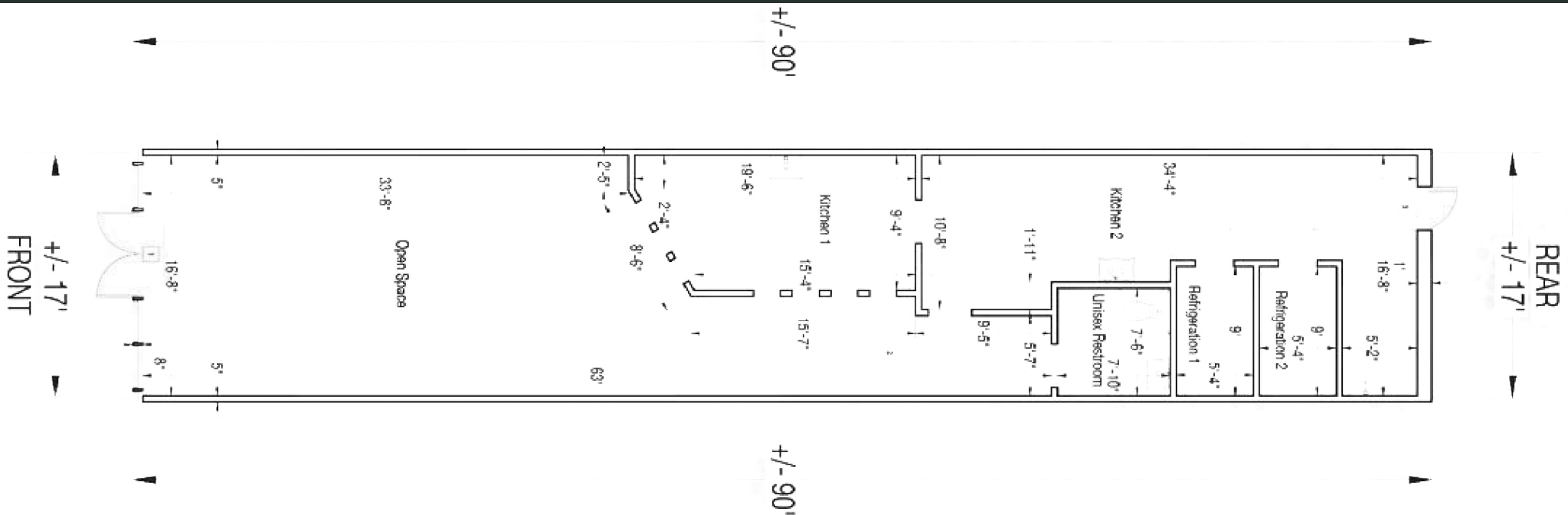


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

2985 BERLIN TURNPIKE | NEWINGTON, CT

+/- 17'
FRONT



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **8,755**

Households: **3,793**

Daytime Population: **9,351**

Median Age: **40.0**



Average Household Income: **\$123,423**

Median Household Income: **\$96,245**

3 MILE RADIUS:



Total Population: **73,977**

Households: **29,432**

Daytime Population: **54,408**

Median Age: **37.8**



Average Household Income: **\$115,544**

Median Household Income: **\$94,551**

5 MILE RADIUS:



Total Population: **203,037**

Households: **82,717**

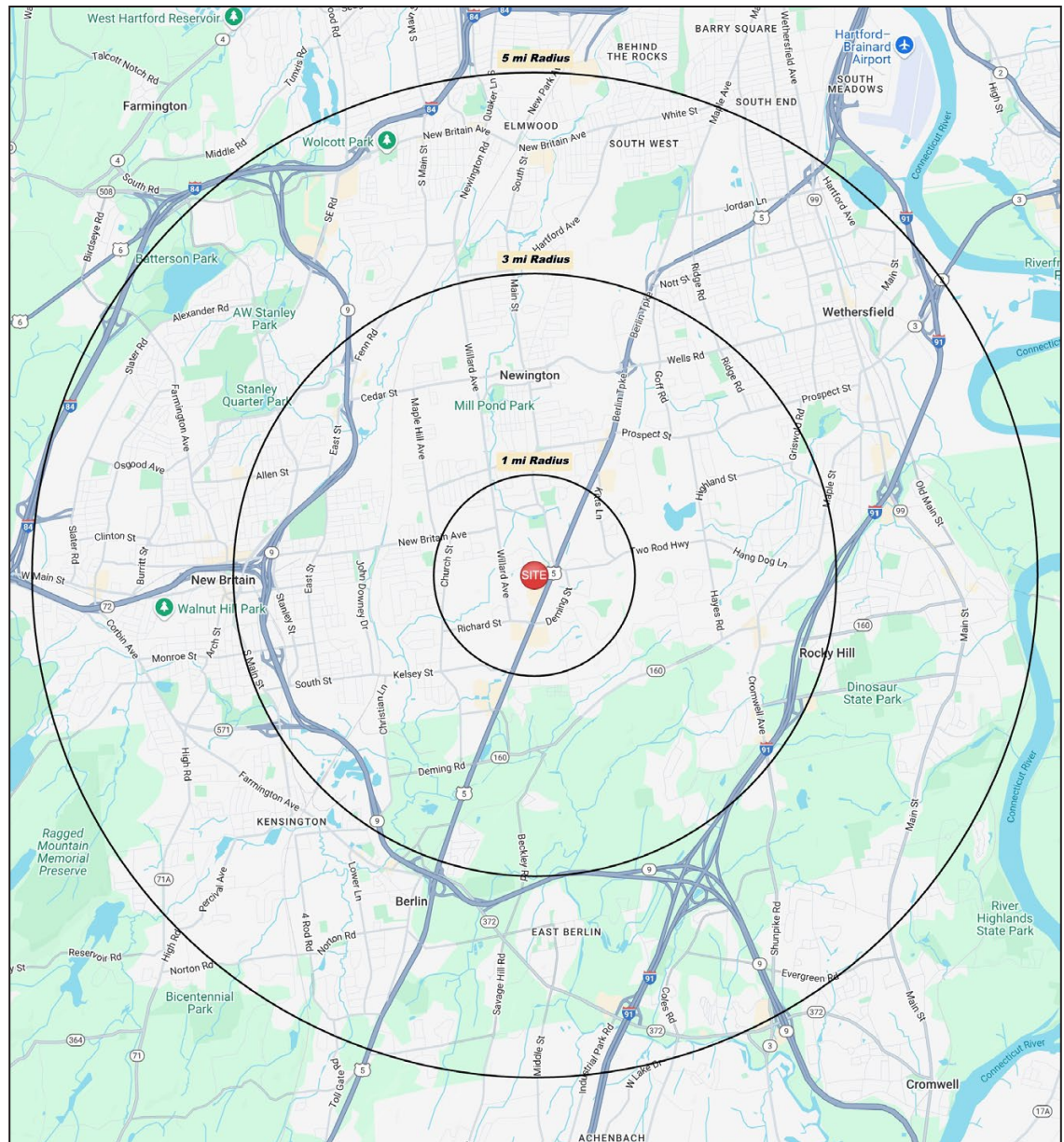
Daytime Population: **165,304**

Median Age: **38.8**



Average Household Income: **\$111,924**

Median Household Income: **\$90,401**



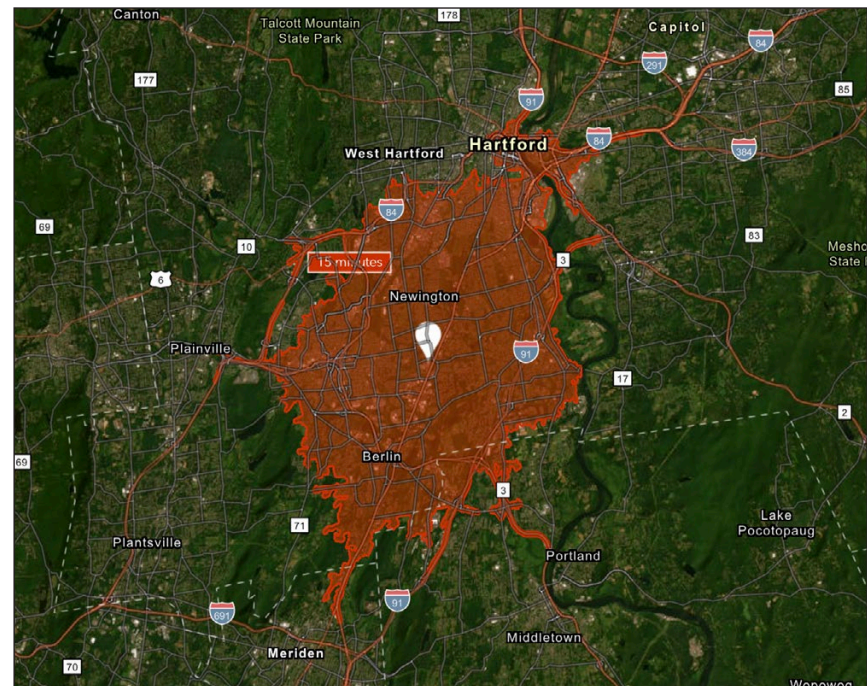
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

15 MINUTE DRIVE TIME



KEY FACTS

224,349

Population

\$78,771

Median Household Income

39.3

Median Age

268,961

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

17,900 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

11,300 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

Savvy Suburbanites

7,052 households

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

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$2,205,956,463

EDUCATION

Bachelor's Degree
or Higher



35%

OWNER OCCUPIED HOME VALUE

Average



\$392,019

ANNUAL HOUSEHOLD SPENDING

\$3,707

Eating
Out

\$2,264

Apparel &
Services

\$6,785

Groceries

\$210

Computer &
Hardware

\$6,676

Health
Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

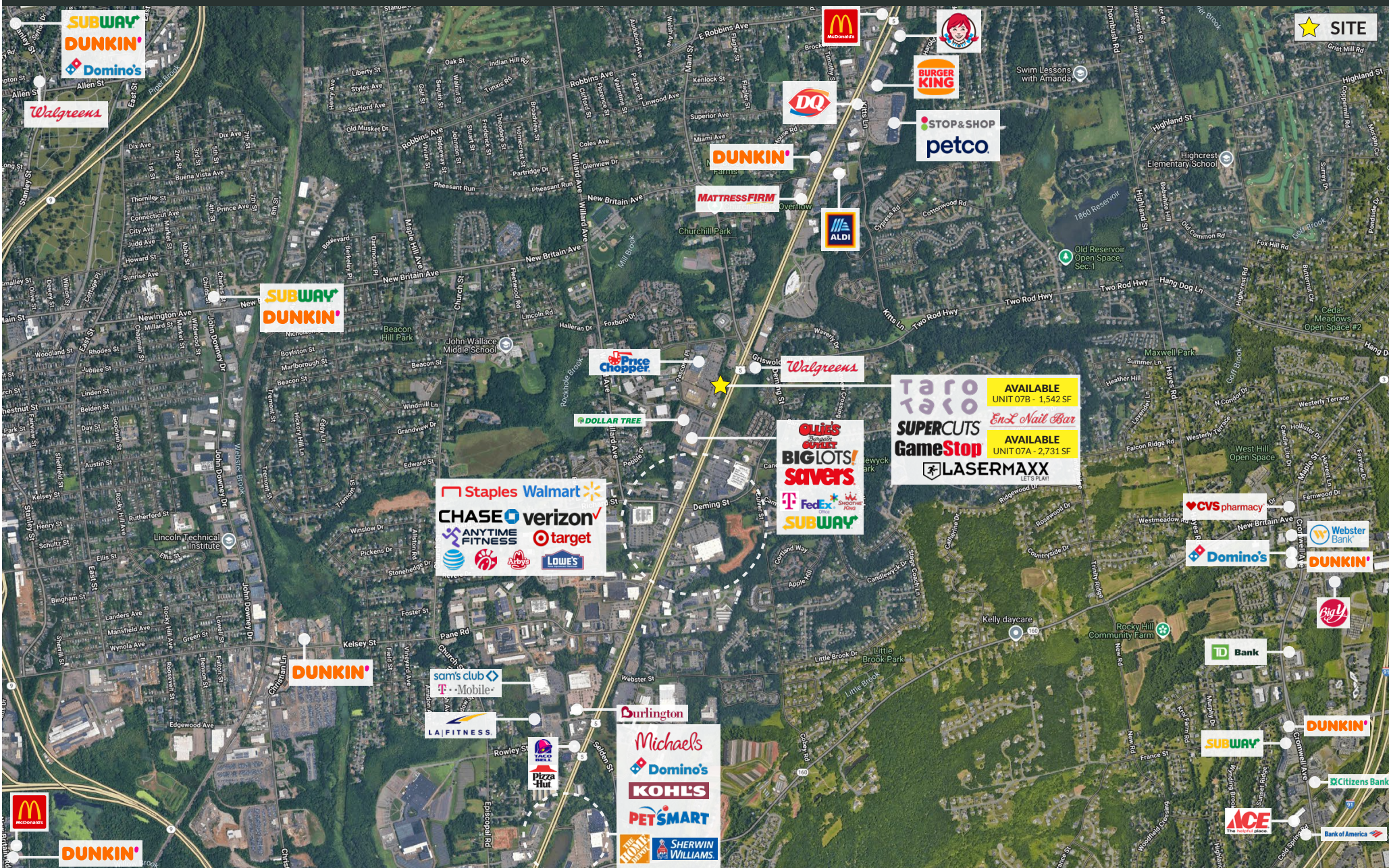
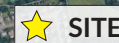
2985 BERLIN TURNPIKE | NEWINGTON, CT



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

2985 BERLIN TURNPIKE | NEWINGTON, CT



Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.