

±5 ACRE PARCEL

5 BERLIN ROAD | CROMWELL, CT

FOR SALE - LAND WITH APPROVALS

AREA ANCHORS

M&T Bank

Walgreens

DUNKIN' DONUTS

McDonald's

MATTRESSFIRM

TACO BELL

PROPERTY INFORMATION

- Purchase Includes a Special Permit for the Operation of Cannabis Retail Sales
- Heavily populated area: +95,000 within 5 miles
- High traffic retail corridor with over 17,000 VPD on Berlin Road
- Approximately 1.3 miles, 3 minute to I-91

AVAILABLE SPACE

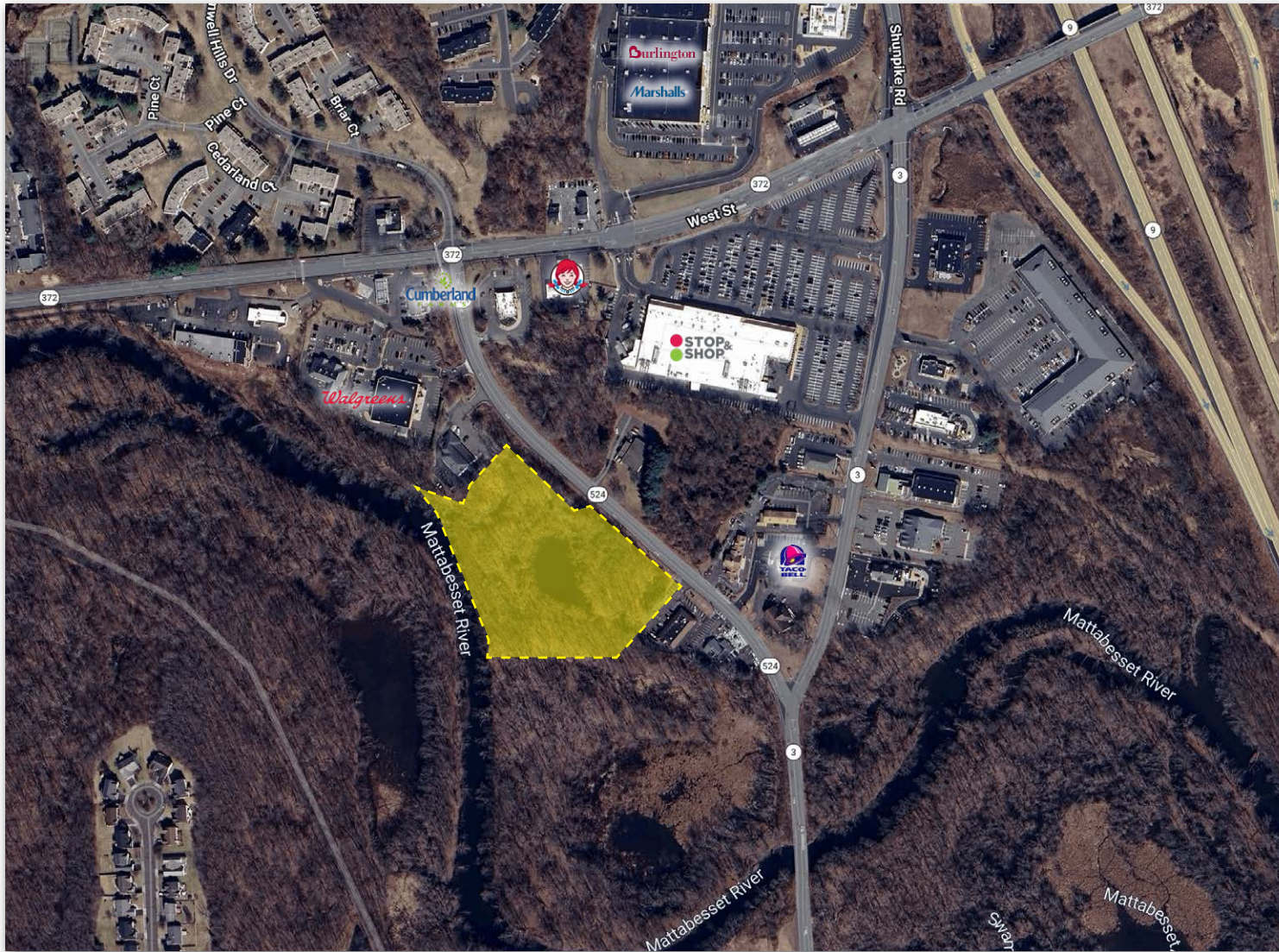
±5 Acres of vacant land

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	32,980	192,253	287,675
MEDIAN HH INC	\$62,566	\$74,612	\$95,489
AVERAGE HH INC	\$75,619	\$94,630	\$120,201



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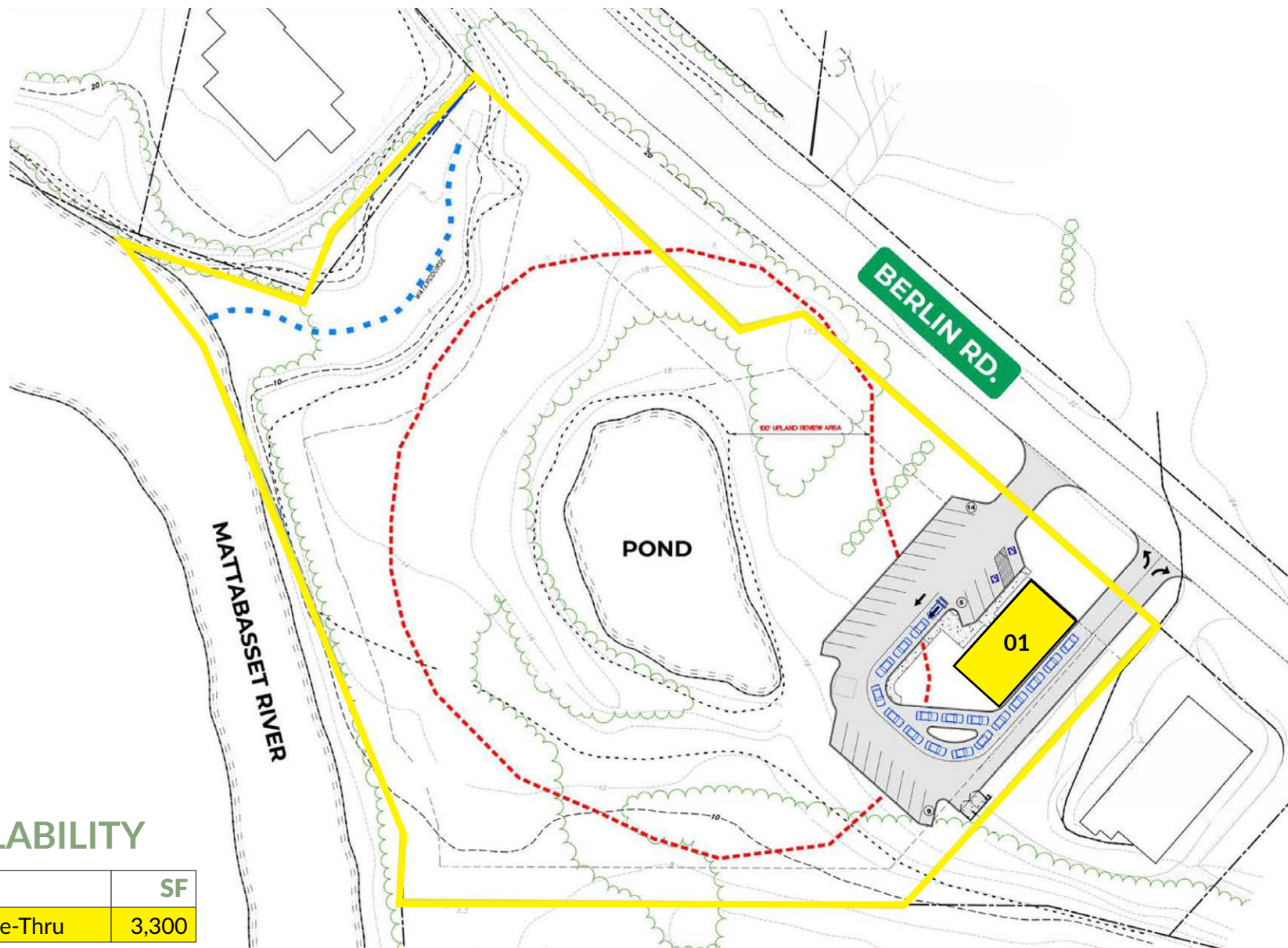


FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	SF
01	Proposed Pad with Drive-Thru	3,300



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **42,977**
Households: **19,258**
Daytime Population: **34,353**
Median Age: **41.2**



Average Household Income: **\$118,065**
Median Household Income: **\$95,200**

5 MILE RADIUS:



Total Population: **95,915**
Households: **40,722**
Daytime Population: **85,421**
Median Age: **41.1**



Average Household Income: **\$124,561**
Median Household Income: **\$98,391**

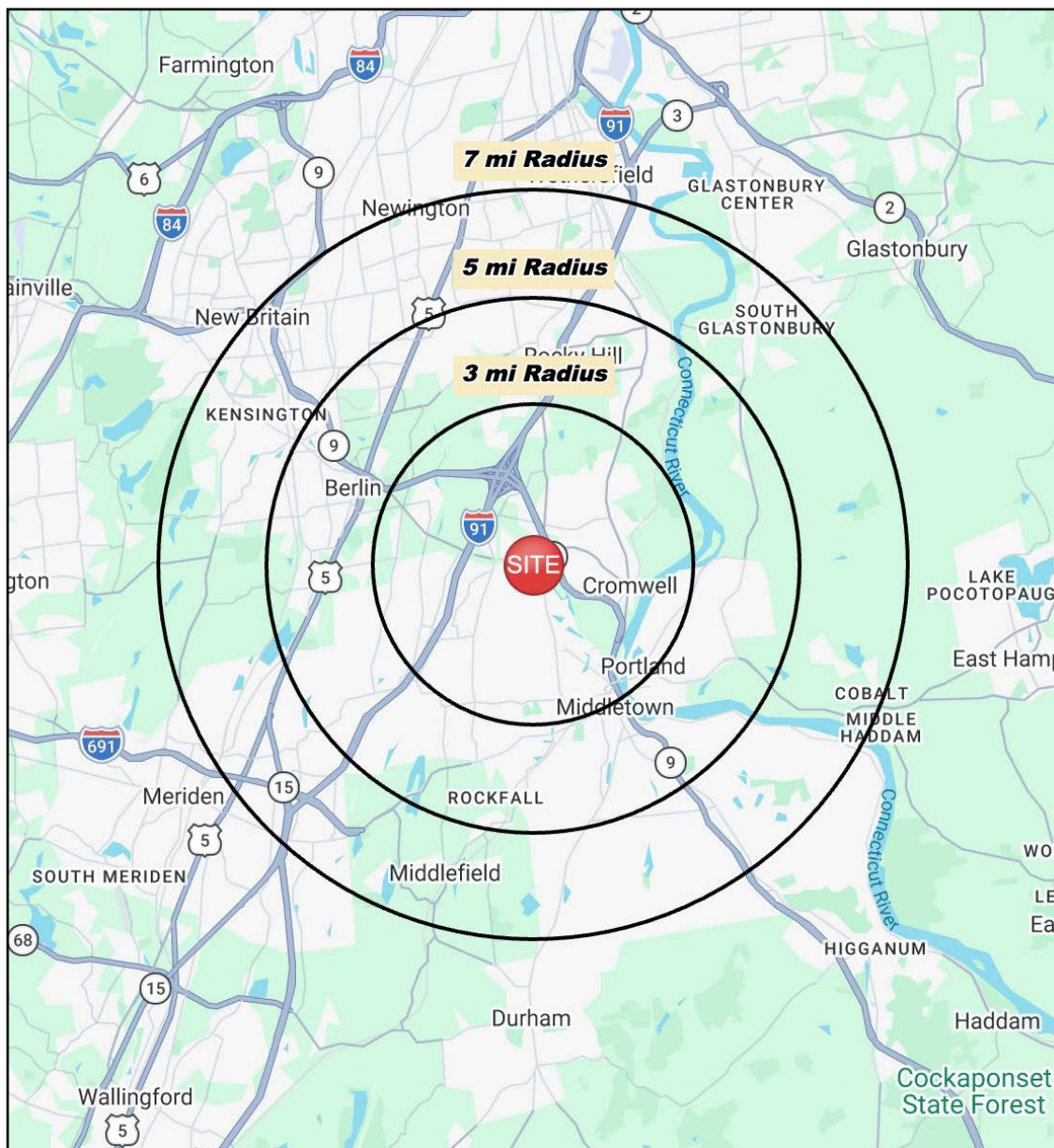
7 MILE RADIUS:



Total Population: **195,436**
Households: **81,296**
Daytime Population: **153,366**
Median Age: **40.8**



Average Household Income: **\$123,051**
Median Household Income: **\$98,604**



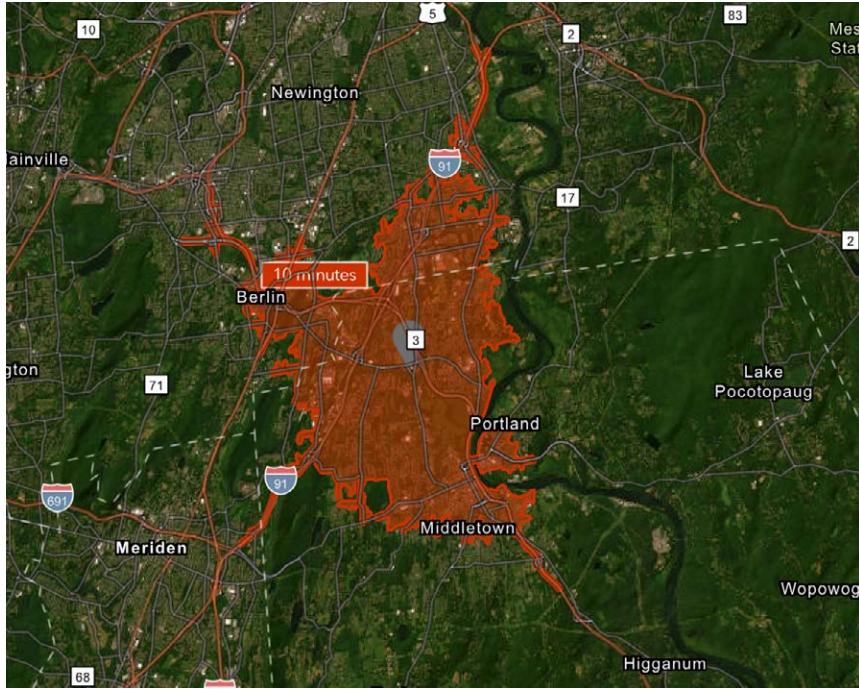
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10 MINUTE DRIVE TIME



KEY FACTS

59,898

Population

40.3

Median Age

\$79,135

Median Household Income

71,563

Daytime Population

TAPESTRY SEGMENTS

City Greens

4,878 households

Emerging Hub

2,454 households

Savvy Suburbanites

2,223 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.

Socioeconomic Traits

These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.

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; singles living alone

Household Types

Singles living alone; married couples with no kids

Household Types

Married couples

Typical Housing

Single Family

Typical Housing

Multi-Units

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$647,294,033

EDUCATION

Bachelor's Degree or Higher



44%

OWNER OCCUPIED HOME VALUE

Average



\$411,365

ANNUAL HOUSEHOLD SPENDING

\$3,904

Eating Out

\$2,366

Apparel & Services

\$7,127

Groceries

\$224

Computer & Hardware

\$7,262

Health Care

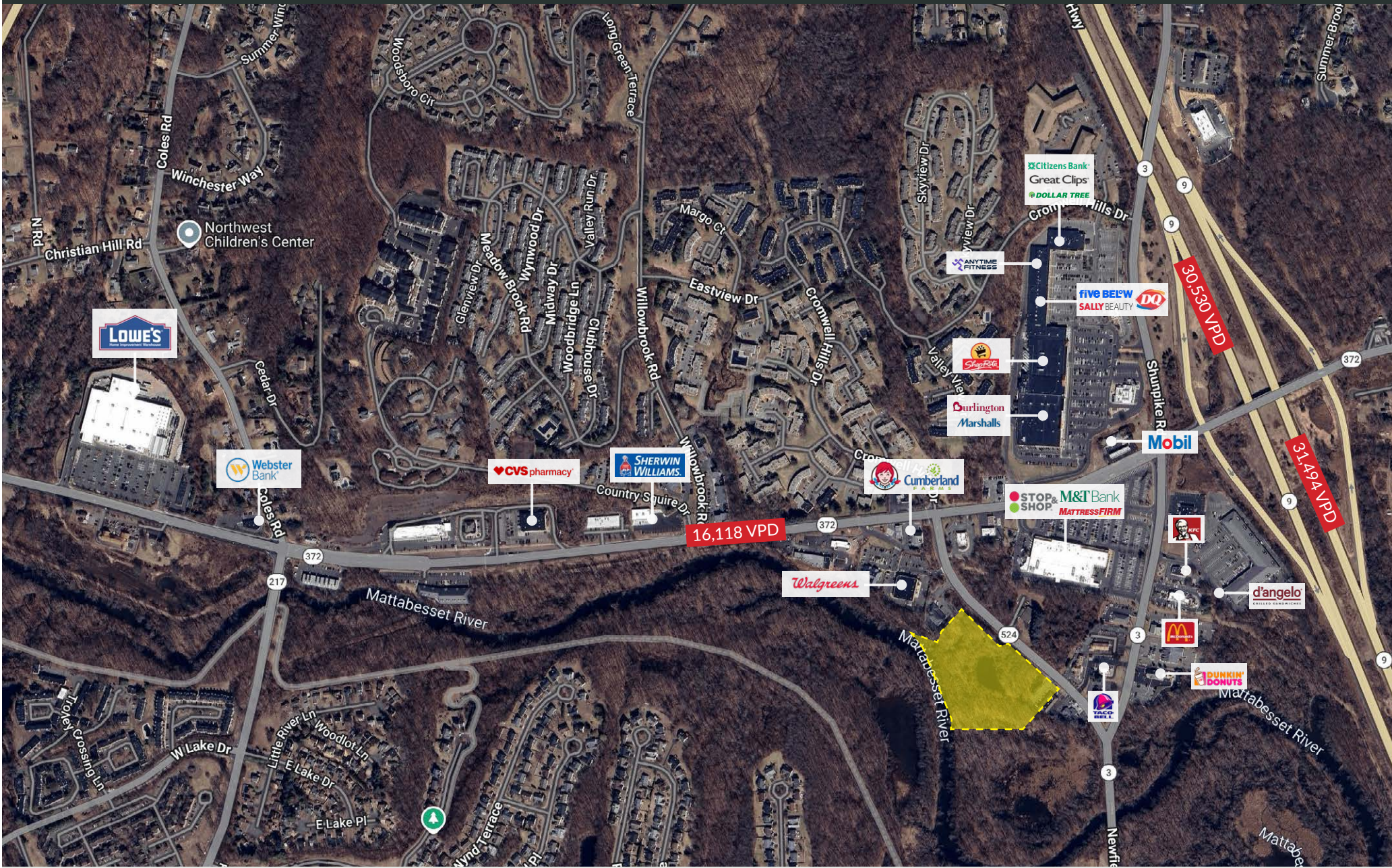


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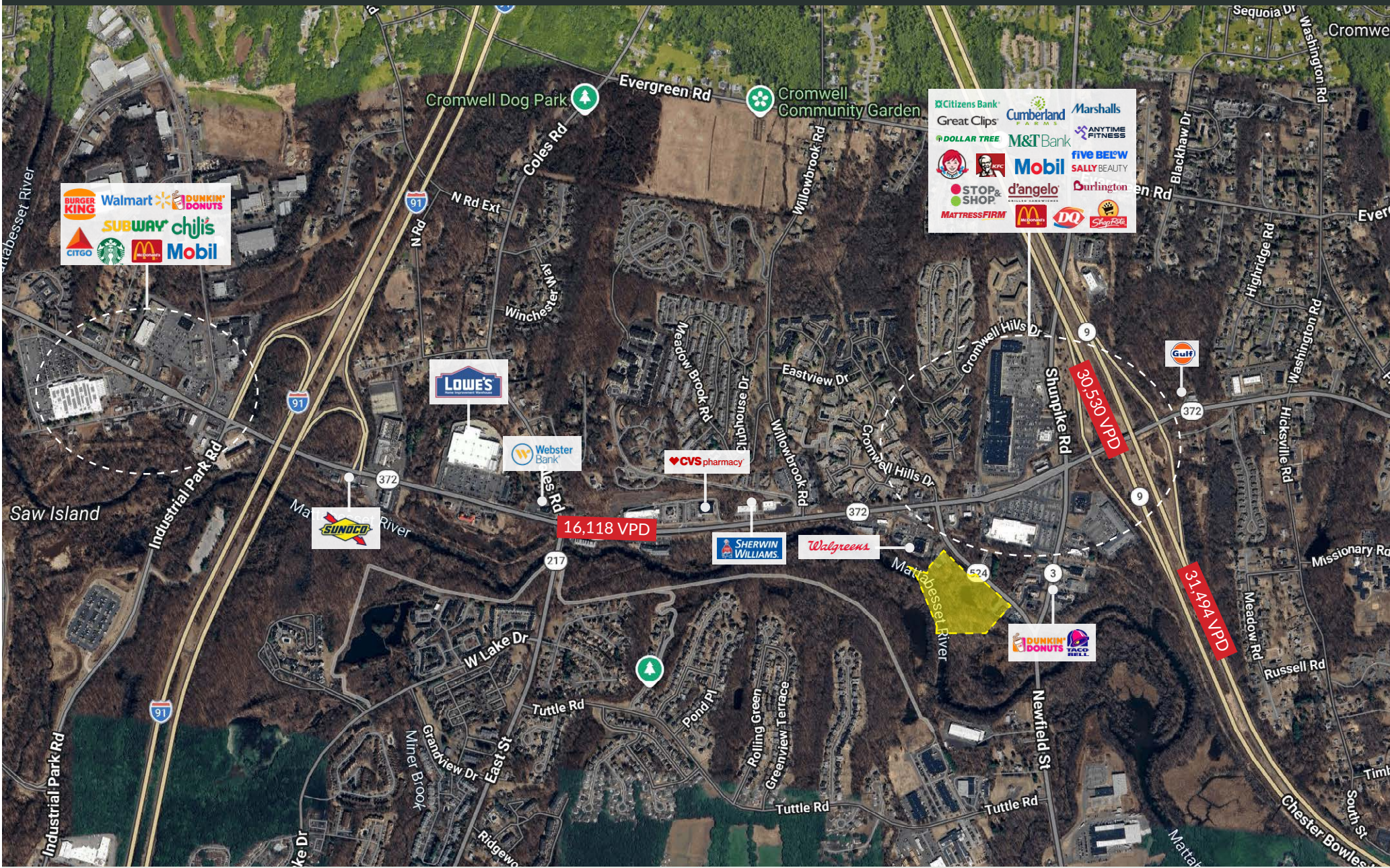
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