

# Prime Retail Space

2495 Berlin Turnpike (Route 5/15)  
Newington, Connecticut



## Available: Freestanding Former Boston Market

- 3,256 SF
- 1.3 acres of land
- Corner of Kitts Lane
- Traffic count is 37,100 CPD
- Major retail trade area
- For Lease or Sale

### DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	8,864	\$127,780	46.8
3 miles	68,930	\$116,072	44.9
5 miles	224,110	\$95,298	39.3



## PROTO GROUP

110 Washington Avenue, 4<sup>th</sup> Floor  
North Haven, CT 06473  
Phone: 203.234.6371 – Fax: 203.234.6372

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7.1.2024

The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

110 Washington Avenue 4th Floor North Haven, CT - Tel 203.234.6371 - Fax 203.234.6372



PROTO GROUP







2495 Berlin Tpke., Newington, Connecticut 06111

\$130,000



Active	Retail, Land For Lease
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Retail, Land For Lease		DOM / CDOM:	0 / 0
Listing ID :	24029550	County:	Hartford
Parcel Number:	660809	Neighborhood:	N/A
		Is also for Sale/Lease:	/

**Overview**

Freestanding former Boston Market, a 3,256 SF building on 1.3 acres of land. Property is available for \$130,000 per year as is or for sale at \$2,400,000. Endless possibilities, excellent location in a heavy retail corridor. Traffic count is 37,100 CPD.

**Private Remarks**

**Structural/Parking Information**

Year Built:	1995	Construction:	Frame, Masonry, Steel
Number of Stories:	1	Roof:	Flat
Number of Units:	1	Foundation:	Masonry, Slab
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	Yes/32" Minimum Door Widths	Ceiling Height:	
SqFt/SqFt Source:	3,256/Public Records	# of Restrooms:	2
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:	60	Office SqFt:	
Total Parking Spaces:	60	Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:	60 Total Spaces, Paved, Parking Lot	Warehouse SqFt:	
Commercial Features:	Fire Suppression System, Security System	Residential SqFt:	3256
Exterior Features:	Lighting, Pole Sign	Additional SqFt Available:	

**Building Information**

Present Use:	Former Boston Market, Vacant	Tax Year:	
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**Lease Information**

Landlord Options:	Possible First Right of Refusal, Possible Lease Purchase, Possible Option to Purchase, Property is Also For Sale	Tenant Responsibilities:	Not Applicable
Landlord Requirements:	References Required, Security Deposit, Net-Net-Net Lease	Security Deposit Info:	TBD
Landlord Responsibilities:		Build Out Allowance:	Negotiable
Landlord Responsibilities:	Flexible Lease Terms	Monthly Lease \$:	
		Remaining Years on Lease:	

**Utility Information**

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas
Cooling:	Central Air	Electric Voltage:	240
Hot Water System:		Electric Amperage:	120
Water Service:	Public Water Connected	Electric Phases:	3
Sewer Service:		# of Electrical Services:	

**Lot & Location**

Acres:	1.40	Lot Description:	Corner Lot
Zoning:	B-BT	In Flood Zone:	No
Location:	Suburban, Shopping Center, Strip Center, Retail Corridor	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	Brochure, Demographic Data, Environmental Site Assess., Environmental Site Assess. (Phase 1), Legal Description, Plot Plan/Survey

Walk Score® : 71 Very Walkable - Most errands can be accomplished on foot

**Listing Information**

Showing Instructions: Call listing broker  
 Lock Box Description: Call List Office  
 Lock Box Location: \_\_\_\_\_  
 Directions: 2495 Berlin Turnpike between Kitts Lane and Superior Avenue  
 Sign: Yes  
 Owner Name / Phone: Withheld /  
 Occupied By: Vacant

Listing Contract Type: Exclusive Right to Lease Listing Agreement  
 Service Type: Full Service  
 Buyer Agency Compensation: \$1  
 Additional Compensation Info: \_\_\_\_\_  
 Compensation Notes: Call broker for brokerage fees  
 Variable Compensation / Reserved Prospect: No / No  
 Date Available: Immediate  
 Potential Short Sale / Comments: /

The following items are not included in this sale:

**Property Management**

Property Management Type: \_\_\_\_\_  
 Property Management Company: \_\_\_\_\_  
 Property Management Company Phone: \_\_\_\_\_

Property Manager: \_\_\_\_\_  
 Property Manager Phone/Email: \_\_\_\_\_

**Listing Agent/Broker Information**

List Agent: Louis Proto (PROTOLO)  
 List Agent Phone: (203) 234-6371  
 List Agent Email: proto@theprotogroup.com  
 List Agent License: REB.0754233  
 List Agent Website: \_\_\_\_\_

List Office: Proto Group LLC The (PROT30)  
 List Office Phone: (203) 234-6371  
 List Office Website: \_\_\_\_\_

**Marketing History**

List Price: \$130,000  
 Previous List Price: \$130,000  
 Original List Price: \$130,000  
 Price Last Updated: \_\_\_\_\_  
 List Price as % of Assessed Value: \_\_\_\_\_

Entered in MLS: 07/01/2024  
 Listing Contract Date: 07/01/2024  
 Listing Last Updated: 07/01/2024  
 Expiration Date: \_\_\_\_\_  
 Sale Financing: \_\_\_\_\_

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