# Prime Retail Space

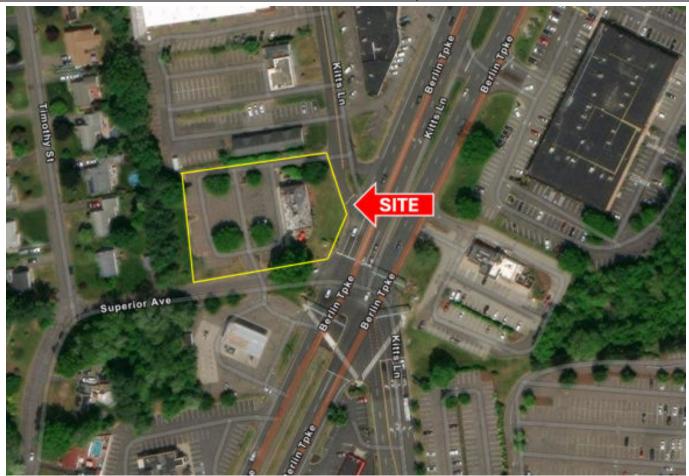
2495 Berlin Turnpike (Route 5/15) Newington, Connecticut



# Available: Freestanding Former Boston Market

<b>DEMOGRAPHICS</b>				
<u>Radius</u>	<b>Population</b>	Avg. Household	<u>Median Age</u>	
		<u>Income</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	

- > 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





110 Washington Avenue, 4<sup>th</sup> Floor North Haven, CT 06473

Phone: 203.234.6371 - Fax: 203.234.6372

CONTACT: Lou Proto

proto@the protogroup.com

7.1.2024

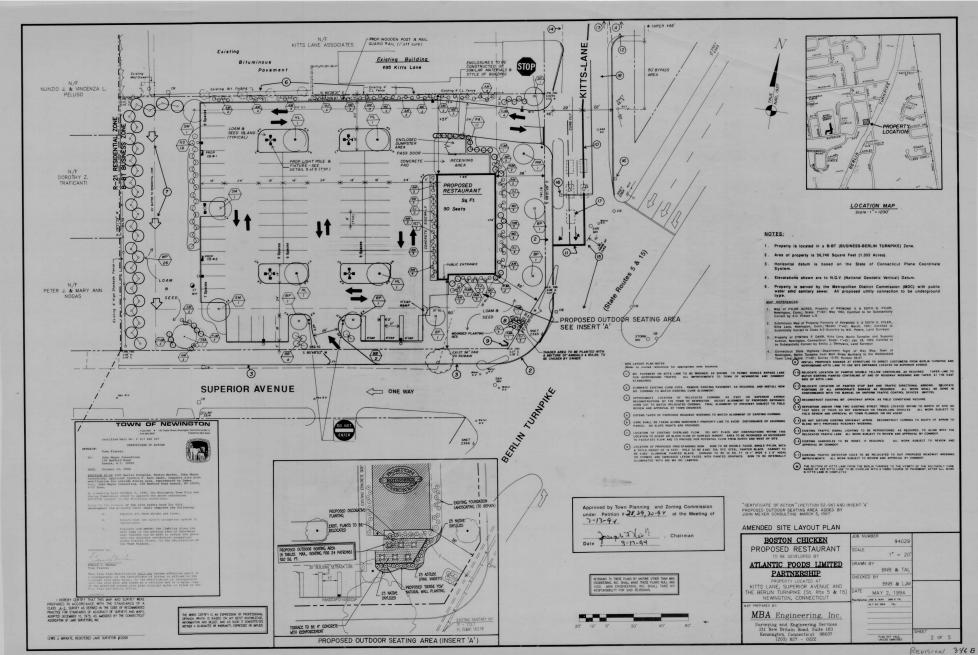




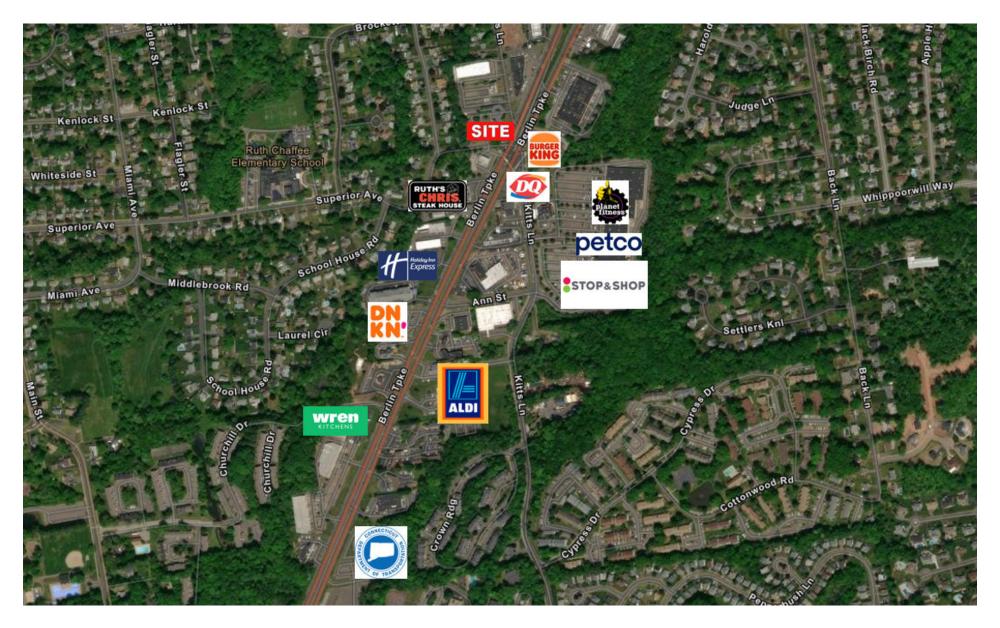


# 110 Washington Avenue 4th Floor North Haven, CT - Tel 203.234.6371 - Fax 203.234.6372









2495 Berlin Tpke., Newington, Connecticut 06111



Active		Retail, Land For Lease	
Retail, Land For Lease		DOM / CDOM:	0/0
Listing ID:	24029550	County:	Hartford
Parcel Number:	660809	Neighborhood:	N/A
		Is also for Sale/Lease:	1

\$130,000

#### **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 In	<u>formation</u>
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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" Minim	um Door Widths	Ceiling Height:	
SqFt/SqFt Source: 3,256	3/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, Pav	ved, Parking Lot	Warehouse SqFt:	
Commercial Features: Fire Suppression System, 9	Security System	Residential SqFt:	3256
Exterior Features: Lig	hting, Pole Sign	Additional SqFt Available:	
Present Use: Former Boston	n Market, Vacant	Tax Year:	
Loggo Information			
Lease Information	nco Durchaco	Tanant Dagnanajhilitiaa	Not Applicable
Landlord Possible First Right of Refusal, Possible Lea		Tenant Responsibilities:	Not Applicable
Landlord Possible First Right of Refusal, Possible Lea Options: Possible Option to Purchase, Property is Als	so For Sale	Security Deposit Info:	TBD
Landlord Possible First Right of Refusal, Possible Lea	so For Sale	Security Deposit Info: Build Out Allowance:	
Possible First Right of Refusal, Possible Lea Options: Possible Option to Purchase, Property is Als Landlord References Required, Security De	so For Sale	Security Deposit Info: Build Out Allowance: Monthly Lease \$:	TBD
Landlord Possible First Right of Refusal, Possible Lea Options: Possible Option to Purchase, Property is Als Landlord Requirements: References Required, Security Down Net Lease Landlord Responsibilities:	so For Sale	Security Deposit Info: Build Out Allowance:	TBD
Landlord Options:  Possible First Right of Refusal, Possible Lea Possible Option to Purchase, Property is Als Landlord Requirements:  Landlord Responsibilities:  Landlord Responsibilities:  Flexibility Possible First Right of Refusal, Possible Lea Refusal, Possibl	so For Sale eposit, Net-Net-	Security Deposit Info: Build Out Allowance: Monthly Lease \$:	TBD
Landlord Options:  Possible First Right of Refusal, Possible Lea Possible Option to Purchase, Property is Als Landlord Requirements:  References Required, Security Do Net Lease  Landlord Responsibilities:  Landlord Responsibilities:  Flexibutility Information	so For Sale eposit, Net-Net-	Security Deposit Info: Build Out Allowance: Monthly Lease \$:	TBD
Landlord Possible First Right of Refusal, Possible Lea Possible Option to Purchase, Property is Als Landlord Requirements: References Required, Security Down Net Lease Landlord Responsibilities: Flexibutility Information	eposit, Net-Net- ble Lease Terms	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:	TBD Negotiable
Landlord Options:  Possible First Right of Refusal, Possible Lead Possible Option to Purchase, Property is Also Landlord Requirements:  Requirements:  Landlord Responsibilities:  Landlord Responsibilities:  Flexibility Information  Heat Type/Fuel:  Hotomorphisms Property is Also Possible Lead Possible Possible Possible Possible Possible Possible Possible Lead Possible Lead Possible Lead Possible Lead Possible Lead Possible Possib	eposit, Net-Net- ble Lease Terms t Air/Natural Gas	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities:	TBD Negotiable Electric, Gas
Possible First Right of Refusal, Possible Lea Options:  Andlord Requirements:  Andlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Heat Type/Fuel:  Hot Water System:	eposit, Net-Net- ble Lease Terms t Air/Natural Gas	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities: Electric Voltage:	TBD Negotiable Electric, Gas 240
Possible First Right of Refusal, Possible Lea Options:  Andlord Requirements:  Andlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Heat Type/Fuel:  Hot Water System:	so For Sale eposit, Net-Net- ble Lease Terms t Air/Natural Gas Central Air	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities: Electric Voltage: Electric Amperage:	TBD Negotiable  Electric, Gas 240 120
Possible First Right of Refusal, Possible Lea Options:  Possible Option to Purchase, Property is Als Landlord Requirements:  References Required, Security De Net Lease  Landlord Responsibilities:  Landlord Responsibilities:  Flexib  Utility Information  Heat Type/Fuel:  Cooling:  Hot Water System:  Water Service:  Public W	so For Sale eposit, Net-Net- ble Lease Terms t Air/Natural Gas Central Air	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities: Electric Voltage: Electric Amperage: Electric Phases:	TBD Negotiable  Electric, Gas 240 120
Possible First Right of Refusal, Possible Lead Possible Option to Purchase, Property is Als Possible Option to Purchase, Property is Als Requirements:  Requirements:  References Required, Security Do Net Lease  Landlord Responsibilities:  Landlord Responsibilities:  Flexib  Utility Information  Heat Type/Fuel:  Hot Cooling:  Hot Water System:  Water Service:  Public Wassible First Right of Refusal, Possible Lead Possib	so For Sale eposit, Net-Net- ble Lease Terms t Air/Natural Gas Central Air	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities: Electric Voltage: Electric Amperage: Electric Phases:	TBD Negotiable  Electric, Gas 240 120
Possible First Right of Refusal, Possible Lea Options:  Possible Option to Purchase, Property is Als Requirements:  Requirements:  References Required, Security De Net Lease  Landlord Responsibilities:  Landlord Responsibilities:  Flexib  Utility Information  Heat Type/Fuel:  Hot Water System:  Water Service:  Public W  Sewer Service:  Lot & Location	so For Sale eposit, Net-Net- ble Lease Terms t Air/Natural Gas Central Air Vater Connected	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities: Electric Voltage: Electric Amperage: Electric Phases: # of Electrical Services:	TBD Negotiable  Electric, Gas 240 120 3
Possible First Right of Refusal, Possible Lead Possible Option to Purchase, Property is Als Possible Option to Purchase, Property is Als Requirements:  Requirements:  Landlord Responsibilities:  Landlord Responsibilities:  Landlord Responsibilities:  Flexib  Utility Information  Heat Type/Fuel:  Hot Water System:  Water Service:  Public Water Service:  Lot & Location  Acres:	so For Sale eposit, Net-Net- ble Lease Terms t Air/Natural Gas Central Air Vater Connected  1.40 B-BT	Security Deposit Info: Build Out Allowance: Monthly Lease \$: Remaining Years on Lease:  Available Utilities: Electric Voltage: Electric Amperage: Electric Phases: # of Electrical Services:	TBD Negotiable  Electric, Gas 240 120 3

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

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#### SmartMLS connectMLS

#### **Listing Information**

Showing Instructions:	Call listing broker	Listing Contract Type:	Exclusive Right to Lease	Listing Agreement
Lock Box Description:	Call List Office	Service Type:		Full Service
Lock Box Location:		Buyer Agency Compens	ation:	\$1
Directions: 2495 Berlin Turnpike between Kitts Lane and Superior		Additional Compensation	n Info:	
Avenue		Compensation Notes:	Call broker	for brokerage fees
Sign:	Yes	Variable Compensation	Reserved Prospect:	No / No
Owner Name / Phone:	Withheld /	Date Available:	· · · · · · · · · · · · · · · · · · ·	Immediate
Occupied By:	Vacant	Potential Short Sale / Co	omments:	1
		The following items are	not included in this sale:	

### **Property Management**

Property Management Type:	Property Manager:
Property Management Company:	Property Manager Phone/Email:
Property Management Company Phone:	

## **Listing Agent/Broker Information**

List Agent:	Louis Proto (PROTOLO)	List Office:	Proto Group LLC The (PROT30)
List Agent Phone:	<u>(203) 234-6371</u>	List Office Phone:	<u>(203) 234-6371</u>
List Agent Email:	proto@theprotogroup.com	List Office Website:	
List Agent License:	REB.0754233		
List Agent Website:			

#### **Marketing History**

List Price:	\$130,000	Entered in MLS:	07/01/2024
Previous List Price:	\$130,000	Listing Contract Date:	07/01/2024
Original List Price:	\$130,000	Listing Last Updated:	07/01/2024
Price Last Updated:		Expiration Date:	
List Price as % of Assessed Value:		Sale Financing:	

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Prepared By: Lauren Anderson Lic.#: | Proto Group LLC The | 07/01/2024 02:34 PM

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