

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 Sale \$2,195,000 or
Ground Lease \$130,000

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, 4th Floor
North Haven, CT 06473
Phone: 203.234.6371 – Fax: 203.234.6372

CONTACT: Lou Proto
proto@theprotogroup.com

11.3.2025

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.

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1. Property is located in a B-BT (BUSINESS-BERLIN TURNPIKE) Zone.
2. Area of property is 56,746 Square Feet (1.303 Acres).
3. Horizontal datum is based on the State of Connecticut Plane Coordinate System.
4. Elevations shown are to N.G.V. (National Geodetic Vertical) Datum.
5. Property is served by the Metropolitan District Commission (MDC) with public water and sanitary sewer. All proposed utility connection to be underground two feet.

[illegible]

"CERTIFICATE OF ACTION" (PETITION 52-96) AND INSERT 'A'
PROPOSED OUTDOOR SEATING AREA ADDED BY
JOHN MEYER CONSULTING MARCH 5, 1997.

BOSTON CHICKEN
PROPOSED RESTAURANT

PARTNERSHIP
PROPERTY LOCATED AT

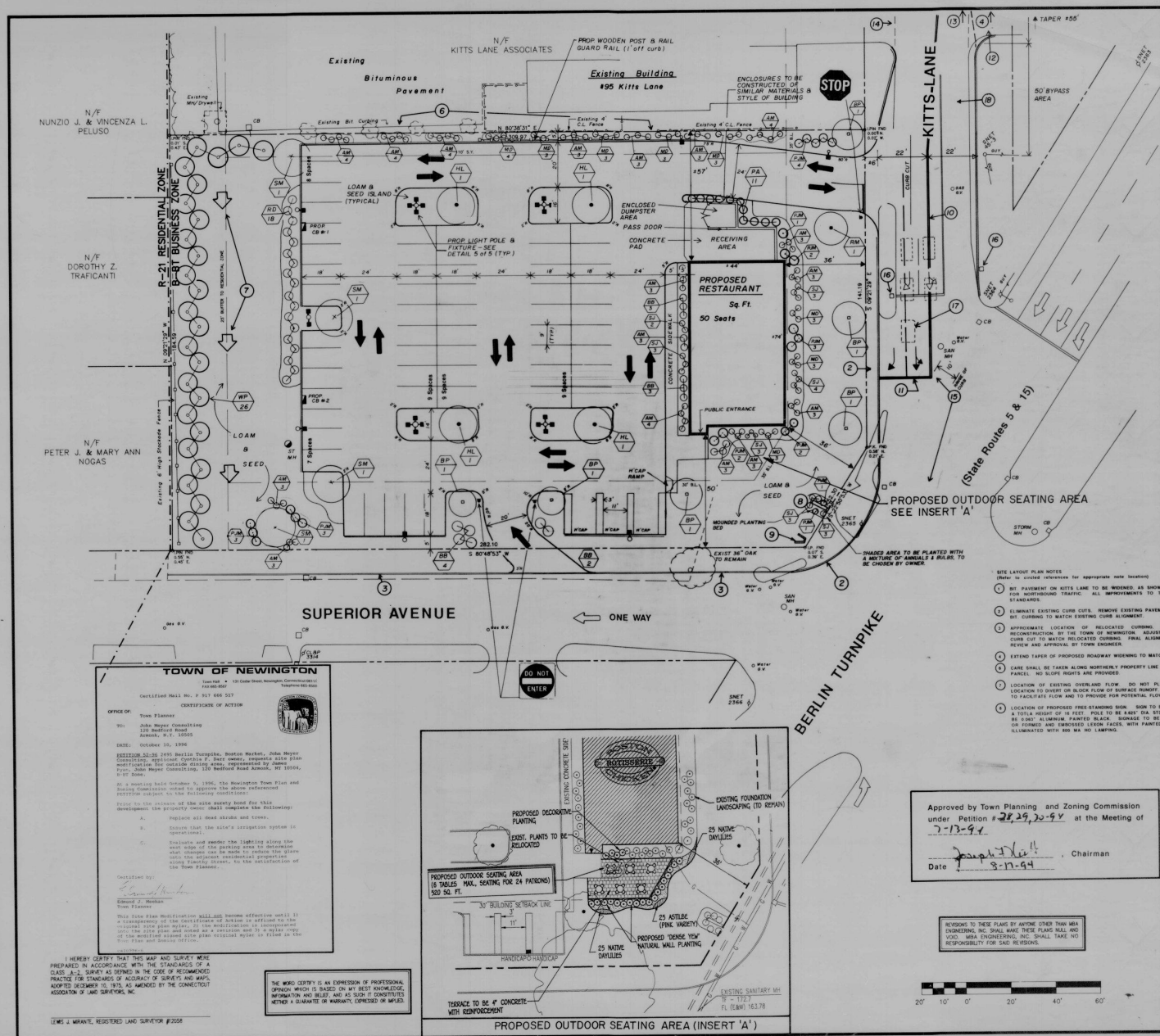
MAP PREPARED BY:
MBA

MBA Engineering, Inc.
Surveying and Engineering Services
211 New Britain Road, Suite 103

Kensington, Connecticut 06037
(203) 827 - 0222

JOB NUMBER	94029
SCALE	1" = 20'
DRAWN BY	BNB & TAL
CHECKED BY	BNB & LM
DATE	MAY 2, 1994
Revisions	LINE 8, AREA AND # TAL JULY JUL 1994 TAL
	SHEET
	2 OF 5

Revision 346 B



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