

# 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 \$1,995,000 or  
Ground Lease \$125,000

### 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



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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.



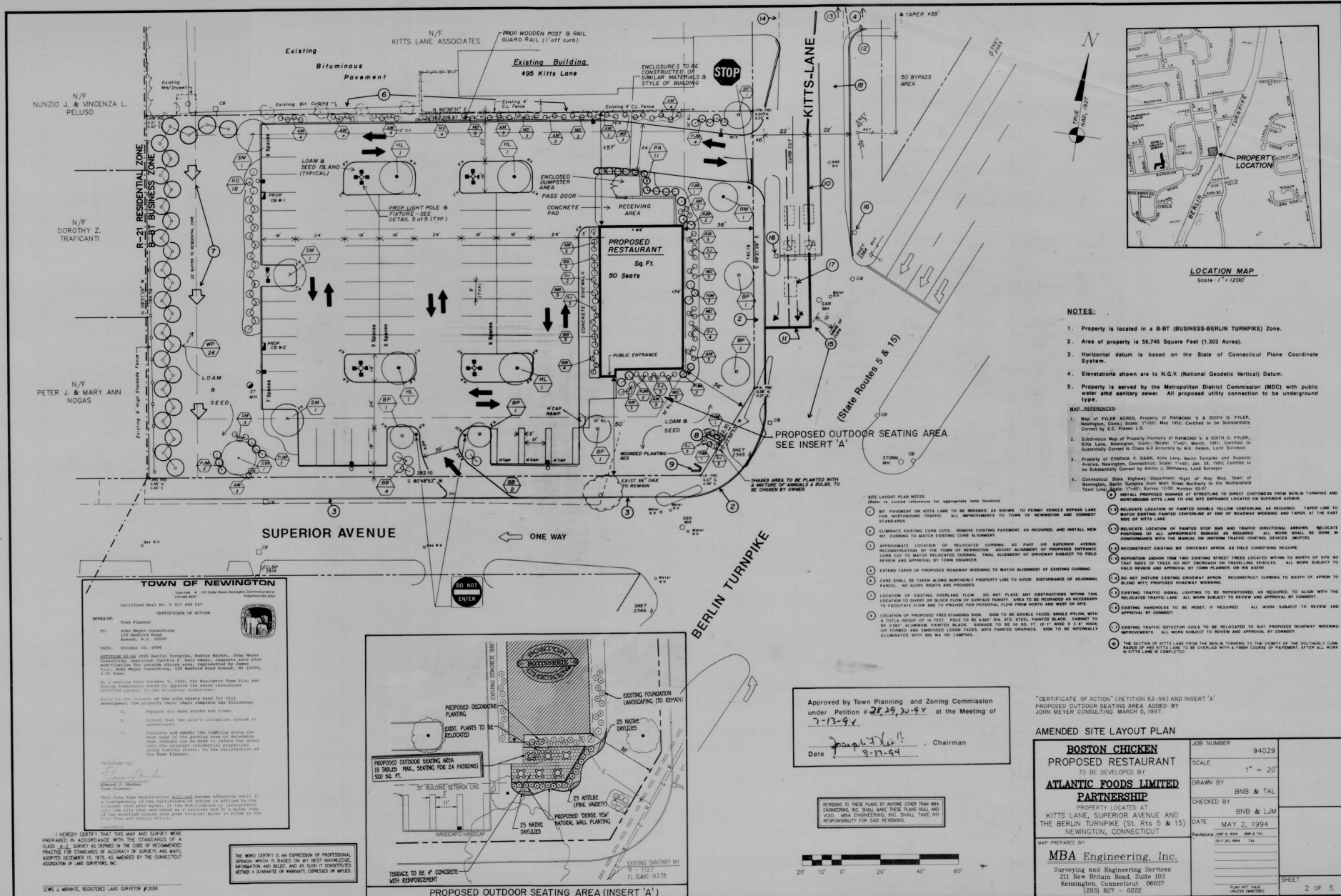
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