

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 \$1,795,000 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 |



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

2.12.2026

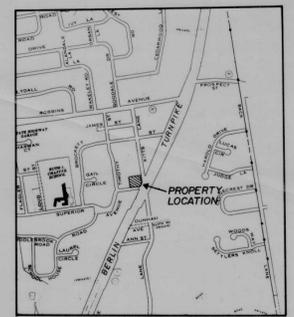
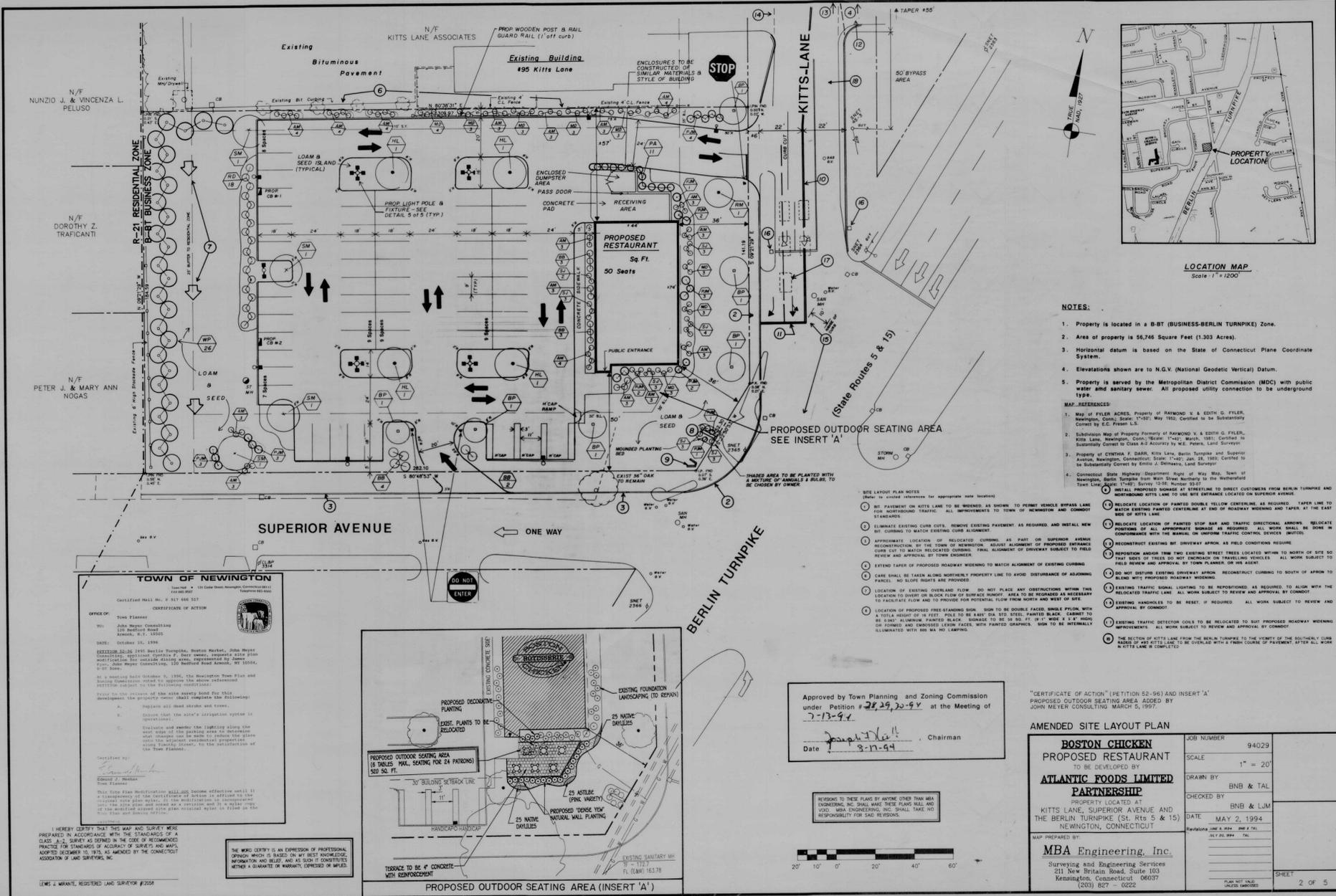
The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

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

- MAP REFERENCES:**
- Map of FLYER ACRES, Property of RAYMOND V. & EDITH G. FLYER, Newington, Conn., Date: 11/20/11, May 1912. Certified to be Substantially Correct by S.C. FRENCH, L.S.
 - Subdivision Map of Property Formerly of RAYMOND V. & EDITH G. FLYER, Kitts Lane, Newington, Conn., Date: 11/20/11, March, 1981. Certified to be Substantially Correct by C. C. FRENCH, L.S.
 - Property of CYNTHIA F. DARR, Kitts Lane, Berlin Turnpike and Superior Avenue, Newington, Connecticut, Date: 11/20/11, Jan. 28, 1981. Certified to be Substantially Correct by Emilio J. DEMATTEI, Land Surveyor.
 - Connecticut State Highway Department Right of Way Map, Town of Newington, Berlin Turnpike from Main Street Turnpike to Berlin Turnpike, Town Line, 11/40/11, Survey 11/88, Number 53/87.
- GENERAL NOTES:**
- RELOCATE LOCATION OF PAINTED DOUBLE YELLOW CENTERLINE AS REQUIRED. RELOCATE TO MATCH EXISTING PAINTED CENTERLINE AT END OF ROADWAY WORKING AND TAPER AT THE EAST SIDE OF SITE LINE.
 - RELOCATE LOCATION OF PAINTED STOP BAR AND TRAFFIC DIRECTIONAL ARROWS. RELOCATE POSITIONS OF ALL APPROPRIATE SIGNS AS REQUIRED. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - RECONSTRUCT EXISTING BIT DRIVEWAY APPROX. AS FIELD CONDITIONS PERMIT.
 - REPOSITION AND/OR TRIM TWO EXISTING STREET TREES LOCATED WITHIN 10 FEET OF SITE SO THAT SIDES OF TREES DO NOT OBSTRUCT OR TRAVELING VEHICLES. ALL WORK SUBJECT TO FIELD REVIEW AND APPROVAL BY TOWN PLANNER OR HIS AGENT.
 - DO NOT DISTURB EXISTING DRIVEWAY APPROX. RECONSTRUCT CURBING TO SOUTH OF APPROX TO BLEND WITH PROPOSED ROADWAY WORKING.
 - EXISTING TRAFFIC SIGNAL LIGHTS TO BE REPOSITIONED AS REQUIRED TO ALIGN WITH THE RELOCATED TRAFFIC LINE. ALL WORK SUBJECT TO REVIEW AND APPROVAL BY COMDOT.
 - EXISTING HANDSIGNS TO BE RESET, IF REQUIRED. ALL WORK SUBJECT TO REVIEW AND APPROVAL BY COMDOT.
 - EXISTING TRAFFIC DETECTOR COILS TO BE RELOCATED TO SUIT PROPOSED ROADWAY WORKING AND TO BE OVERLAIN WITH A PAVED COURSE OF PAVEMENT AT WHICH ALL WORK SHALL BE COMPLETED.

TOWN OF NEWINGTON
 100 State Street, Newington, Connecticut 06111
 860 State Street, Newington, Connecticut 06111
 860 State Street, Newington, Connecticut 06111
 860 State Street, Newington, Connecticut 06111

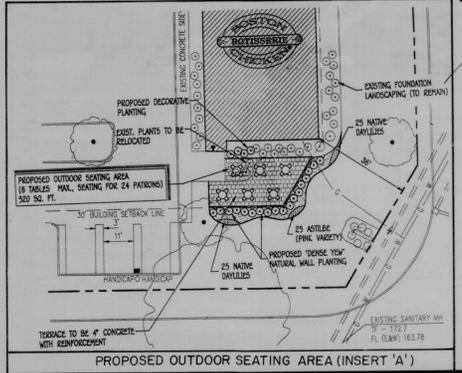
OFFICE OF: Tom Flanagan, Chairman of Action

DATE: October 10, 2014

REVISIONS: 01: REVISION TO BE MADE TO THE PLAN TO CORRECT THE MISTAKE OF THE TOWN PLANNER IN THE ORIGINAL PLAN. THE TOWN PLANNER HAS MADE A MISTAKE IN THE ORIGINAL PLAN. THE TOWN PLANNER HAS MADE A MISTAKE IN THE ORIGINAL PLAN. THE TOWN PLANNER HAS MADE A MISTAKE IN THE ORIGINAL PLAN.

APPROVED BY: [Signature]

DATE: 8-17-14



Approved by Town Planning and Zoning Commission under Petition # 2014-20-94 at the Meeting of 7-13-14

Date 8-17-14

[Signature] Chairman

VISIONS TO THESE PLANS BY ANYONE OTHER THAN MBA ENGINEERING, INC. SHALL MAKE THESE PLANS NULL AND VOID. MBA ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

"CERTIFICATE OF ACTION" (PETITION 52-96) AND INSERT 'A'
 PROPOSED OUTDOOR SEATING AREA ADDED BY JOHN NELSON CONSULTING, MARCH 5, 2014

AMENDED SITE LAYOUT PLAN

BOSTON CHICKEN
PROPOSED RESTAURANT

AS PREPARED BY:
ATLANTIC FOODS LIMITED PARTNERSHIP

PROPERTY LOCATED AT
 KITTS LANE, SUPERIOR AVENUE AND
 THE BERLIN TURNPIKE (St. Rts 5 & 15)
 NEWINGTON, CONNECTICUT

MAP PREPARED BY:
MBA Engineering, Inc.
 Surveying and Engineering Services
 211 New Britain Road, Suite 103
 Meriden, Connecticut 06007
 (203) 827-1022

| | |
|---------------------|-------------|
| JOB NUMBER | 94029 |
| SCALE | 1" = 20' |
| DRAWN BY | BNB & TAL |
| CHECKED BY | BNB & LUM |
| DATE | MAY 2, 1994 |
| REVISIONS SHEET NO. | 2 OF 5 |

