

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 \$1,675,000 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.

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



PROTO GROUP



