

# Superb Retail/Office Space For Lease

1943 Berlin Turnpike, Berlin, CT 06037



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES

 COMMERCIAL DIVISION™

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## **CONFIDENTIALITY & DISCLAIMER**

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

# OVERVIEW - 1943 Berlin Turnpike | Berlin, CT 06037

Asking Rent: \$23.00/SF NNN

## Property Summary:

Rare opportunity to lease highly visible retail space along one of Connecticut's most heavily traveled retail corridors. Located at 1943 Berlin Turnpike, this prominent end-cap opportunity offers between 1,700 SF and 7,000 SF of contiguous space and can be configured to accommodate a variety of retail, service, medical, fitness, showroom, educational, and professional uses.

Positioned on the signalized Berlin Turnpike (Route 5/15), the property benefits from exceptional visibility, strong demographics, and traffic counts exceeding 27,000 vehicles per day. The location serves as a regional retail destination drawing consumers from Berlin, Newington, Rocky Hill, Southington, New Britain, Cromwell, and surrounding Central Connecticut communities.

Strategically located near Interstate 91, Route 9, Route 15, Route 372, and Route 691, tenants enjoy outstanding accessibility and convenient regional connectivity throughout Hartford County and New Haven County. The property sits in the heart of Connecticut's primary north-south commercial corridor, providing easy access to both Hartford and New Haven metropolitan markets.

The center features ample on-site parking, excellent frontage, superb visibility and strong co-tenancy within a well-established retail trade area. Nearby national and regional retailers, restaurants, automotive dealerships, grocery stores, and service providers create significant consumer traffic and daily exposure for tenants.

## Building Highlights

- 1,700 SF – 7,000 SF available for lease
- Landlord willing to subdivide
- Landlord may consider delivering a vanilla box
- Opportunity to lease entire 7,000 SF footprint
- Prime end-cap location with outstanding storefront visibility
- Over 27,000 vehicles per day on Berlin Turnpike
- Signalized intersection with two points of access
- Ample on-site parking for customers and employees (130 spaces)

## Area Highlights

- Immediate access to I-91, Route 9, Route 15 and Route 691
- Centrally located between Hartford and New Haven markets
- Flexible BT-1 zoning allowing a wide range of commercial uses
- Strong regional demographics and established retail corridor
- Market Area Tenant include: Stew Leonard's, Sam's Club, Burlington Coat Factory, Home Depot, Marshalls, Target, TJ Maxx, & more

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## Exterior & Interior Photos

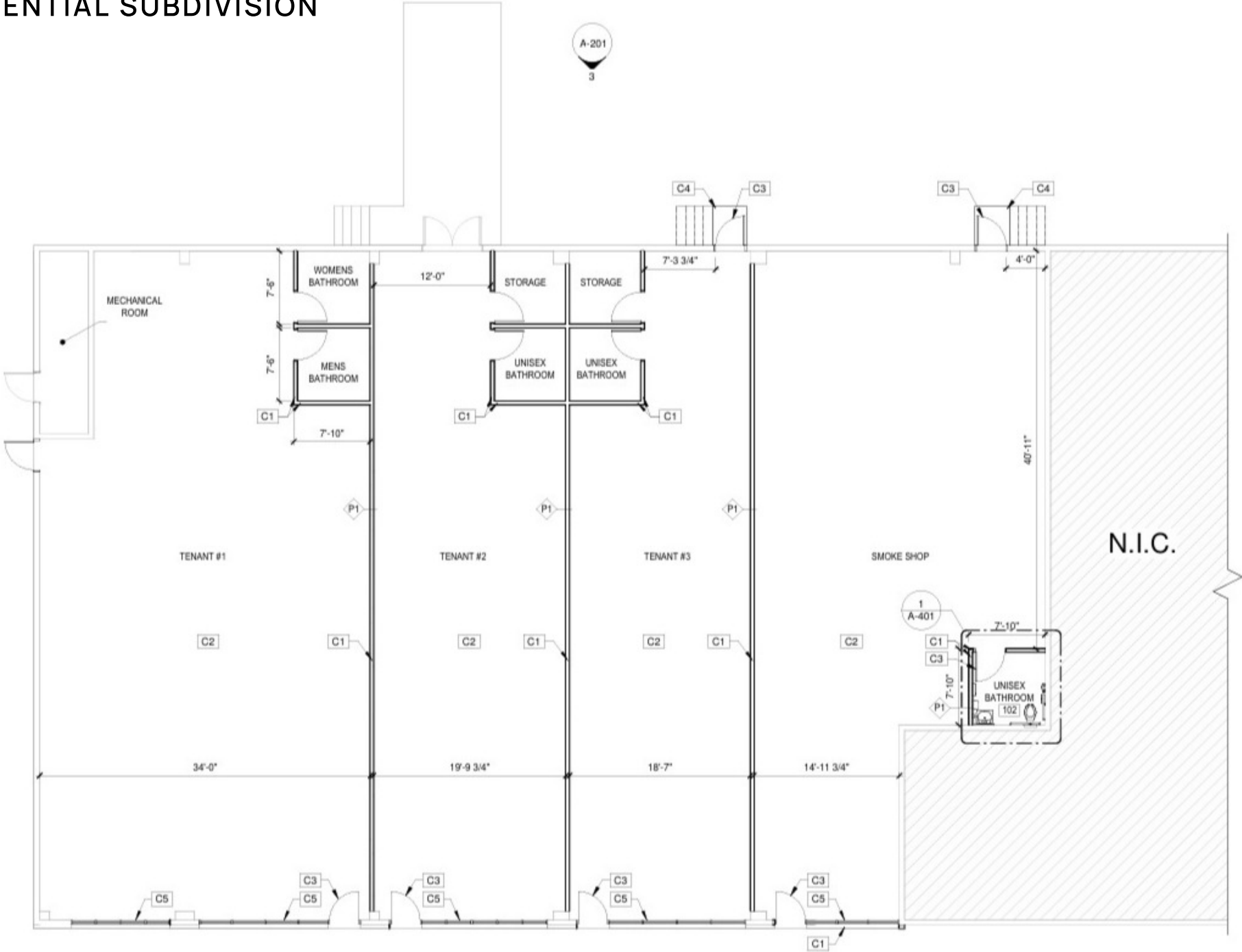


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# POTENTIAL SUBDIVISION

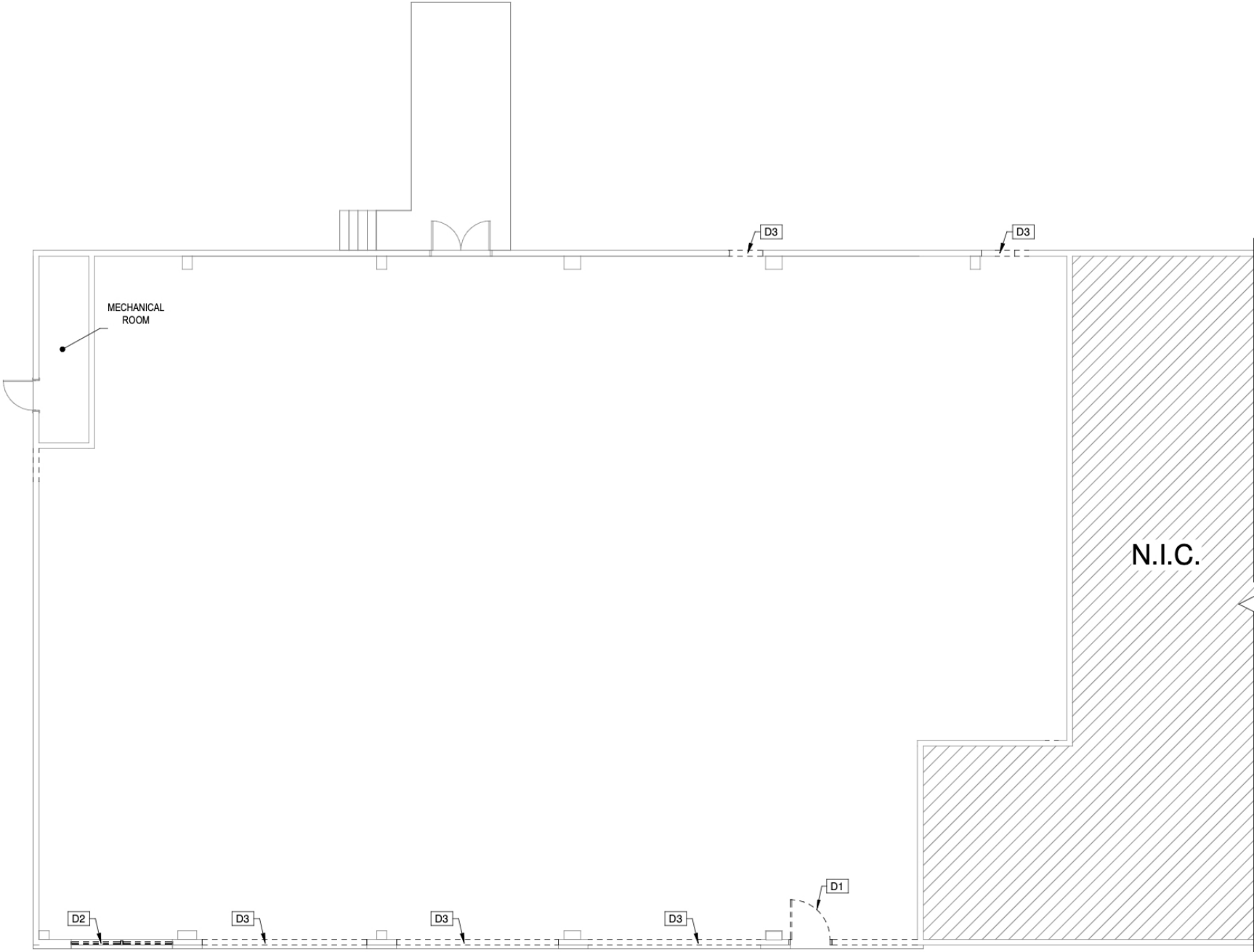


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# CURRENT FOOTPRINT





# TRAFFIC COUNTS - CLOSE UP



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



### Traffic Count Map

1943 Berlin Tpke, Berlin, Connecticut, 06037 2  
 1943 Berlin Tpke, Berlin, Connecticut, 06037  
 Rings: 1, 3, 5 mile radii



# LOCATION & DEMOGRAPHICS



<b>DEMOGRAPHICS</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	· 2,701	· 26,419	· 114,688
Median Age	· 47.7	· 42.9	· 40.9
Median Household Income	· \$131,658	· \$97,765	· \$82,764
Average Household Income	· \$160,451	· \$128,424	· \$110,492

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## ABOUT THE FEBBRAIO COMMERCIAL TEAM

at Berkshire Hathaway HomeServices

Our team brings together a complementary blend of market expertise, investment analysis, and transaction experience across Fairfield County and the broader Connecticut commercial real estate market. With a focus on investment sales, landlord representation, and development advisory, we work closely with private investors, property owners, and developers to position assets for maximum value and long term performance.

We specialize in mixed use, retail, and multifamily properties, providing clients with in depth market insight, financial underwriting capabilities, and targeted marketing strategies designed to attract qualified buyers. Our approach combines local knowledge with a disciplined understanding of market trends, zoning considerations, and redevelopment potential, allowing us to effectively guide clients through acquisitions, dispositions, and repositioning opportunities.

Known for our collaborative style and responsive communication, we are committed to delivering thoughtful advisory services that align with client objectives while navigating the complexities of today's investment environment.

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