

ROSS PLAZA

3025-3123 Berlin Turnpike | Newington, CT | Hartford County

RETAIL SPACE
FOR LEASE

COMING SOON · NEW ANCHOR · NEW NAME · NEW POSSIBILITIES...

JOIN NEW
ANCHOR!

ROSS
DRESS FOR LESS®



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AVAILABLE:
2,500-22,250 SF

JOIN CO-TENANTS:

Ross Dress For Less (coming soon), Ollie's Bargain Outlet, Smoothie King, T-Mobile, Dollar Tree, FedEx Office, Subway, Hungry Bowl Restaurant, Chuck E Cheese's, Zamzam Market, Goldfinch Nail & Spa, and Ming Palace

NEIGHBORING RETAILERS:

Walmart, Target, Best Buy, Lowe's, Stew Leonard's, Sam's Club, Home Depot, Kohl's, Michaels, Stop & Shop, Planet Fitness, Chick-Fil-A, AutoZone, Burlington, Panera, Dunkin', Anytime Fitness, Walgreens, ALDI, Starbucks, Chase, and many more

ADDITIONAL INFORMATION:

- 148,000 SF Neighborhood Shopping Center
- 892' of Frontage on Berlin Turnpike
- 626 Parking Spaces
- Renovations Underway
- Join Newly Signed Anchor – Ross Stores

TRAFFIC COUNTS:

30,800 Cars per Day Along Berlin Turnpike

RENT:

Call For Details

CAM/TAXES:

\$7.50/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,753	70,799	198,144
Avg. HH Income	\$119,197	\$108,702	\$106,801

BROKER CONTACT

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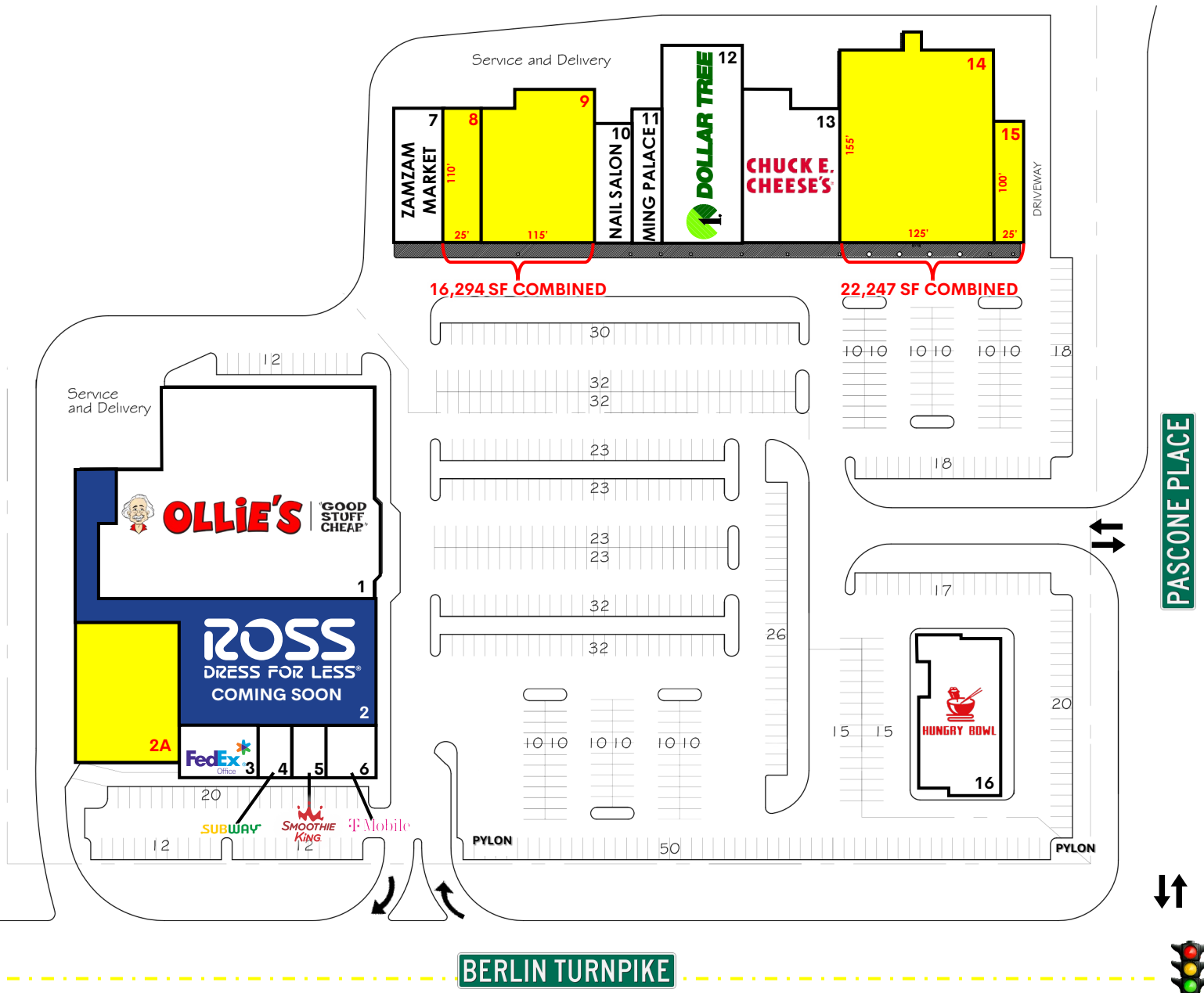
Jeff@RoyalPropertiesInc.com

ROYAL
PROPERTIES

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#	TENANT	SF
1	Ollie's	28,600
2	Ross Stores	24,890
2A	AVAILABLE	14,000
3	FedEx Office	2,024
4	Subway	1,225
5	Smoothie King	1,225
6	T-Mobile	2,500
7	ZamZam Market	4,400
8	AVAILABLE	2,772
9	AVAILABLE	13,522
10	Goldfinch Nail & Spa	1,500
11	Ming Palace	2,750
12	Dollar Tree	10,400
13	Chuck E Cheese	9,260
14	AVAILABLE	19,761
15	AVAILABLE	2,486
16	Hungry Bowl	6,800

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