



Reduced Sale Price
\$2,200,000

Berlin Turnpike Retail Plaza 2543–2547 Berlin Turnpike Newington, CT 06111

Two fully leased retail buildings on a 1.75 acre site for sale on well-traveled Berlin Turnpike

Features

- ±16,852 sf fully leased retail buildings
2543 Berlin Turnpike: ±1,760 sf Storage/Garage Area
2545 Berlin Turnpike: ±7,092 sf
2547 Berlin Turnpike: ±8,000 sf
- ±1.75 acre site
- B-BT Zoning
- 211' on Berlin Tpke (with 1 curb cut)
- Parking: 20-25 spaces
- Built in 1954 & 1962; Renovated in 2021
- Excellent signage opportunity
- Strong daily traffic counts
- Established retail corridor with national and regional

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2543-2547 Berlin Turnpike Newington, CT

Berlin Turnpike Retail Plaza

STRATEGIC LOCATION. STRONG VISIBILITY. FLEXIBLE SPACE.

The Berlin Turnpike remains one of Central Connecticut's most established retail destinations, drawing consumers from surrounding towns and offering easy access to major highways and dense residential neighborhoods.



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Demographics

	POPULATION	HOUSEHOLDS	AVG HOUSEHOLD \$
1 Mile	8,713	3,683	\$124,378
3 Miles	68,604	27,124	\$111,112
5 Miles	216,248	85,391	\$90,871

TRAFFIC COUNTS

US 5/CT 15 & Berlin Tpke N	2,191vpd
Kitts Ln & Ann St S	6,501vpd
Kitts Ln & Berlin Tpke N	8,345vpd
Berlin Tpke & Ann St NE	34,763vpd



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