

77 Berlin Road

CROMWELL, CONNECTICUT

For Lease



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- High traffic convenience center with easy access and great visibility to Berlin Road
- Over 25,000 VPD pass through the intersection
- Endcap available. Drive thru possibility.
- End cap can be 1,320 SF, 1,950 SF, or 3,350 SF



Location	77 Berlin Road, Cromwell, CT		
Size	10,750 SF building on 1.88 Acres		
Price	Call for details		
Area Retail	Lowe's, Stop & Shop, ShopRite, Marshalls, CVS, Starbucks, McDonalds, Dunkin Donuts, Wendy's, Burger King		
Traffic Counts	24,600 VPD on Rt. 372		
Demographics	3 miles	5 miles	7 miles
Population	37,554	100,180	213,654
Households	17,640	44,721	94,514
Avg. HH Income	\$112,956	\$110,557	\$103,353
Daytime Pop.	18,401	62,429	109,425



CommercialArts, Inc. NYC





24,600 VPD

372

CROMWELL

16,500 VPD

372

14,900 VPD

SITE

MATTABESSET RIVER

MIDDLETOWN

MATTABESSET RIVER