

# 3420 Berlin Turnpike - Friendly's

NEWINGTON, CONNECTICUT

For Lease



**SULLIVAN HAYES**  
N O R T H E A S T

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# 3420 Berlin Turnpike - Friendly's

NEWINGTON, CONNECTICUT

▼ For Lease

- Newington, CT Friendly's available For Lease – First time in 25 years
- Perfect for bank, convenience store, fast casual, QSR
- Located at signalized intersection on the Berlin Turnpike, a high traffic median road with limited full access sites
- REA allows for abundance of parking on parking field next door, in addition to direct on-site parking
- Willing to renovate existing building, add onto existing building, or ground lease entire site to new tenant.



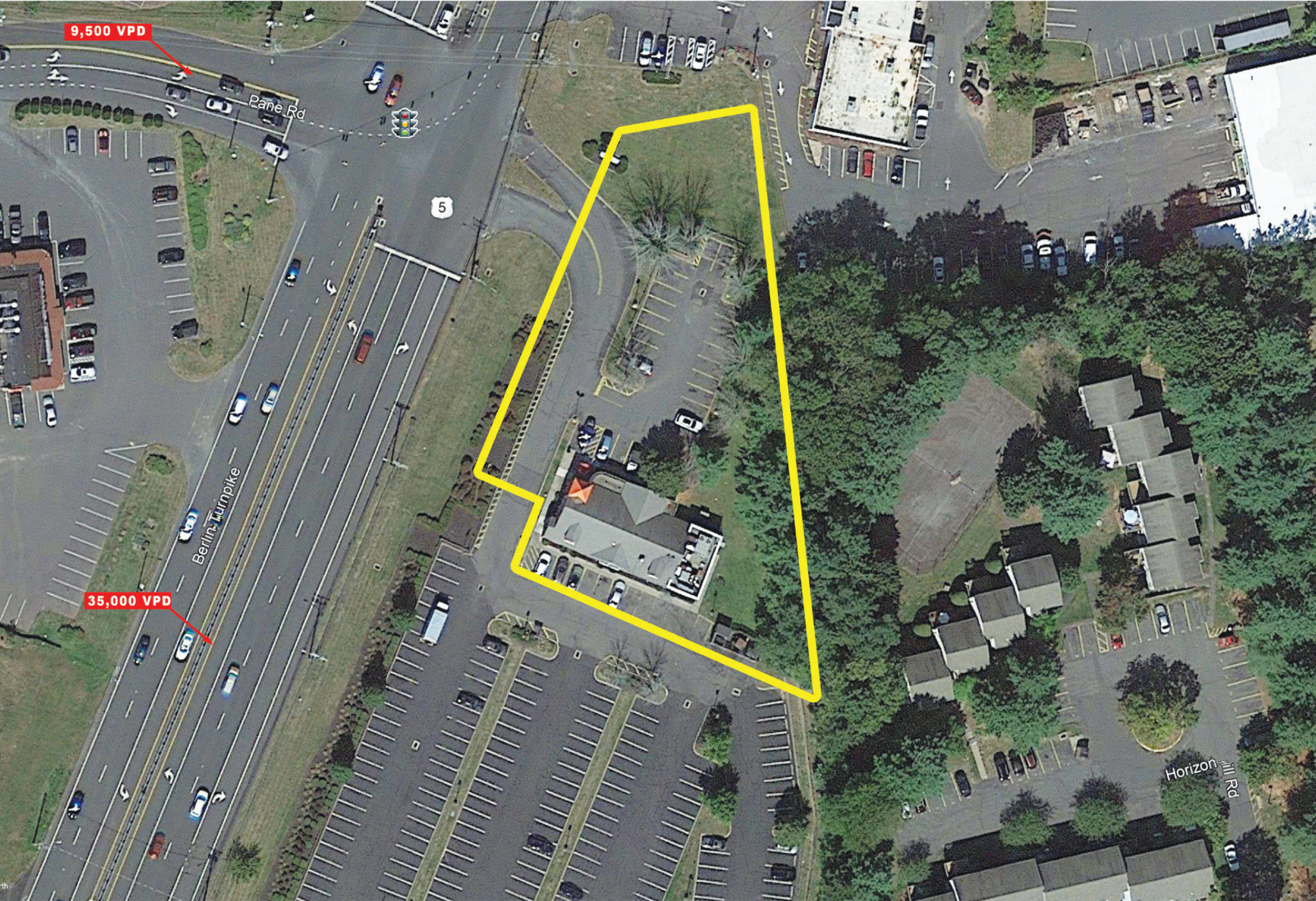
<b>Location</b>	3420 Berlin Turnpike, Newington, CT		
<b>Size</b>	4,105 SF Building on 1.15 Acres		
<b>Price</b>	Call for details		
<b>Area Retail</b>	Chipotle, Chic Fil A, Starbucks, Stew Leonards, LA Fitness, Sam's Club, Home Depot, Target		
<b>Traffic Counts</b>	35,000 VPD on the Berlin Turnpike, 9,500 VPD on Pane Road		
<b>Demographics</b>	<b>3 miles</b>	<b>5 miles</b>	<b>7 miles</b>
<b>Population</b>	63,467	185,926	297,609
<b>Households</b>	25,388	75,279	116,630
<b>Avg. HH Income</b>	\$92,592	\$93,518	\$94,727
<b>Daytime Pop.</b>	34,217	90,033	142,451











9,500 VPD

Pane Rd

5

Berlin Turnpike

35,000 VPD

Horizon Mill Rd

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