

# 3563 Berlin Turnpike (LA Fitness)

NEWINGTON, CONNECTICUT

▼ For Lease



**SULLIVAN HAYES**  
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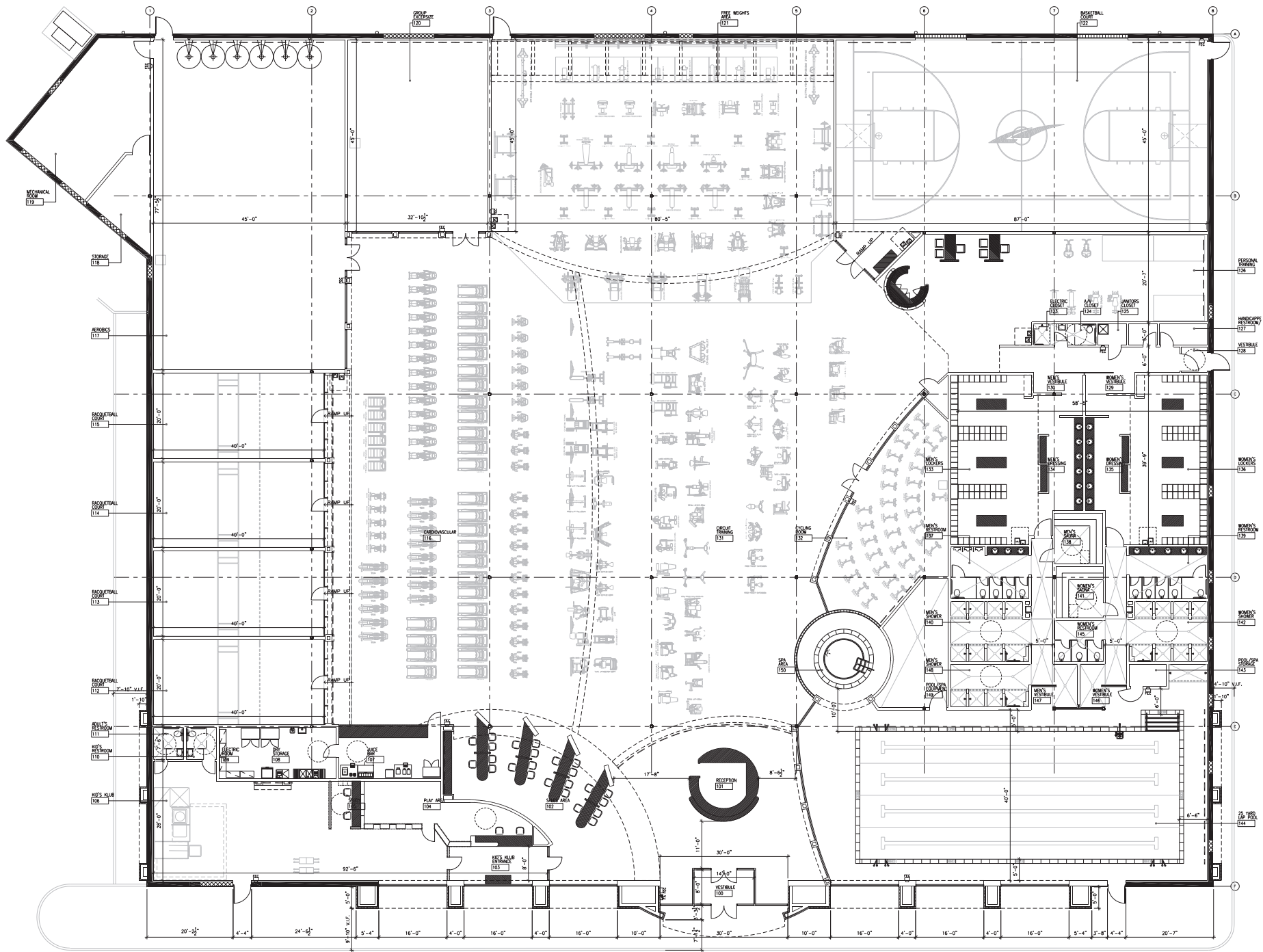
NEWINGTON, CONNECTICUT

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- New big box space available
- Strong co tenancy in Stew Leonard’s and Sam’s Club
- Former gym space
- Located within a Dense Retail Corridor
- Most National Retailers Located within the Corridor
- Strong Demographics and Traffic Counts
- Close Proximity to Major Local Travel Routes



<b>Location</b>	3563 Berlin Turnpike, Newington, CT		
<b>Size</b>	50,000 SF (Building), 3,000 – 6,500 SF (Pad)		
<b>Price</b>	Call for details		
<b>Area Retail</b>	Sams Club, Stew Leonard’s, Burlington, Chipotle, Starbucks, Taco Bell, Pep Boys Auto, Dibella’s Old Fashioned Submarines		
<b>Traffic Counts</b>	23,300-29,600 VPD on Berlin Tkpe		
<b>Demographics</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population</b>	3,256	67,152	178,227
<b>Households</b>	1,546	29,156	78,007
<b>Avg. HH Income</b>	\$94,265	\$86,013	\$90,363
<b>Daytime Pop.</b>	5,331	34,691	86,345











**SITE**

**29,600 VPD**

**23,300 VPD**

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