

3563 Berlin Turnpike (LA Fitness)

NEWINGTON, CONNECTICUT

For Lease



SULLIVAN HAYES
N O R T H E A S T

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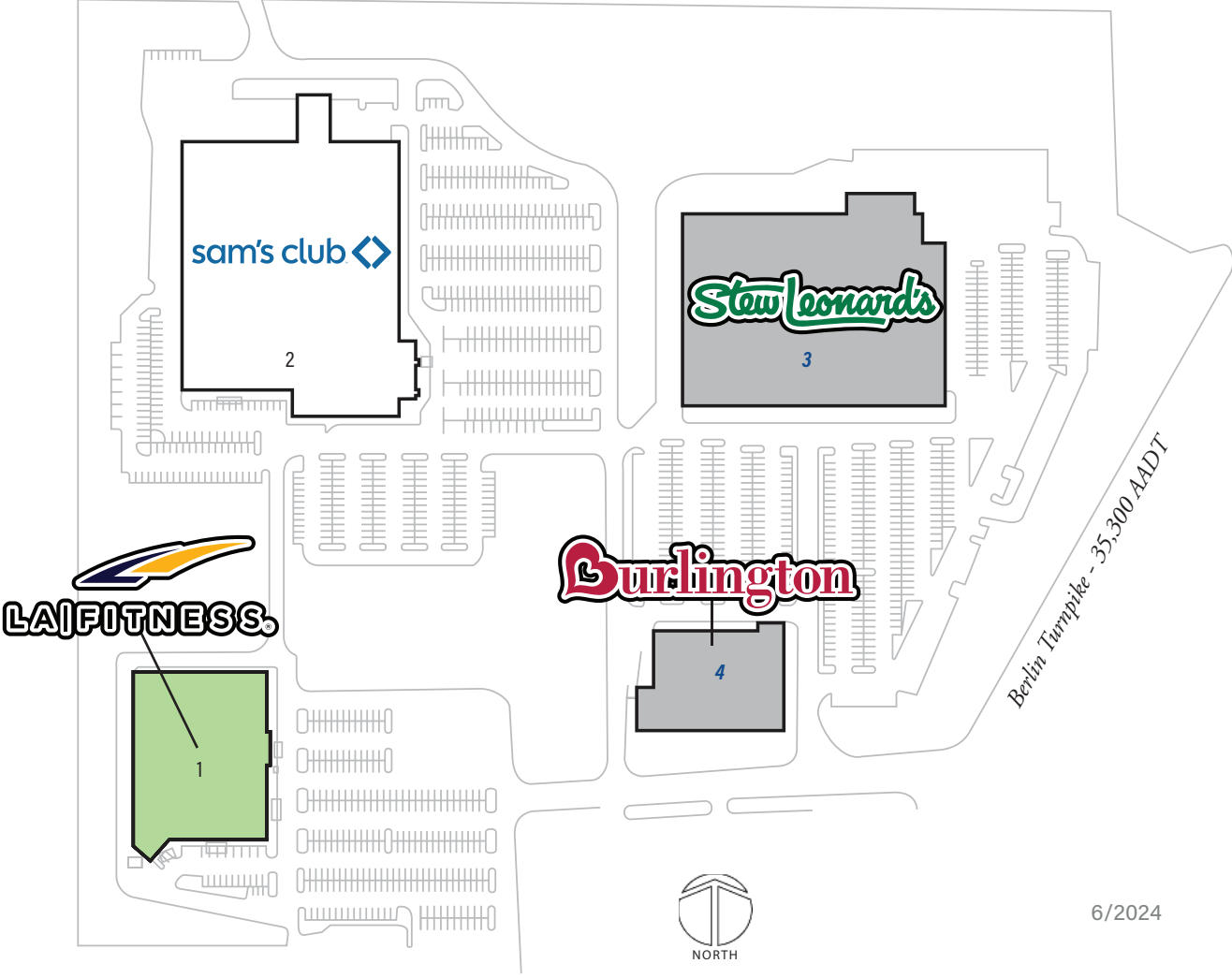
- New big box space available
- Strong co tenancy in Stew Leonard’s and Sam’s Club
- Former gym space
- Located within a Dense Retail Corridor
- Most National Retailers Located within the Corridor
- Strong Demographics and Traffic Counts
- Close Proximity to Major Local Travel Routes



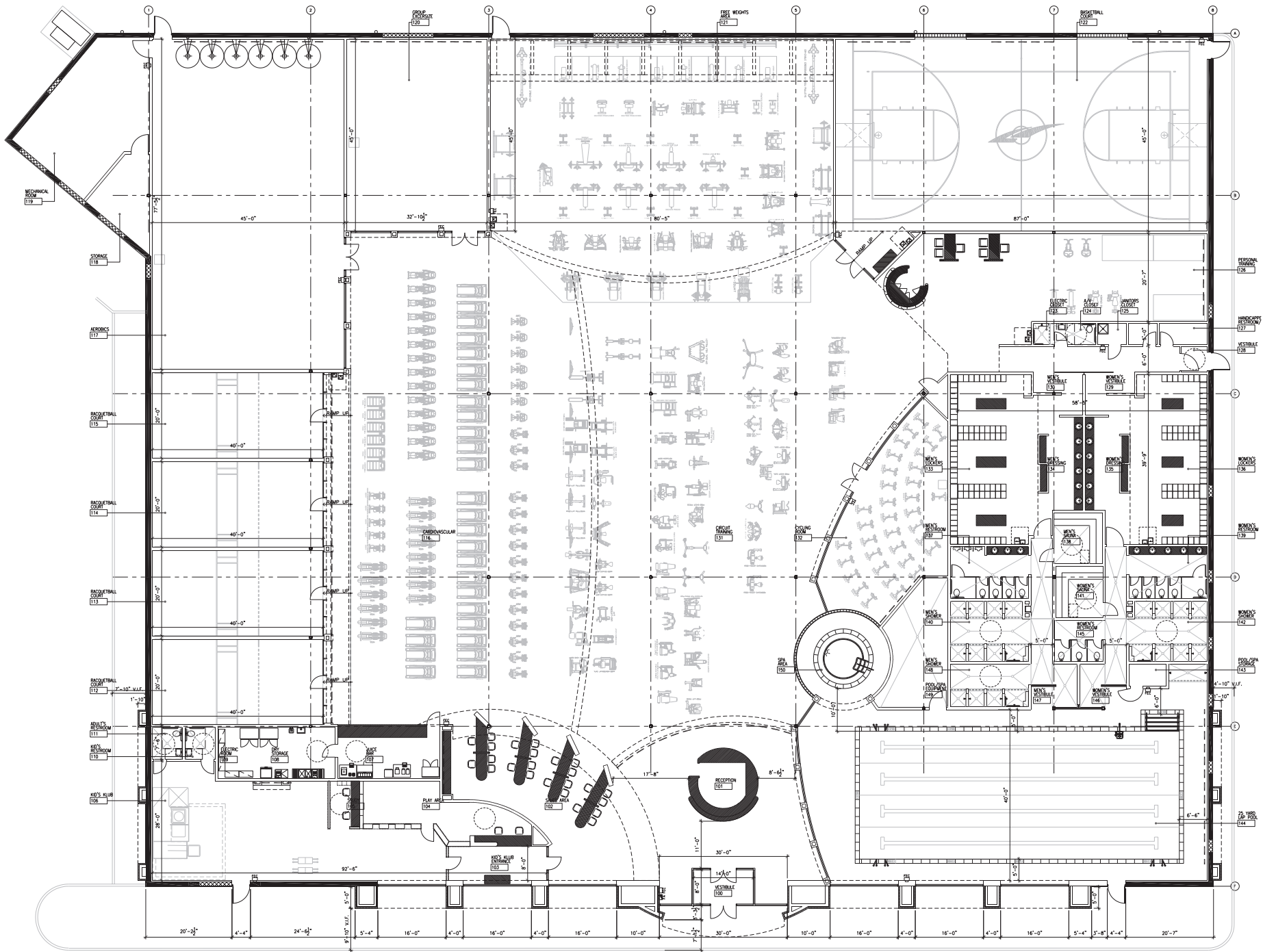
Location	3563 Berlin Turnpike, Newington, CT		
Size	50,000 SF (Building), 3,000 – 6,500 SF (Pad)		
Price	Call for details		
Area Retail	Sam’s Club, Stew Leonard’s, Burlington, Chipotle, Starbucks, Taco Bell, Pep Boys Auto, Dibella’s Old Fashioned Submarines		
Traffic Counts	23,300-29,600 VPD on Berlin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

Property managed by Inland Commercial Real Estate Services LLC

Store Listing		
Center Size: 186,205 Sq. Ft.		
Unit #	Sq. Ft.	Tenant
1	51,600 SF	LA Fitness - Coming Available Soon
2	134,605 SF	Sam's Club
3		<i>Stew Leonard's</i>
4		<i>Burlington</i>
<i>Items in blue and Italicized are owned by others.</i>		



6/2024







SITE

29,600 VPD

23,300 VPD

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