

FOR LEASE | 3,692± SF RETAIL SPACE HIGHLY VISIBLE TURNPIKE LOCATION | SIGNALIZED INTERSECTION

2303-2315 Berlin Turnpike, Newington, CT 06111

LEASE RATE: \$13.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Rendering of Renovation Work Scheduled for Spring 2024



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Property Highlights

- 3,692± SF available
- Signalized intersection
- 111 parking spaces
- On-building signage
- 240' on Berlin Tpke
- 2 curb cuts
- Traffic: 51,152 ADT
- Zoning: B-BT
- I-91 and Rt 5/15
- Many area amenities

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 9,600± SF
AVAILABLE AREA 3,692± SF
OCCUPANCY LEVEL 62%
NUMBER OF FLOORS 1
CONSTRUCTION Block
ROOF TYPE Flat
YEAR BUILT 1971

SITE

SITE AREA 1.58 acres
ZONING B-BT
PARKING 111 parking spaces
SIGNAGE On-building
VISIBILITY/FRONTAGE Excellent, 240' on Berlin Tpke
HWY.ACCESS I-91 and Rt. 5/15
TRAFFIC COUNT 51,152 ADT

UTILITIES

SEWER/WATER City
GAS Yes

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord
TAXES & CAM: \$2,478.23/mo (\$8.05/SF)

MECHANICAL EQUIPMENT

AIR CONDITIONING 100%
TYPE OF HEAT Gas, Forced hot air
SPRINKLERED No

OTHER TENANTS

The Eyeglass Place
1st Love Events
Villari's Karate

AREA RETAIL McDonald's, Dunkin Donuts, Cumberland Farms, Wendy's

COMMENTS Signalized intersection with 2 curb cuts

DIRECTIONS Southbound side of Berlin Tpke./Rt.5

Property Highlights

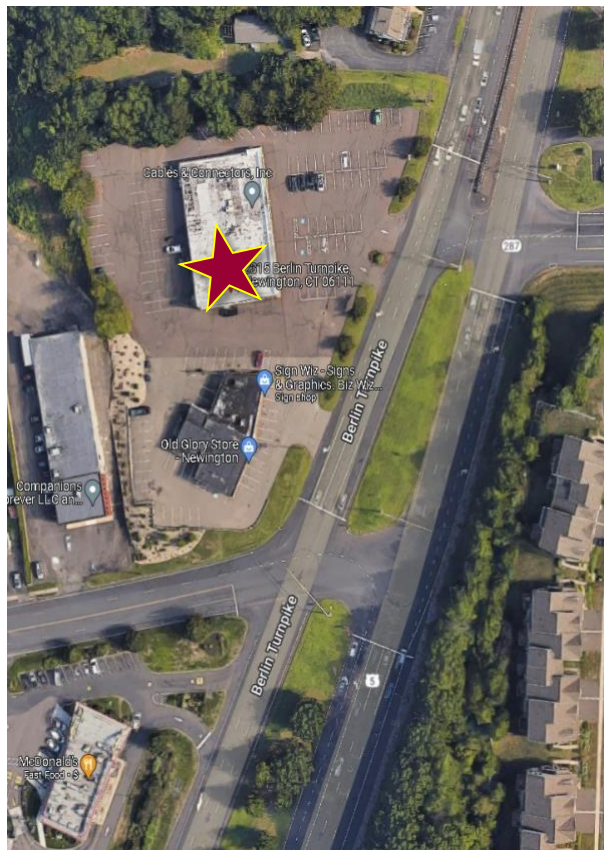
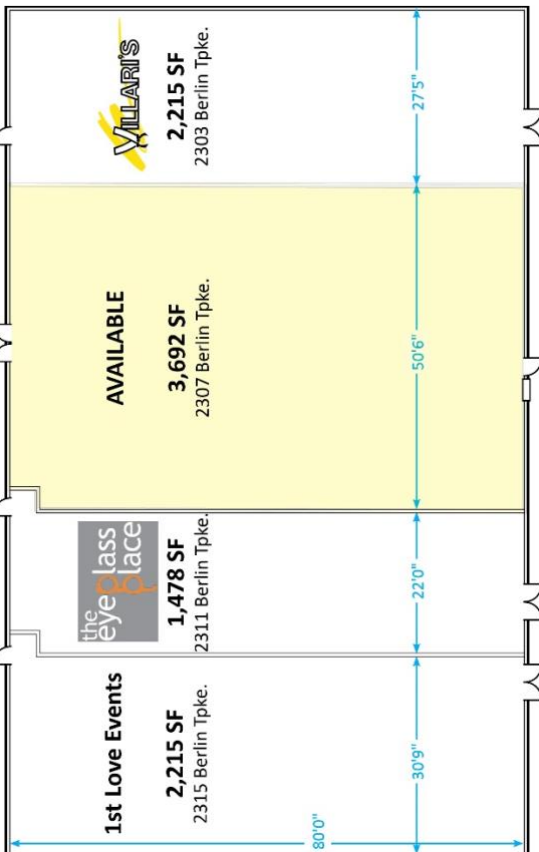
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- 2 curb cuts
- Traffic: 51,152 ADT
- Zoning: B-BT
- Many area amenities
 - Shopping
 - Banking
 - Dining



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