O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR LEASE

3269-3281 Berlin Turnpike, Newington, CT

1,237± SF ENDCAP TAKE-OUT RESTAURANT SPACE

LEASE RATE: $3,000/Month Modified Gross*

HIGHLIGHTS

- Prime Retail Plaza
- 1,237± SF Endcap Take-Out Restaurant
- Excellent Visibility
- 2 curb cuts
- High Traffic Count: 33,400± ADT
- Shares signalized intersection with Target



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

FOR LEASE

$3,000/Month Modified Gross
3269-3281 Berlin Turnpike, Newington, CT 06111
RETAIL PLAZA IN PRIME LOCATION

BUILDING INFORMATION
GROSS BLD. AREA: 9,367± SF
AVAILABLE:
1,237± SF – Endcap Take-Out Restaurant
 # OF FLOORS: 1
CONSTRUCTION: Wood Frame
ROOF TYPE: Flat
YEAR BUILT: 1972

MECHANICAL EQUIPMENT
AIR CONDITIONING: Central Air
HEAT: Forced Hot Air
SPRINKLERED: No

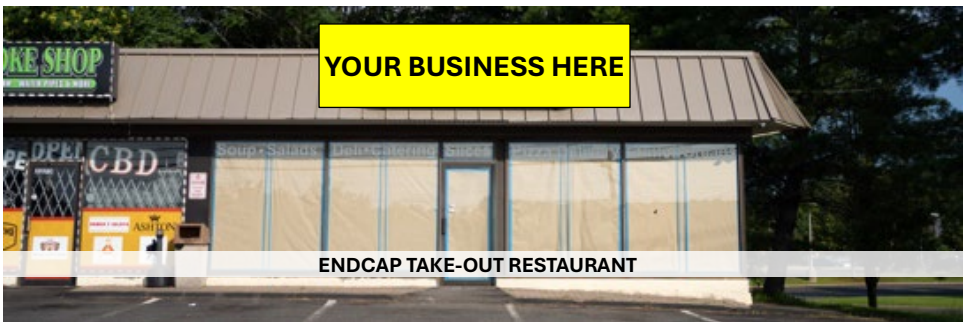
SITE INFORMATION
SITE AREA: 0.76± Acre
ZONING: PD
PARKING: 7.75/1000 (30 Spaces)
SIGNAGE: Pylon
CURB-CUTS: 2
VISIBILITY: Excellent on Berlin Turnpike
FRONTAGE: ±120' on Berlin Turnpike
HWY ACCESS: Route 9 & I-91
TRAFFIC COUNT: 33,400± ADT

UTILITIES
SEWER: MDC
WATER: MDC
GAS: Yes

EXPENSES*

RE TAXES:	☐ Tenant ☑ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☐ Tenant ☑ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord

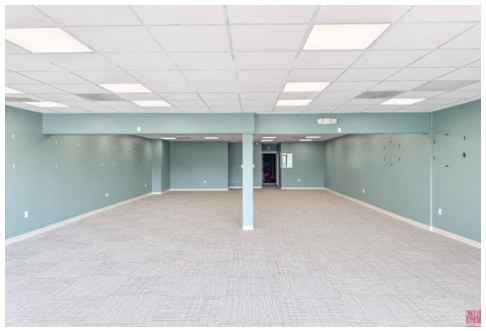
Tenants responsible for pro-rated snow removal



ENDCAP TAKE-OUT RESTAURANT









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