

**3260 BERLIN TURNPIKE  
NEWINGTON, CT**



# FOR LEASE: 6,754 SF

- » Highly desirable, freestanding restaurant opportunity on the Berlin Turnpike with excellent visibility and access to a signalized curb cut.
- » Located along one of Connecticut's most dominant retail corridors



## RARE RESTAURANT OPPORTUNITY

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	6,559	67,426	195,818
NUMBER OF HH	2,858	27,713	81,189
AVG. HH INCOME	\$134,323	\$113,735	\$113,286

**36,700 VPD**

### AREA RETAILERS:



**DOMINICK MUSILLI**  
203.529.4629  
dm@truecre.com

**RICHARD SCHNIDER**  
203.762.6173  
rs@truecre.com

2228 Black Rock Turnpike, Suite 206, Fairfield, CT 06825  
203.744.7777  
www.truecre.com

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BERLIN TURNPIKE  
(Northbound Lanes)  
A.K.A. CT ROUTES 5 AND 15

(MEDIAN STRIP)

Parcel C

N/F  
Lowe's Home Centers, Inc.  
V. 1163 P. 26 N.L.R.  
(3270 Berlin Turnpike)



**SITE**

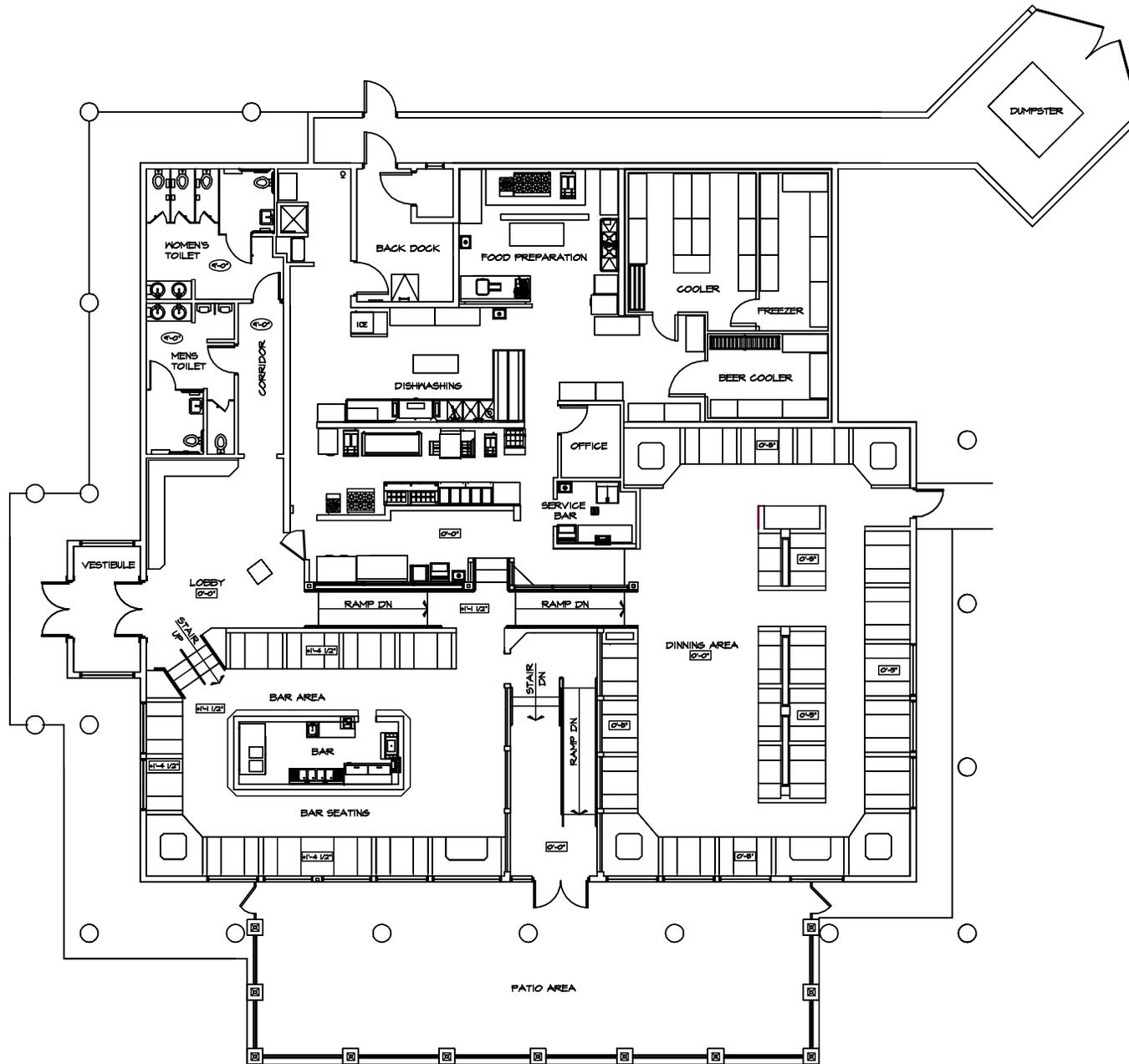
Parcel B  
Area = 101,722 S.F./ 2.3352 Ac.

**IHOP**

N/F  
Richard B. Uterstaedt  
V. 484 P. 226 N.L.R.  
(3298 & 3300 Berlin Turnpike)

N/F  
Coleroy Enterprises  
V. 502 P. 81 N.L.R.  
(36 Budney Road)





1 AS BUILT FLOOR PLAN  
 AB-1

scale: 1/8" = 1'-0"

NOTES:

1. EXISTING ACOUSTIC TILE CEILING HEIGHT (C-2)
2. DINING AND BAR AREAS HAVE NO CEILING. HEIGHT TO THE BOTTOM OF THE ROOF JOISTS IS 10'-8 1/2".
3. EXISTING FINISH FLOOR ELEVATION (E-2)
4. ALL KITCHEN/BAR EQUIPMENT INDICATED SHALL BE FIELD VERIFIED.

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