

TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

AVAILABLE 1,542 SF & 2,731 SF

AREA TENANTS

BIG LOTS!



chili's



PROPERTY INFORMATION

- Retail, medical, or Restaurant
- Join this 150,000 SF shopping center located on the Berlin Turnpike (Route 5/15)
- High traffic area with over 34,000 vehicles per day
- Excellent visibility from the Berlin Turnpike
- Approximately 3.3 miles, 6 minutes to CT Route 9

SPACE DETAILS

- Available 1,542 SF & 2,731 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,755	73,977	203,037
MEDIAN HH INC	\$96,245	\$94,551	\$90,401
AVERAGE HH INC	\$123,423	\$115,544	\$111,924



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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475-288-7040

Kerry@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Bargain House Furniture	55,075
02	Price Chopper	68,966
03A	Chili's Bar & Grill	5,653
04	Taro Taro	1,257
05	Supercuts	1,350
06	GameStop	2,173
07	EnL Nail Bar	1,547
07A	Available	2,731
07B	Available	1,542
08	LaserMaxx Laser Tag	9,600
09	Treva	-

Industrial
(N.A.P.)



BERLIN TURNPIKE



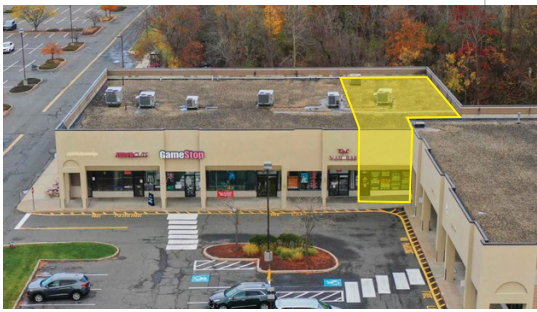
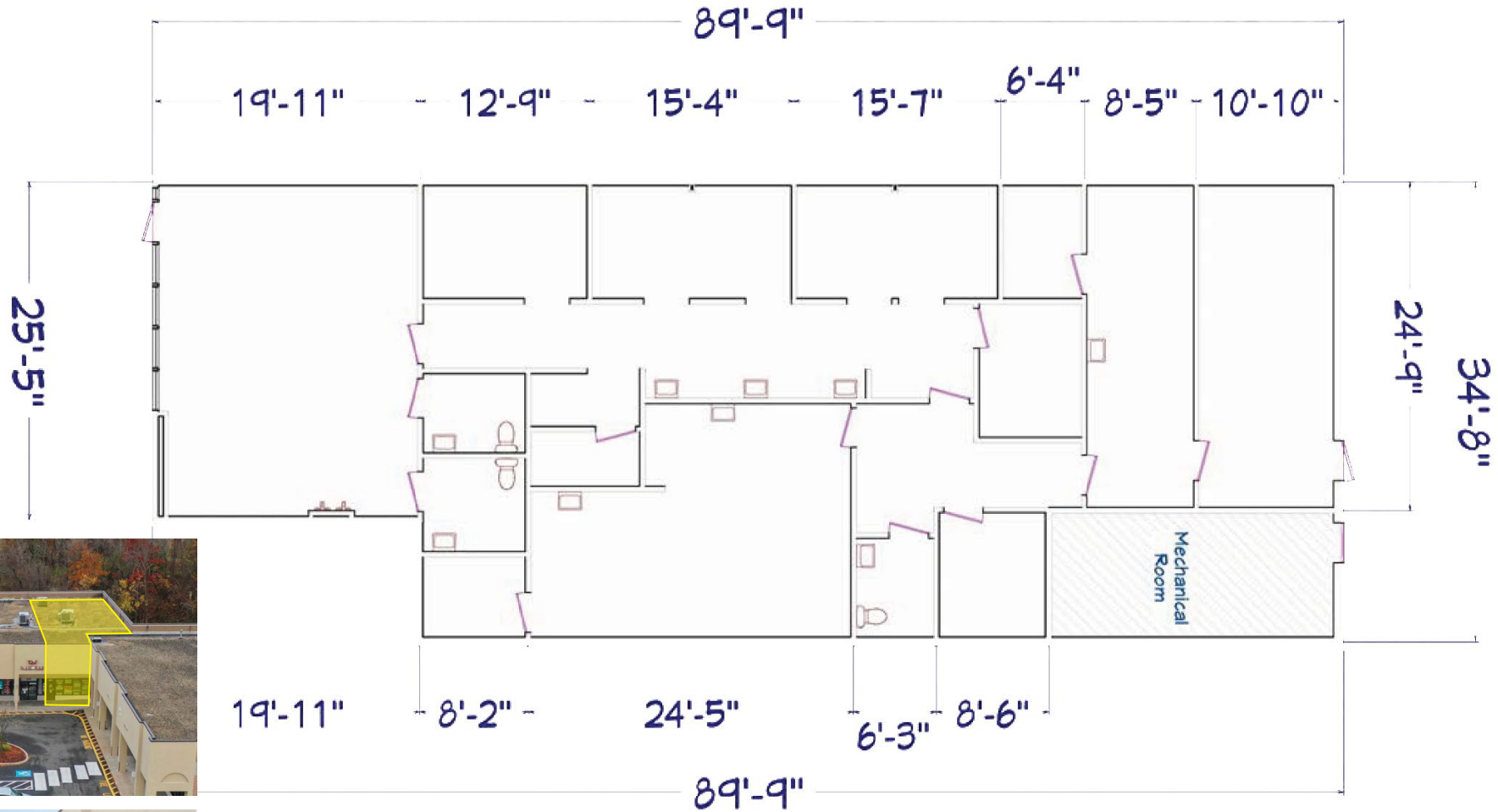
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TURNPIKE PLAZA

2985 BERLIN TURNPIKE | NEWINGTON, CT

UNIT 07A - 2,731 SF



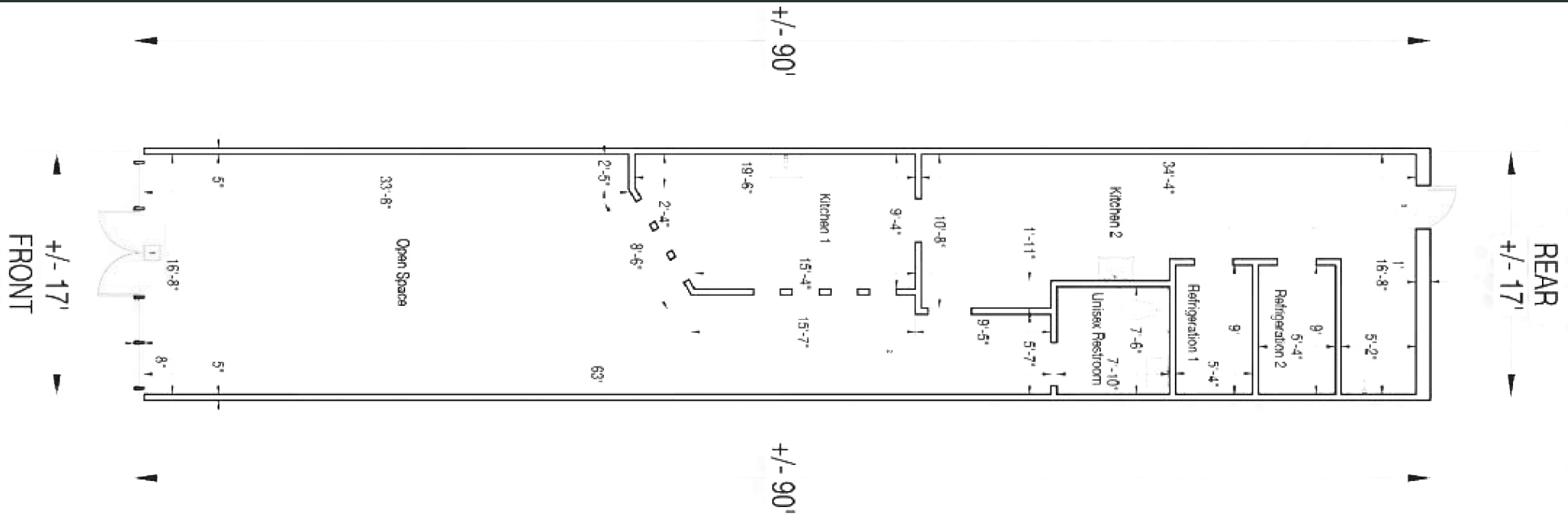
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TURNPIKE PLAZA

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UNIT 07B - 1,542 SF



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: 8,755

Households: 3,793

Daytime Population: 9,351

Median Age: 40.0



Average Household Income: \$123,423

Median Household Income: \$96,245

3 MILE RADIUS:



Total Population: 73,977

Households: 29,432

Daytime Population: 54,408

Median Age: 37.8



Average Household Income: \$115,544

Median Household Income: \$94,551

5 MILE RADIUS:



Total Population: 203,037

Households: 82,717

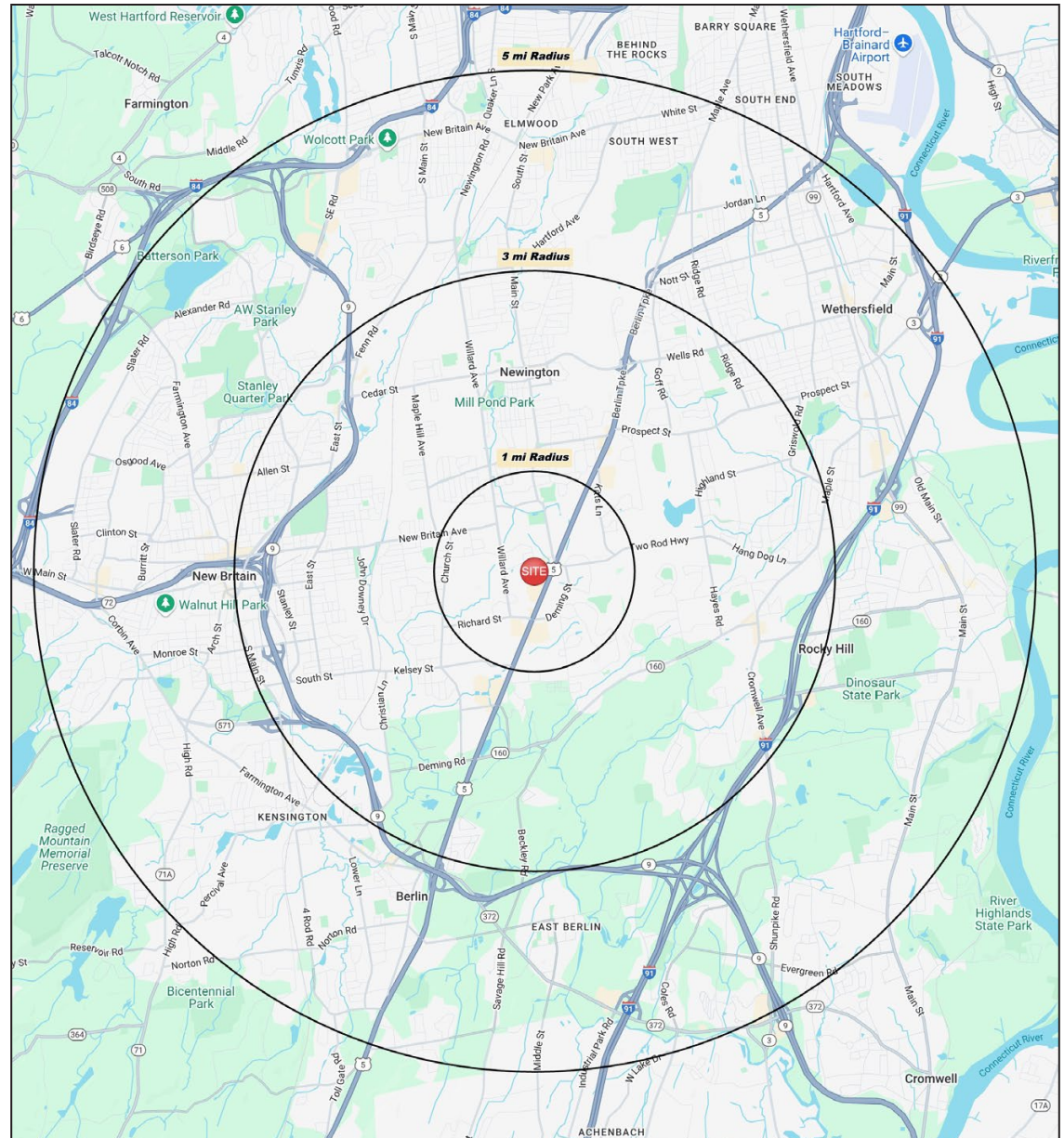
Daytime Population: 165,304

Median Age: 38.8



Average Household Income: \$111,924

Median Household Income: \$90,401



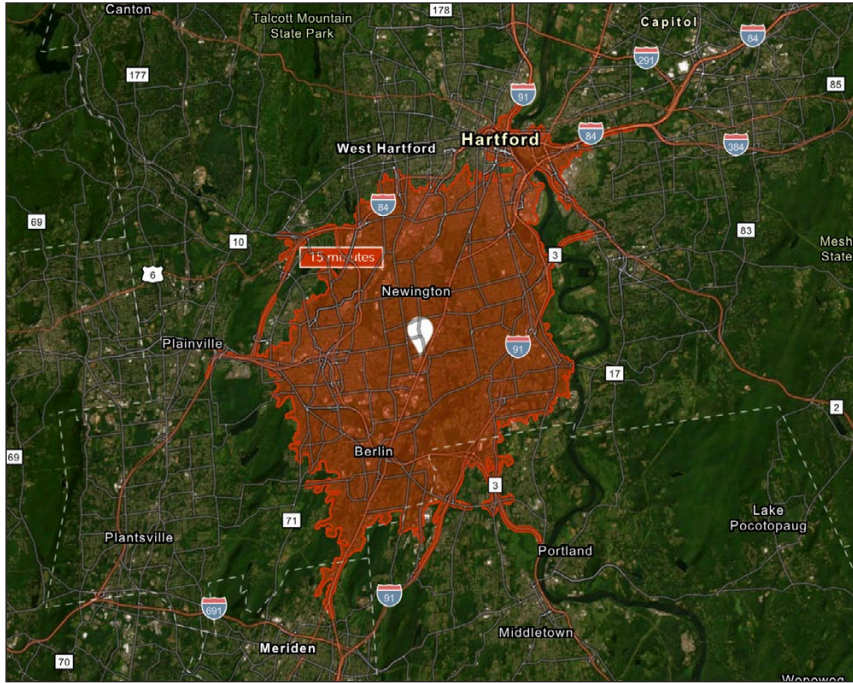
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15 MINUTE DRIVE TIME



KEY FACTS

224,349

Population

\$78,771

Median Household Income

39.3

Median Age

268,961

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions <i>17,900 households</i>	City Greens <i>11,300 households</i>	Savvy Suburbanites <i>7,052 households</i>
<p>Socioeconomic Traits</p> <p>Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.</p>	<p>Socioeconomic Traits</p> <p>Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.</p>	<p>Socioeconomic Traits</p> <p>Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.</p>
<p>Household Types</p> <p>Single parents and married or cohabiting couples</p>	<p>Household Types</p> <p>Married couples; singles living alone</p>	<p>Household Types</p> <p>Married couples</p>
<p>Typical Housing</p> <p>Multi-Units</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$2,199,954,958

EDUCATION

Bachelor's Degree or Higher



35%

OWNER OCCUPIED HOME VALUE

Average



\$392,019

ANNUAL HOUSEHOLD SPENDING

\$3,707

Eating Out

\$2,264

Apparel & Services

\$6,785

Groceries

\$210

Computer & Hardware

\$6,676

Health Care



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the FRIDAYS

The Bargain House
BY QUALITY FURNITURE BY LLC
Why They Move? You Can Get It For Less

Price Chopper

Taro Tako
SUPERCUTS
GameStop

AVAILABLE
UNIT 07B - 1,542 SF

EnL Nail Bar

AVAILABLE
UNIT 07A - 2,731 SF

Treva
SINCE 2010

LASERMAXX
LET'S PLAY!

chilis

899 VPD

BERLIN TURNPIKE

34,411 VPD

15

5



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LASERMAXX
LET'S PLAY!

TARO TAKO
SUPERCUTS
GameStop

AVAILABLE
UNIT 07B - 1,542 SF

EnL Nail Bar

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Treva
SINCE 2010



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TARO TARO
SUPERCUTS
GameStop
LASERMAXX
LET'S PLAY!

AVAILABLE
UNIT 07B - 1,542 SF
Encl Nail Bar

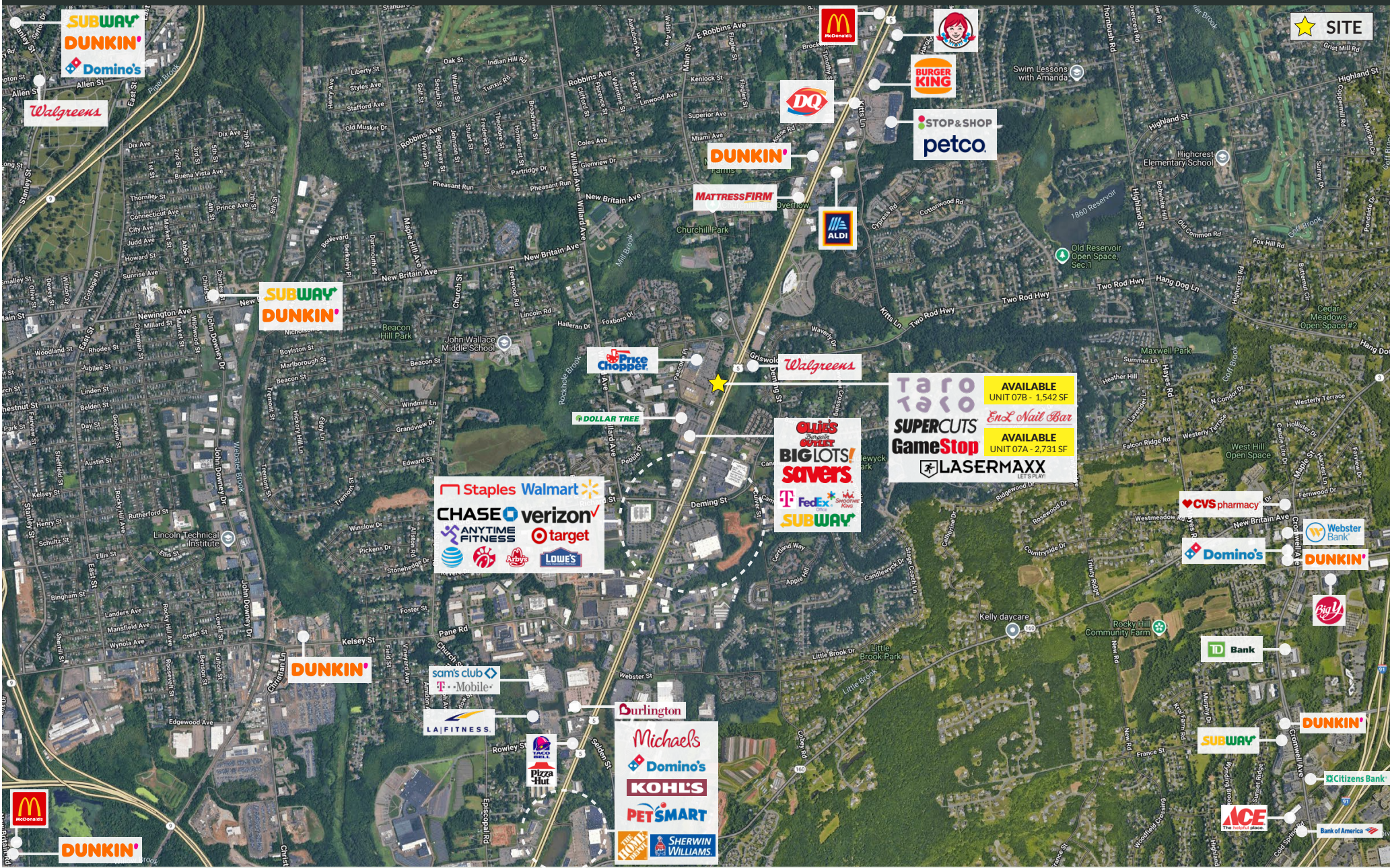
AVAILABLE
UNIT 07A - 2,731 SF



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