

## Attractive Rte. 5 Endcap Available

*1943 Berlin Tpke., Berlin CT*

7,000 SF Retail Space, Dividable to 1,500 SF



### Available Now

- 7,000 SF Endcap retail space
- Join Heritage Wine & Spirits, Elle Nails & Spa, and Halal Munchies restaurant
- 17,000 SF shopping center
- Adjacent to Mobil gas station and Dunkin Donuts
- Potential drive-thru
- High traffic: Berlin Tpke. - 27,000+ ADT
- Great regional location w/ nearby access to Rt. 9, Rt. 15, and I-91
- Signalized intersection
- 109 parking spaces
- Corner lot

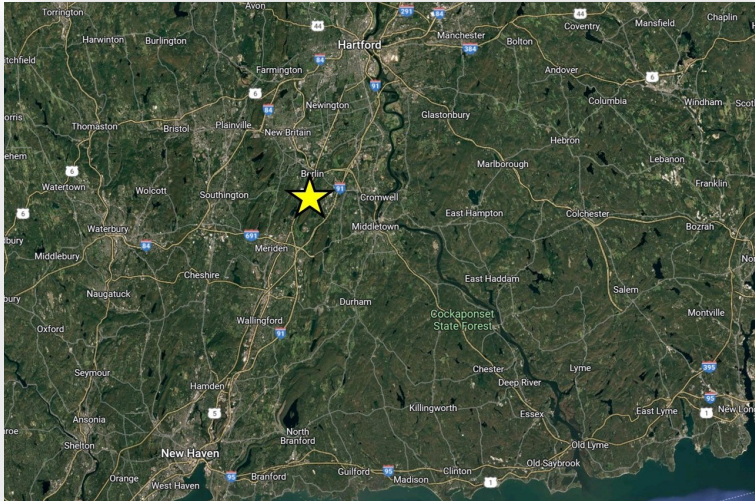


For Lease

# Rte. 5 Retail Space

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## Retail Market



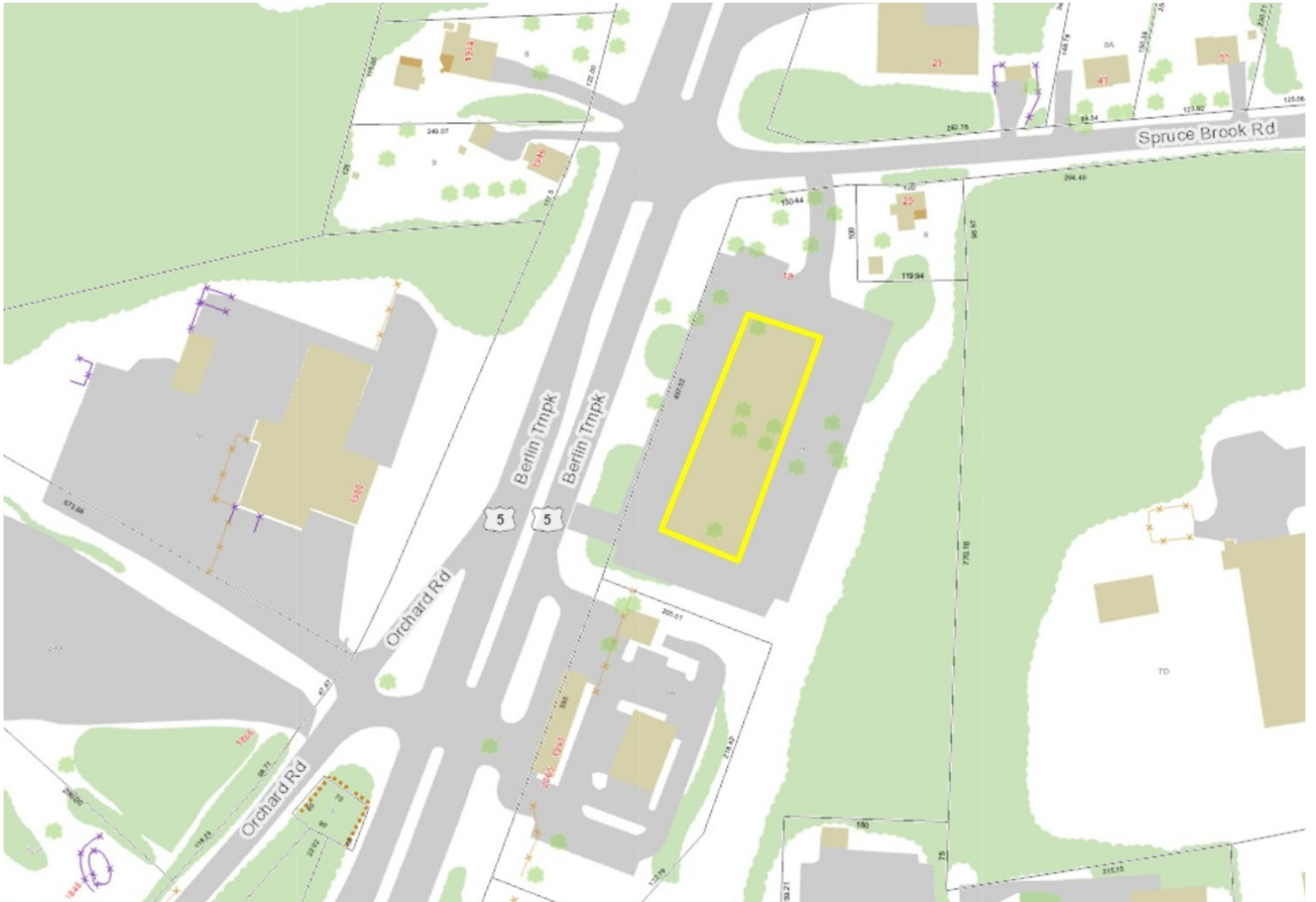
2024 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	3,170	26,411	113,330	450,328
Estimated Households	1,235	11,464	46,747	182,384
Estimated Daytime Employees	1,334	16,173	62,280	282,257
Estimated Average Household Income	\$145,330	\$118,965	\$99,308	\$102,960



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## Contact Us



**Dusty Burke**

508-735-6378

[dusty@acreco.com](mailto:dusty@acreco.com)



**Dusty Burke, III**

508-735-5976

[dusty3@acreco.com](mailto:dusty3@acreco.com)

### American Commercial Real Estate

50 Ledgeview Way #2415, Wrentham, Massachusetts 02093

Tel: (508) 735-6378 | E-mail: [dusty@acreco.com](mailto:dusty@acreco.com) | [www.acreco.com](http://www.acreco.com)