

1730 BERLIN TURNPIKE

WETHERSFIELD, CT 06109

OFFICE: 860-721-0005

COMMERCIAL SERVICES REALTY

FAX:860-563-3315



1730 Berlin Turnpike



Property Characteristics:

Price: \$120,000 Land Lease
per year

Land Area: ~1.46 acres
Frontage: 342 feet
Depth: 322 feet

Building: Proposed a 5,000 sq.
ft. (subject to approval)

Traffic Count: ± 42,000 cars
per day (confirmed)

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**Commercial Services
Realty**

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Rocky Hill, CT 06067

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Demographics:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,583	98,750	262,717
Average HH Income:	\$72,226	\$58,660	\$56,162