

Proposed ±246,000 S.F. Retail Development

Location: 404 Wilbur Cross Highway (Berlin Turnpike), Berlin, CT

Acreage: 33± (useable approximately ±21)

Additional Land (Access): 314 Deming Road (Ask for details)

Frontage: Approx 1,100 Feet on the Berlin Turnpike

Zoning: G I (General Commercial) and G C (General Industrial)

Uses: Retail, Business and Professional Offices, Hotels and Conference Centers, Restaurants (drive thru welcome), Movie Theatres, Food Stores, Recreational Facilities, etc..

Utilities: Gas, Water, Sewer (All available on street)

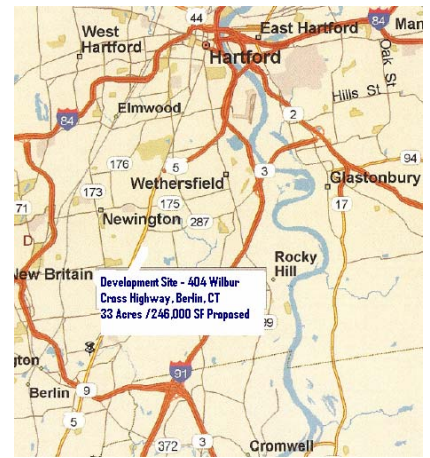
Area Retailers: Home Depot, Lowes, Walmart, Target, Staples, Sam's Club, Best Buy, Showcase Cinemas, Stew Leonard's, etc..

Traffic Volume: 35,900 per daily average as per CT DOT

Population/Average H.I.:

Within 1 mile:	3,489 / \$83,824
Within 3 mile:	49,852 / \$59,845
Within 5 mile:	146,389 / \$57,125

Approvals: 1991 this site was approved for a ±246,000 Square Foot retail plaza. Approvals have expired.



**For Additional Information Contact
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