

# 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..

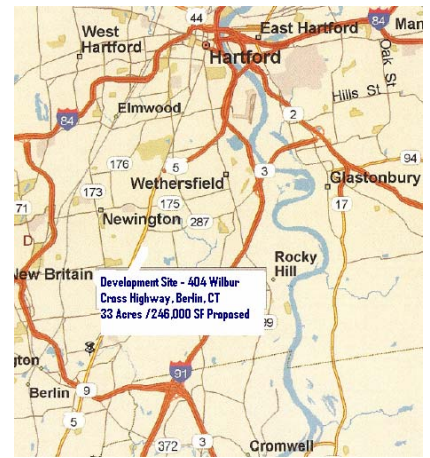
**Utilities:** Gas, Water, Sewer (All available on street)

**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  
 Peter D. D'Addeo, CCIM  
 Commercial Services Realty  
 154 New Britain Avenue  
 Rocky Hill, CT 06067  
 Phone 860-721-0005, fax 869-563-3315  
 pdaddeo@msn.com**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Buyer should conduct their own independent investigation and rely only on those results.