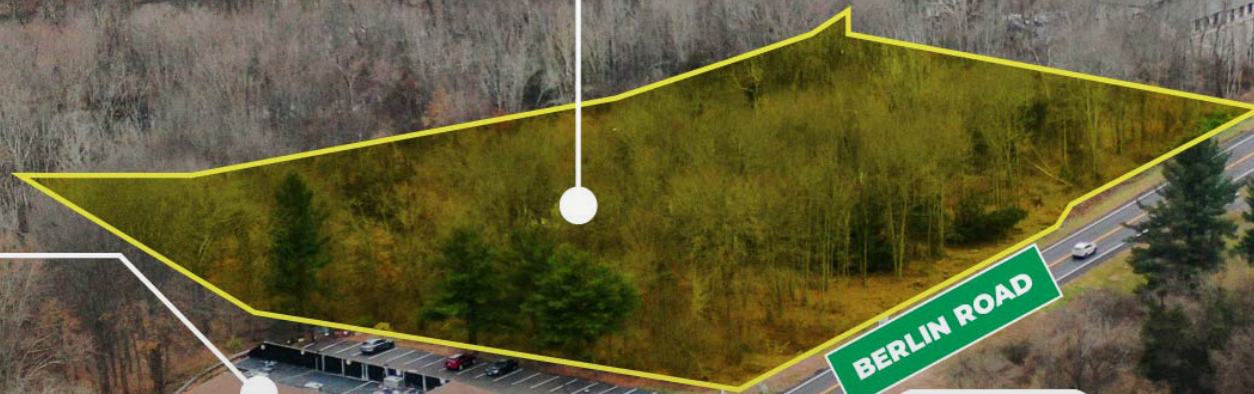




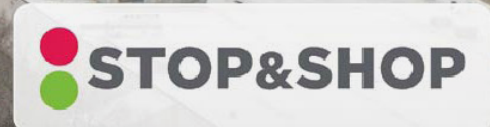
New England  
Retail Properties, Inc.

# NOW SELLING ±5 ACRE PARCEL

 **±5 ACRES**



BERLIN ROAD



*Super Hair & Nails Spa*

**EXCLUSIVE BROKER**

**KERRY WOOD**

D: 860.529.9000 X 102

[kwood@newenglandretail.com](mailto:kwood@newenglandretail.com)

[www.newenglandretail.com](http://www.newenglandretail.com)

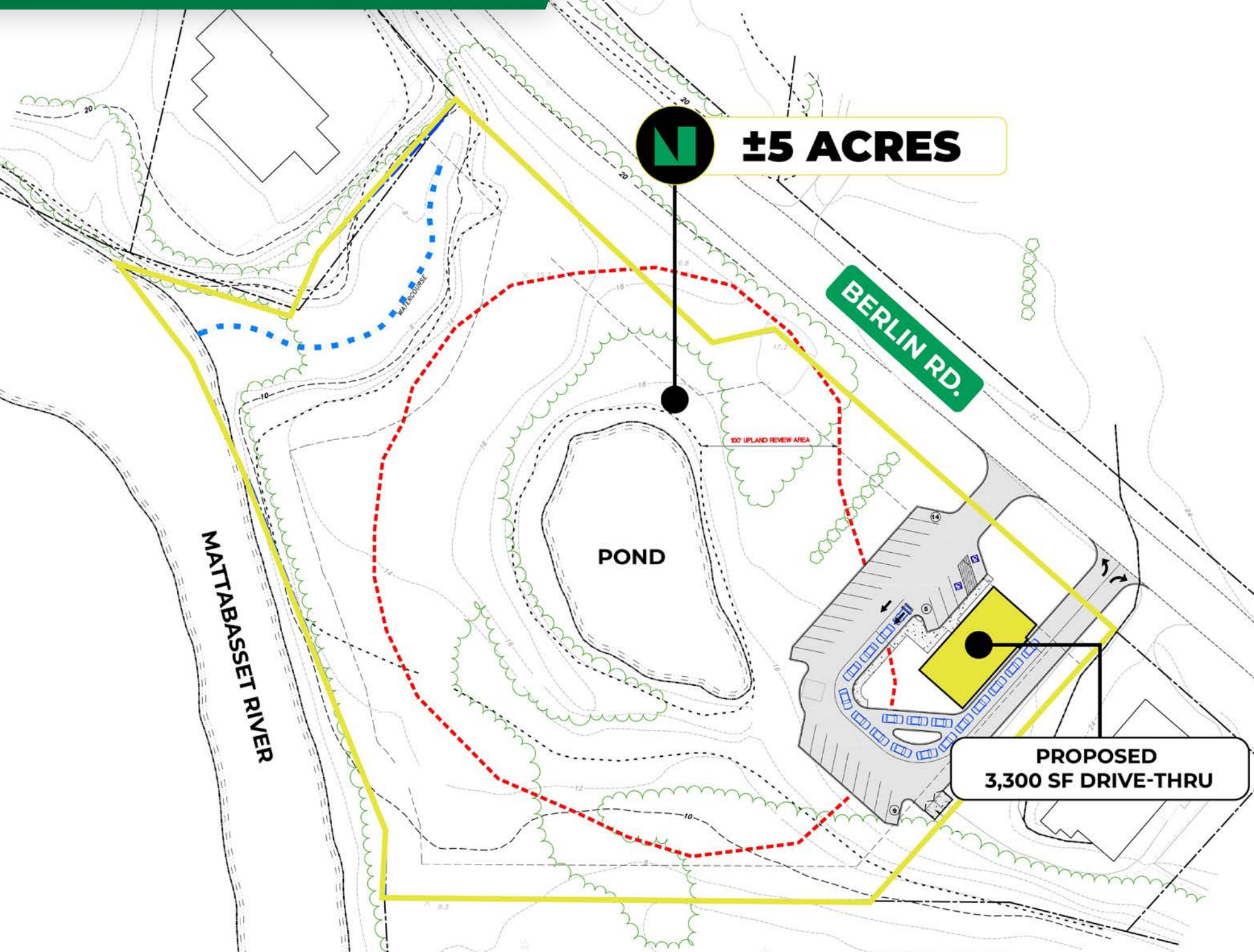
**EXCELLENT DEVELOPMENT OPPORTUNITY!**

**Approved for Retail Cannabis Sales**

**5 Berlin Road, Cromwell, CT 06416**



# 5 BERLIN ROAD



## PROPERTY DETAILS | Now Selling

<b>LOT SIZE</b>	±5 Acres of vacant land
<b>SALE PRICE</b>	Contact exclusive broker for more details
<b>USES</b>	Retail, fitness, medical, cannabis or financial
<b>APPROVALS</b>	Purchase Includes a Special Permit for the Operation of Cannabis Retail Sales

This vacant 5 acre parcel is an excellent redevelopment opportunity, with a green light to construct up to 3,300 square foot drive-thru building. Positioned amidst a thriving mix of national and local businesses and just minutes away from major highways, this location promises both visibility and convenience.

**INTERSTATE 91** **HIGHWAY ACCESS**  
Approximately 1.3 miles, 3 minute to I-91

**DEMOGRAPHICS**  
Heavily populated area: +95,000 within 5 miles

**HIGH TRAFFIC AREA**  
High traffic retail corridor with over 17,000 VPD on Berlin Road





ups  
d'angelo  
GRILLED SANDWICHES  
AAA  
Habitat  
for Humanity

DUNKIN'  
McDonald's  
KFC

Splash  
CAR WASH  
TACO BELL  
Party  
Pizza

5 BERLIN ROAD

STOP&SHOP

American Eagle  
Financial Credit Union  
Walgreens  
STOP & SHOP GAS  
Wendy's







**COURTYARD**  
BY MARRIOTT

**chijis**

**Price Rite** MARKETPLACE

**Starbucks**

**BURGER KING**

**CITGO**

**SUBWAY**

**Nardelli's**

**Firestone**

**LOWE'S**

**Webster**

**SPRINGHILL SUITES** MARRIOTT

**LIBERTY BANK**

**CVS**

**SHERWIN-WILLIAMS**

**ShopRite**

**Marshall's**

**five BELOW**

**Burlington**

**TEXAS ROADHOUSE**

**Citizens Bank**

**ExxonMobil**

**T-Mobile**

**DOLLAR TREE**

**DQ**

**Chicago**

**ME Massage Envy**

**ANYTIME FITNESS**

**Walmart**

**ups**

**d'angelo** GRILLED SANDWICHES

**AAA**

**Habitat for Humanity**

**FedEx**

**McDonald's**

**KFC**

**FLASH CAR WASH**  
BALISE

**Walgreens**

**Cumberland FARMS**

**American Eagle** Financial Credit Union

**Dental Arts of Cromwell**

**DUNKIN'**

**Super 8**

**SUNOCO**

**QUALITY**

**5 BERLIN ROAD**

**TACO BELL**

**Cromwell Massage & Wellness**

**Splash CAR WASH**

**STOP&SHOP**

**M&T Bank**

**MATTRESS FIRM**

**Wendy's**

**ROUTE 3** SHUNPIKE RD (ROUTE 3)

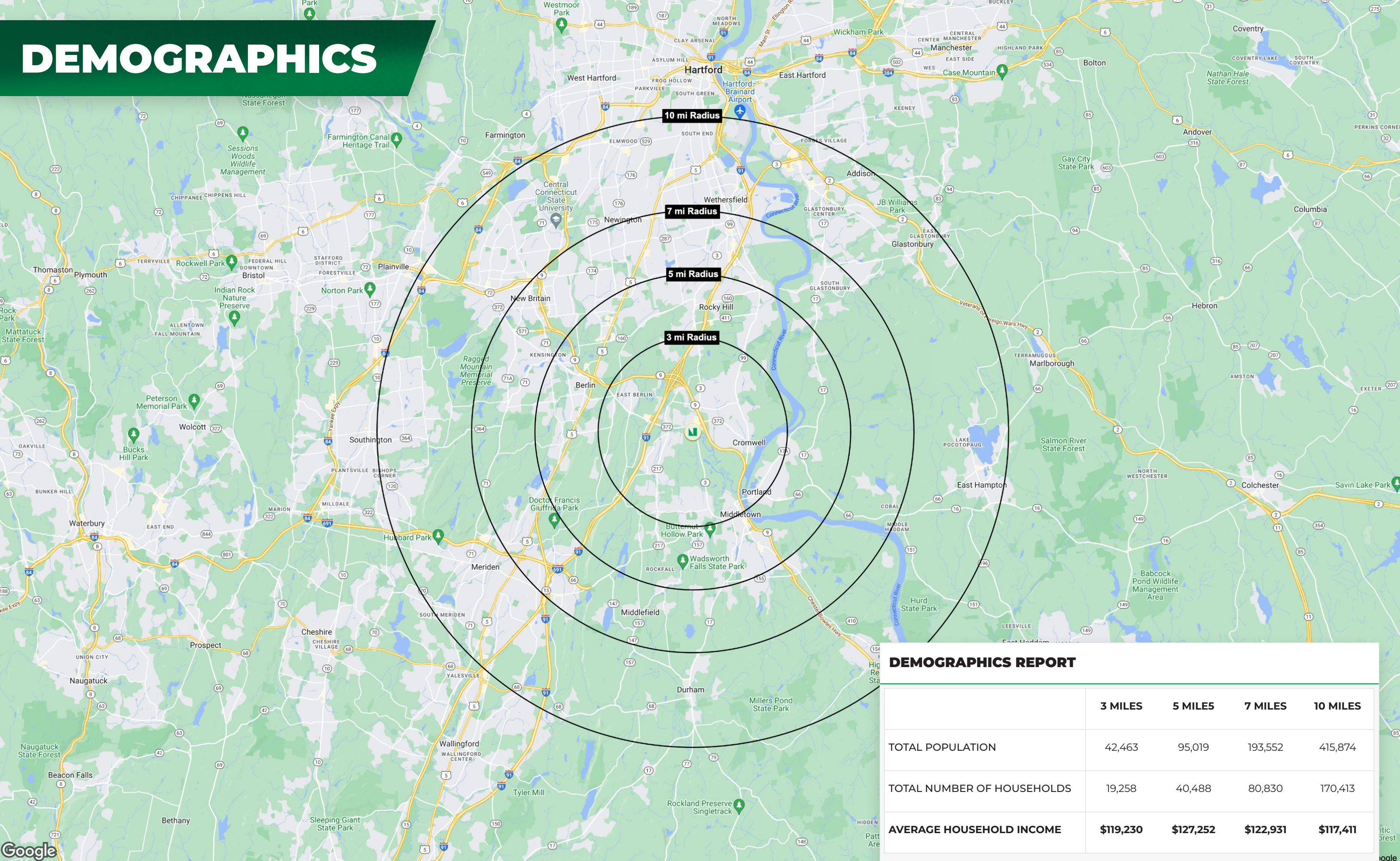
**ROUTE 372** BERLIN RD (ROUTE 372)

**ROUTE 9** ROUTE 9

**ROUTE 91** INTERSTATE 91



# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	42,463	95,019	193,552	415,874
TOTAL NUMBER OF HOUSEHOLDS	19,258	40,488	80,830	170,413
AVERAGE HOUSEHOLD INCOME	\$119,230	\$127,252	\$122,931	\$117,411





**±5 ACRES**

**Party  
Pizza**

**PARISIAN  
SALON DAY SPA**

**FLOAT  
FORTY-ONE**

**ROUTE  
524**

**TACO  
BELL**

**Splash  
CAR WASH**

**American Eagle  
Financial Credit Union**

**Walgreens**

**Cumberland  
FARMS**

**Wendy's**

**STOP &  
SHOP GAS**

**STOP &  
SHOP**

*Super Hair & Nails Spa*

**CONTACT  
EXCLUSIVE BROKER**

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**New England  
Retail Properties, Inc.**



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