



New England
Retail Properties, Inc.

**UP TO
±39,000 SF
AVAILABLE**

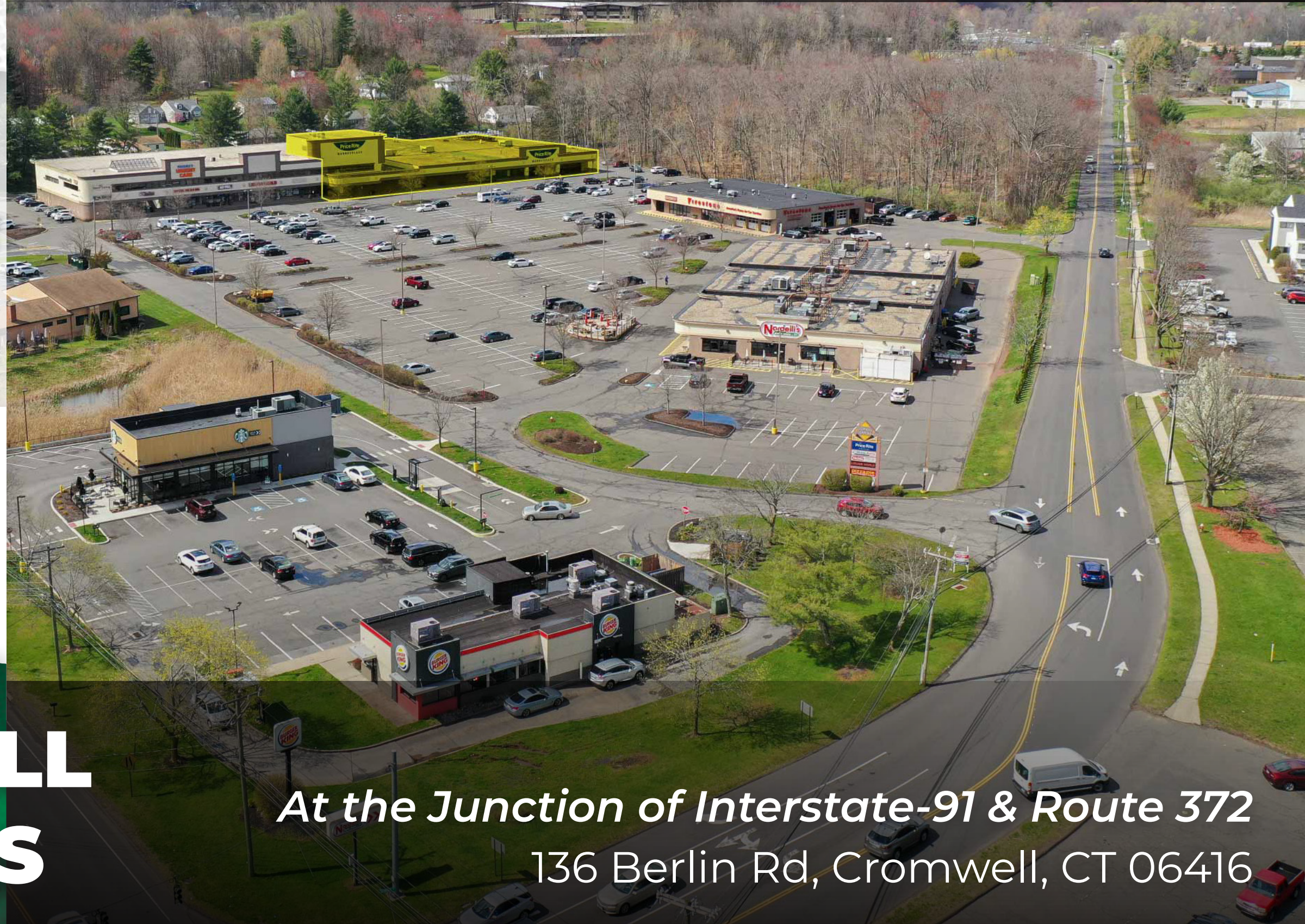
MATT HALPRIN

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**CROMWELL
COMMONS**

NOW LEASING RETAIL & OFFICE SPACE



At the Junction of Interstate-91 & Route 372

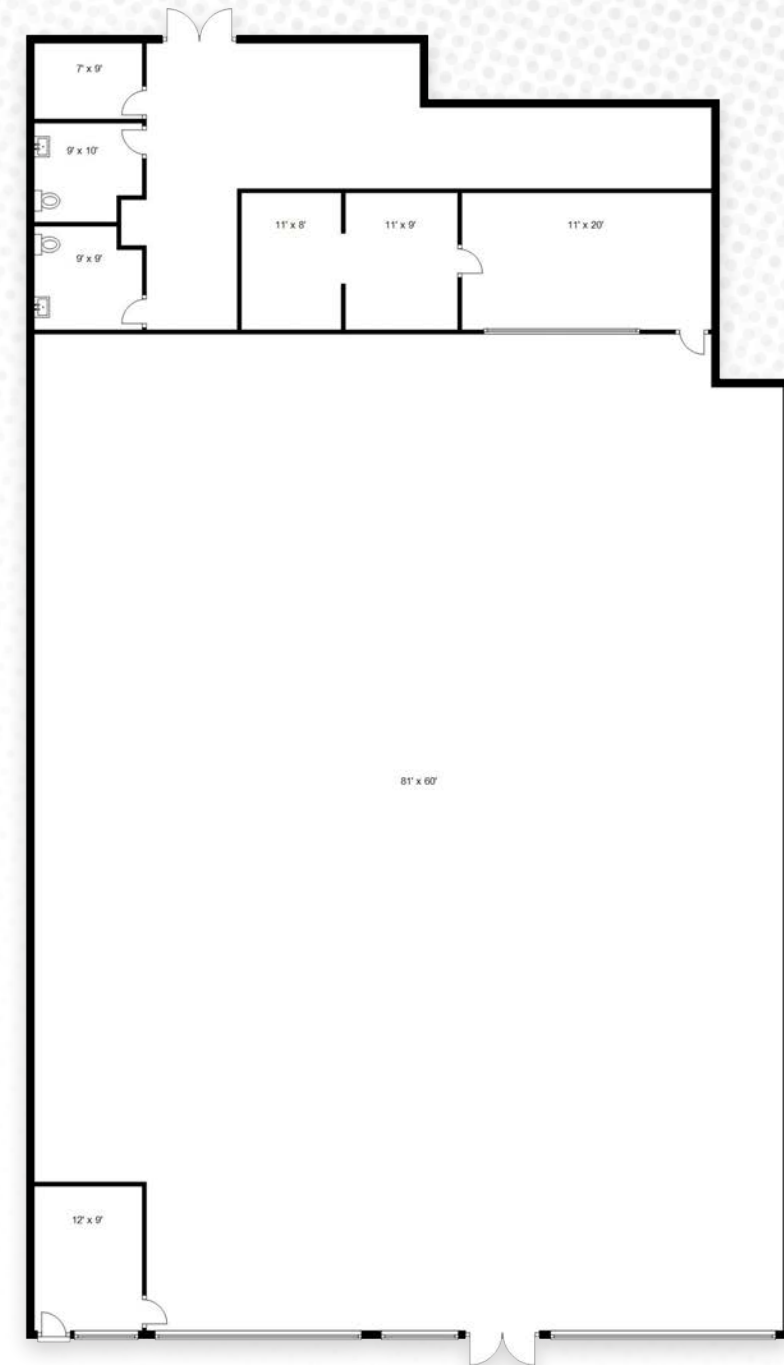
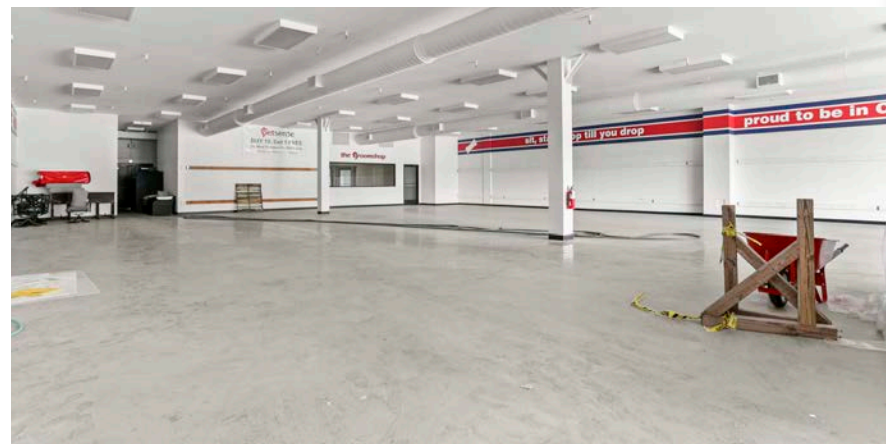
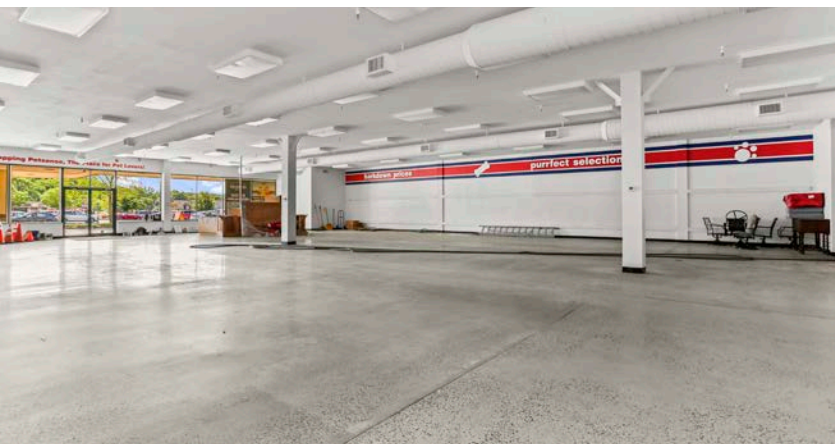
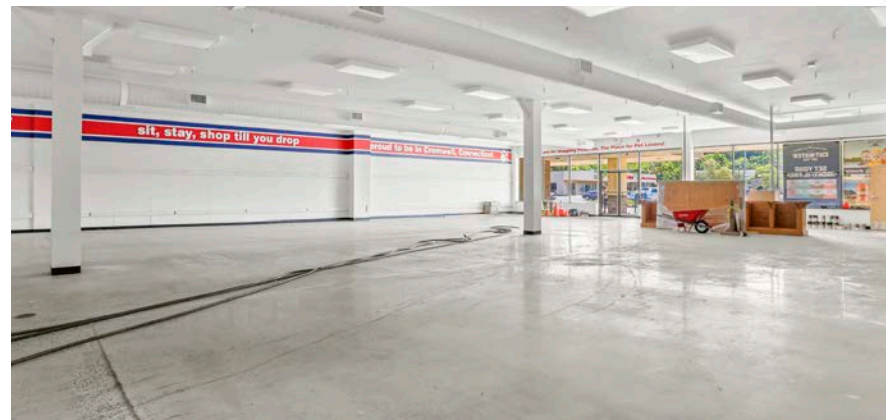
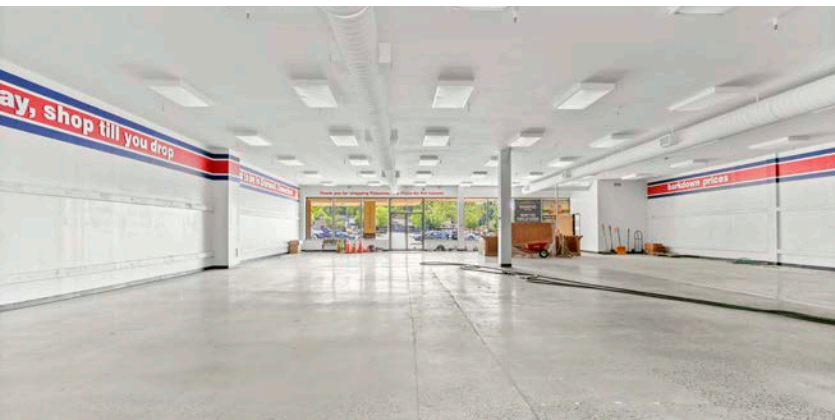
136 Berlin Rd, Cromwell, CT 06416

UNIT 108



DETAILS

SIZE	6,093 SF
USE	Fitness club, retail or medical



UNIT 109



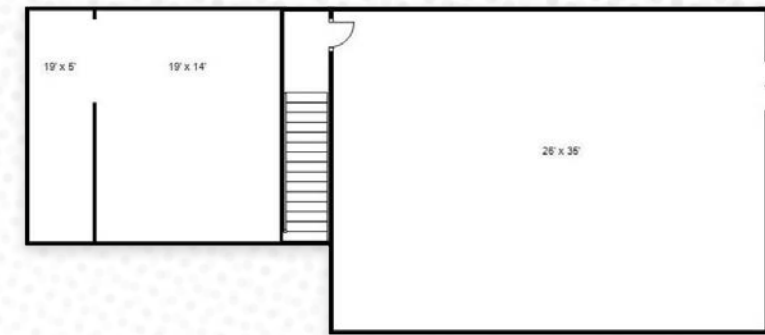
DETAILS | Now Leasing

SPACE SIZE

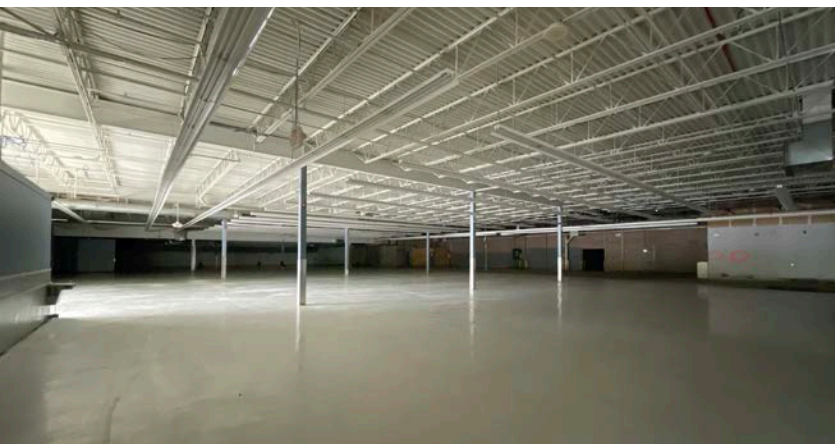
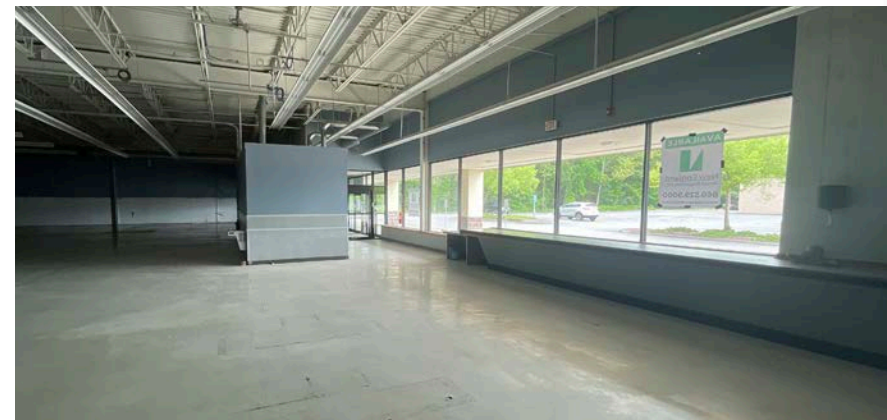
±32,900 SF (can be divided)

USE TYPE

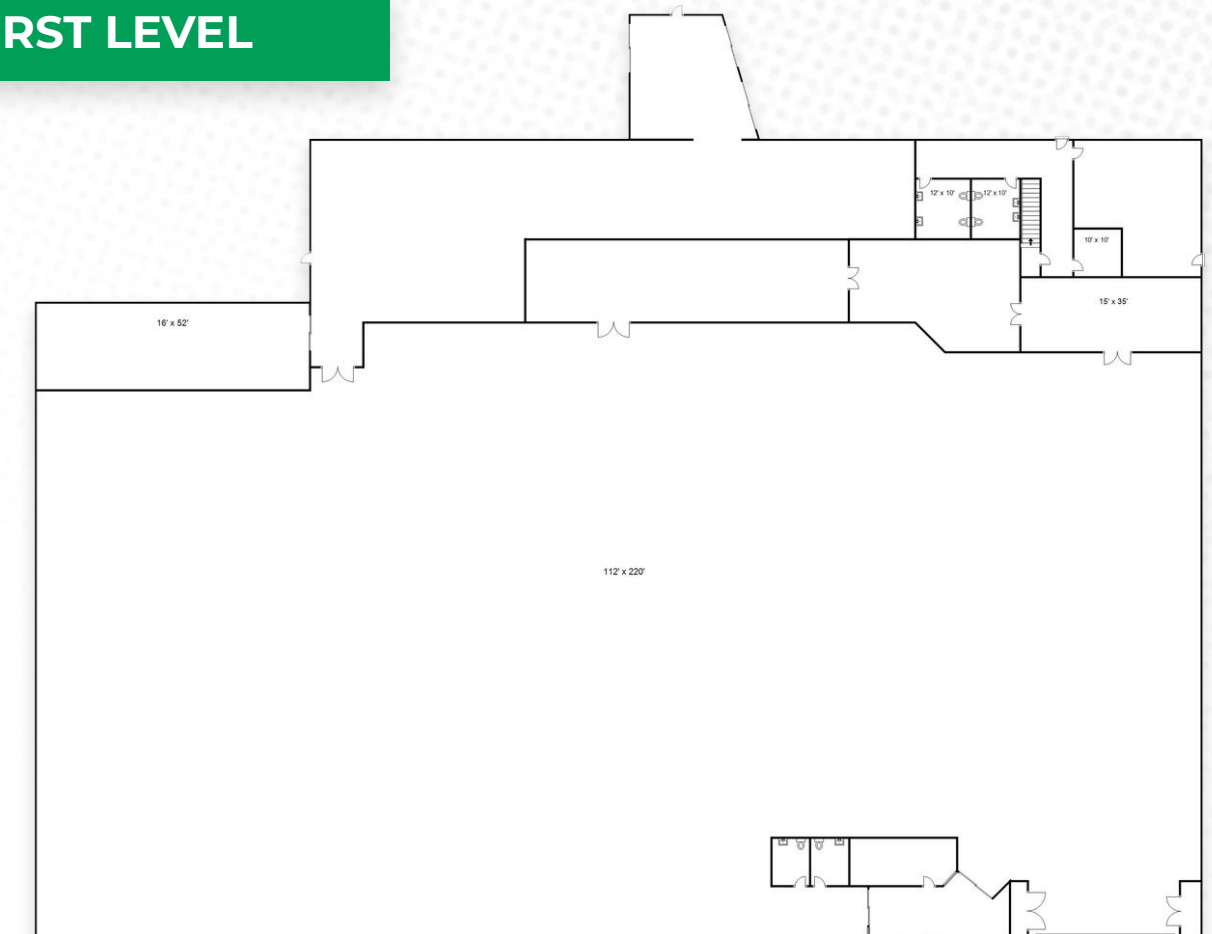
Grocery, fitness club or retail



SECOND LEVEL



FIRST LEVEL



UNIT 200 - 201

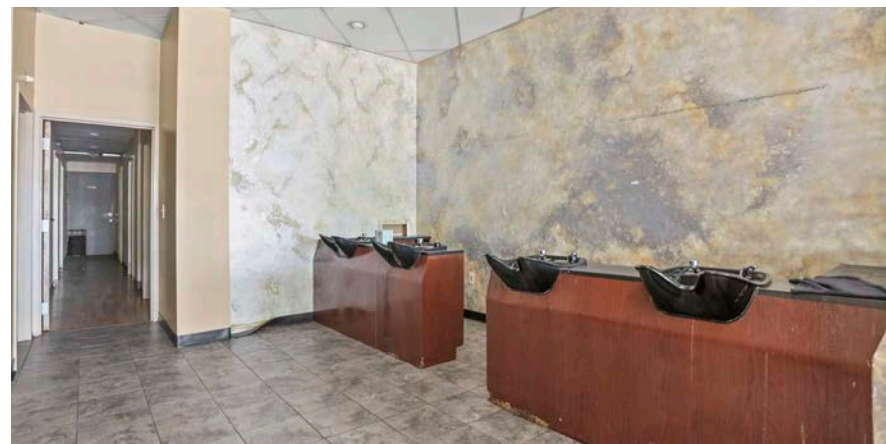
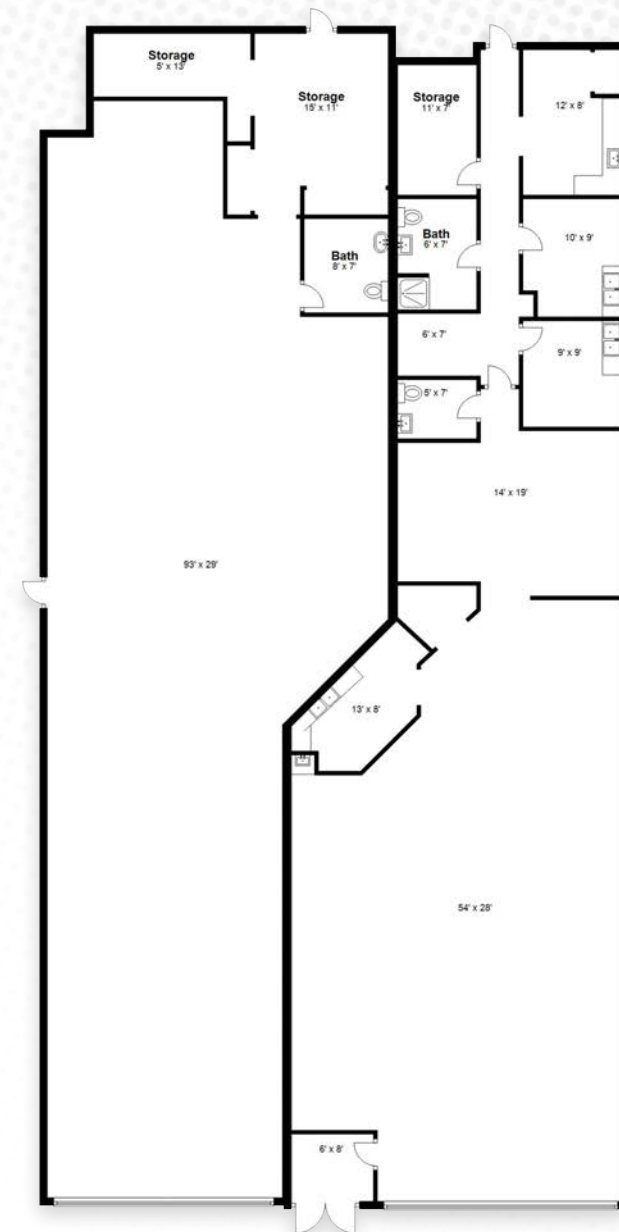


DETAILS | Now Leasing

UNIT 200 (END CAP)	±2,500 SF
UNIT 201 (IN-LINE)	±2,400 SF
TOTAL SIZE	4,955 SF (possible assemblage)
USE TYPE	Retail, restaurant, or beauty salon

UNIT 200

UNIT 201

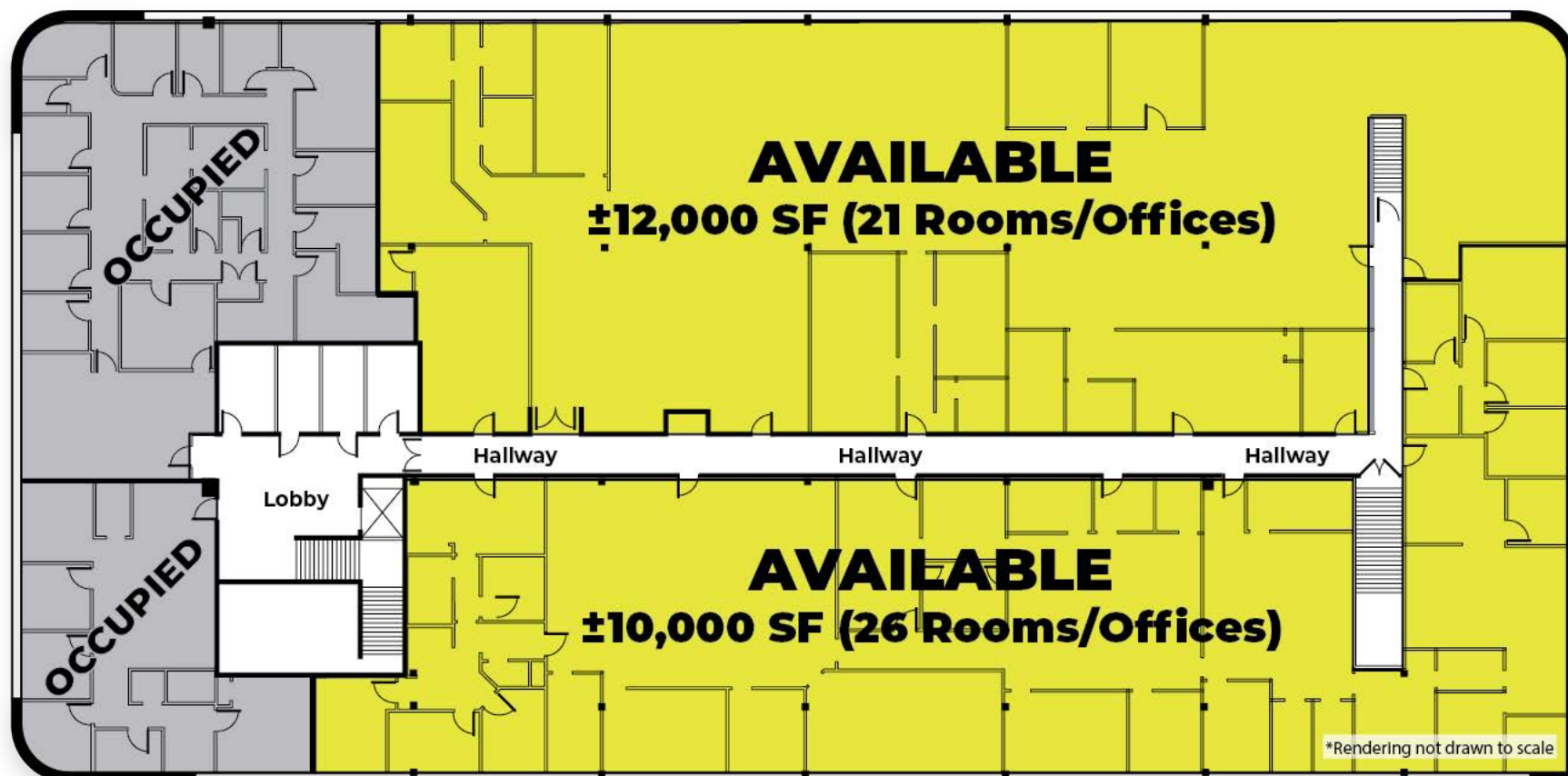


2ND FLOOR OFFICE SPACE



DETAILS | Now Leasing Office Space

OFFICE 101-A	±12,000 SF (can be divided)
OFFICE 101-B	±10,000 SF (can be divided)
TOTAL SIZE	22,037 SF
USE TYPE	Professional or medical office



LOCATION

TENANT ROSTER

BUILDING #1

UNIT	TENANT	SIZE
100	Nova Dental	2,364 SF
101	VACANT (Office Space)	22,037 SF
102	Starling Physicians	2,670 SF
103	Connecticut Urgent Care	3,661 SF
104	CVR Management LLC	3,335 SF
105	Dr. Deborah Waterman	1,660 SF
106	Crystal Nails	C1,200 SF
107	Liquor World	5,450 SF
108	VACANT	6,093 SF
109	VACANT	32,987 SF

BUILDING #2

200	VACANT	±2,500 SF
201	VACANT	±2,400 SF
202	Puff Kulture	2,200 SF
203	Mizzu Asian Bistro & Hibachi	6,000 SF
204	Pizza Pie	2,038 SF
205	Gyro Love	1,600 SF
206	Nardelli's Grinder Shoppe	2,324 SF

BUILDING #3

300	Bridgestone Firestone	10,040 SF
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BUILDING #4

400	Burger King	3,400 SF
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BUILDING #5

500	Starbucks	2,000 SF
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TOTAL 73,637 SF



HIGHLIGHTS

- High traffic retail corridor with over 23,000 vehicles per day.
- Located at the Junction of Interstate-91 & Berlin Road (Route 372) allowing easy access to the highway.
- Surrounding tenants include, Walmart, Courtyard by Marriott, Chili's Bar & Grill, Kindercare, McDonald's and many more.

TRAFFIC COUNTS

BERLIN ROAD (ROUTE 372)	23,307 VPD
INTERSTATE-91 (NORTHBOUND)	58,031 VPD
INTERSTATE-91 (SOUTHBOUND)	55,249 VPD



CROMWELL COMMONS

Starbucks, Burger King, Nardelli's, Firestone, Priority Urgent Care, Nava Dental, Starling Physicians, Hartford HealthCare

COURTYARD BY MARRIOTT

chilis

SPRINGHILL SUITES MARRIOTT, LIBERTY BANK, CVS, SHERWIN-WILLIAMS

ShopRite, Burlington, TEXAS ROADHOUSE, Citizens Bank, ExxonMobil, T-Mobile, DOLLAR TREE, DQ, Chicago, ME Massage Envy, ANYTIME FITNESS

ups, d'angelo GRILLED SANDWICHES, AAA, Habitat for Humanity

McDonald's, KFC

TACO BELL, Cromwell Massage & Wellness, Splash CAR WASH

Super 8, SUNOCO, QUALITY

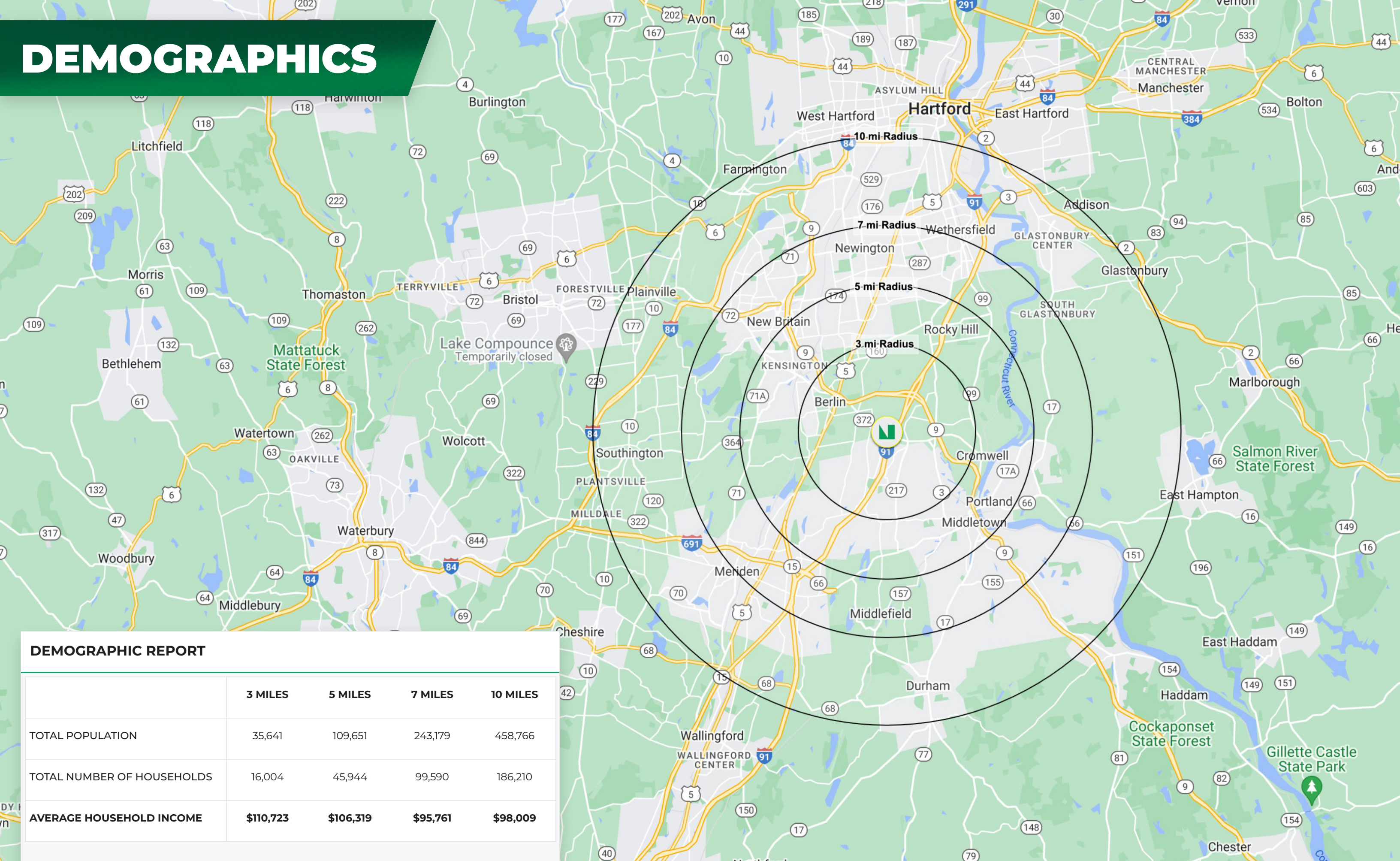
STOP & SHOP, MATTRESS FIRM, M&T Bank, Wendy's

Walgreens, Cumberland FARMS, American Eagle Financial Credit Union

Dental Arts of Cromwell, DUNKIN'

SHUNPIKE RD (ROUTE 3)
 BERLIN RD (ROUTE 372)
 ROUTE 9
 INTERSTATE 91

DEMOGRAPHICS



DEMOGRAPHIC REPORT

	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	35,641	109,651	243,179	458,766
TOTAL NUMBER OF HOUSEHOLDS	16,004	45,944	99,590	186,210
AVERAGE HOUSEHOLD INCOME	\$110,723	\$106,319	\$95,761	\$98,009



CROMWELL COMMONS



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