



New England  
Retail Properties, Inc.

**NOW LEASING**



***New Facade Coming Soon!***  
77 Berlin Road (Route 372), Cromwell CT

# 77 BERLIN ROAD | CROMWELL, CT



Discover the prime opportunity of this 9,990 square foot convenience center in Cromwell, CT. Situated at the crossroads of Route 372 and Route 217, this corner lot location boasts high visibility with traffic light access and easy highway connectivity. With over 21,000 vehicles passing by daily, this heavily populated area serves a strong mix of local and regional residents. Whether patrons seek everyday essentials or specialty services, this location delivers on both convenience and accessibility. Elevate your business with this convenient and highly exposed location.

## PROPERTY DETAILS | Now Leasing

<b>Address</b>	77 Berlin Road, Cromwell, CT 06416
<b>Available Units</b>	1,320 - 3,350 SF and 2,890 SF
<b>Building Size</b>	9,990 SF
<b>Lot Size</b>	1.88 Acres
<b>Parking</b>	60 Spaces
<b>Use Type</b>	Retail, medical, financial or restaurant



77 Berlin Road is now under new ownership, embarking on a transformative journey with plans for a stunning modern facade to enhance the property's aesthetic appeal for both current and future tenants. Scheduled for renovation starting in Spring 2024, this revitalization aims to elevate the experience for occupants. The tenants currently occupying the building are Cost Cutters, Artisan Vapor, and Vivi's Nails.

**INTERSTATE 91 HIGHWAY ACCESS**  
Approximately 0.4 miles,  
2 minute to I-91

**DEMOGRAPHICS**  
Heavily populated area:  
+80,000 people within 5 miles

**TRAFFIC COUNTS**  
Strong traffic counts +21,000  
vehicles per day on Rte. 372

## TENANT ROSTER

Unit 1A	AVAILABLE	1,320 SF (end cap)
Unit 1B	AVAILABLE	630 SF (in-line)
Unit 2	AVAILABLE	1,400 SF (in-line)
Unit 3	Cost Cutters	1,000 SF
Unit 4	Artisan Vapor	1,750 SF
Unit 5	Vivi's Nails	1,000 SF
Unit 6	AVAILABLE	2,890 SF (end cap)
<b>Total Size</b>		<b>9,990 SF</b>
<b>Use Type</b>	Retail, medical, financial or restaurant	
<b>Rent Price</b>	Upon request	



### TWO END CAP SPACES AVAILABLE FOR LEASE!

Discover an exceptional leasing opportunity at 77 Berlin Road offering a total of four (4) available spaces, comprising two (2) end cap spaces and two (2) in-line spaces.

Units situated on the east side of the building present the flexibility to combine, forming spaces of 1,320 SF, 1,950 SF, or 3,350 SF, with the potential addition of a convenient drive-thru or pickup window.





COLES ROAD

21,870 VPD

BERLIN ROAD



ROUTE 372

BERLIN ROAD

21,870 VPD

SPRINGHILL SUITES®  
MARRIOTT

ROUTE 372

ROUTE 217

EAST STREET

12,492 VPD



\*Site Boundaries not to scale

**Drive-Thru or Pickup Window Possibility**





# LORD CROMWELL - PROPOSED \$100 Million Mixed-use development

**COURTYARD**  
BY MARRIOTT

**chili's**

Starbucks  
BURGER KING  
CITGO  
pizzapie  
SUBWAY  
Nardelli's  
Firestone

SPRINGHILL SUITES  
MARRIOTT  
LIBERTY BANK  
CVS  
SHERWIN-WILLIAMS

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

**Walmart**

**LOWE'S**  
Webster

McDonald's  
Mobil  
DUNKIN'

ups  
d'angelo  
AAA  
Habitat for Humanity

**FedEx**  
Distribution Center

McDonald's  
KFC

UP IN SMOKE  
FLASH CAR WASH  
BALISE  
The Genuins. The Original.  
FOVERHEAD DOOR

**77 BERLIN ROAD**

TENANT TENANT TENANT TENANT TENANT TENANT

Cumberland FARMS  
Walgreens  
American Eagle

Dental Arts of Cromwell  
DUNKIN'

TACO BELL  
Cromwell Massage & Wellness  
Splash CAR WASH

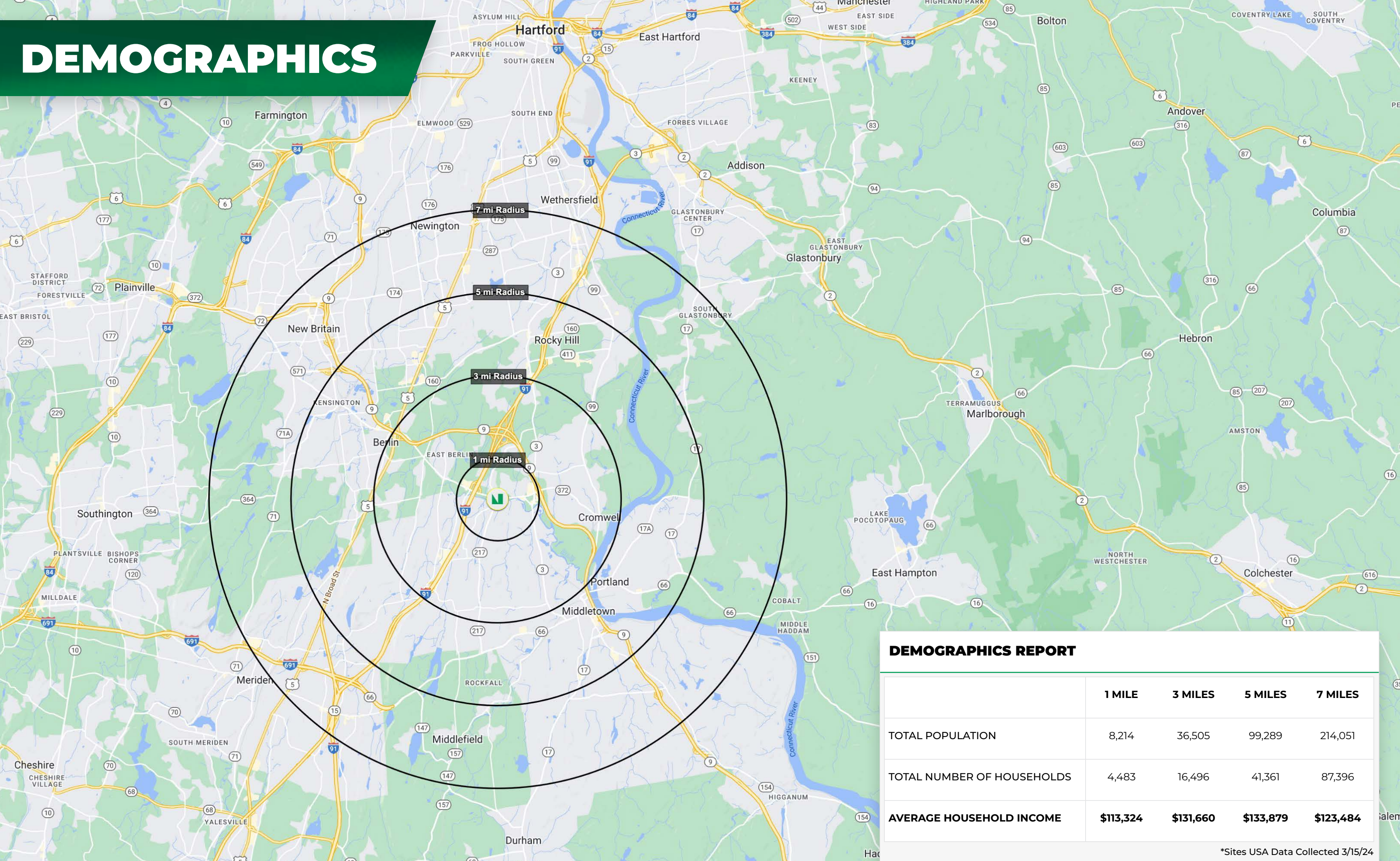
Krauszer's  
SUNOCO  
Quality INN

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

ROUTE 372 Berlin Road (Route 372)  
ROUTE 217 East Street (Route 217)  
ROUTE 9 Route 9  
ROUTE 91 Interstate 91



# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	8,214	36,505	99,289	214,051
TOTAL NUMBER OF HOUSEHOLDS	4,483	16,496	41,361	87,396
AVERAGE HOUSEHOLD INCOME	\$113,324	\$131,660	\$133,879	\$123,484

\*Sites USA Data Collected 3/15/24



Another Project by Rettner Building Management Corp.

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 **New England**  
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