



New England
Retail Properties, Inc.

PRIME RETAIL SPACE AVAILABLE



Now Leasing Up To 1,320 - 3,350 SF

77 Berlin Road (Route 372), Cromwell, CT

77 BERLIN ROAD | CROMWELL, CT



Discover Exceptional Retail Opportunities in Cromwell.

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.

**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 +21,800
vehicles per day on Rte. 372

PROPERTY DETAILS | Now Leasing

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



Brand New Facade Coming Soon!

77 Berlin Road is 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. This revitalization aims to elevate the experience for occupants. The tenants currently occupying the center are Clip & Color Hair Salon, Artisan Vapor, Vivi's Nails, Michael's Jewelers and Barb's Pizza.

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	Barb's Pizza	2,890 SF
Total Size		9,990 SF

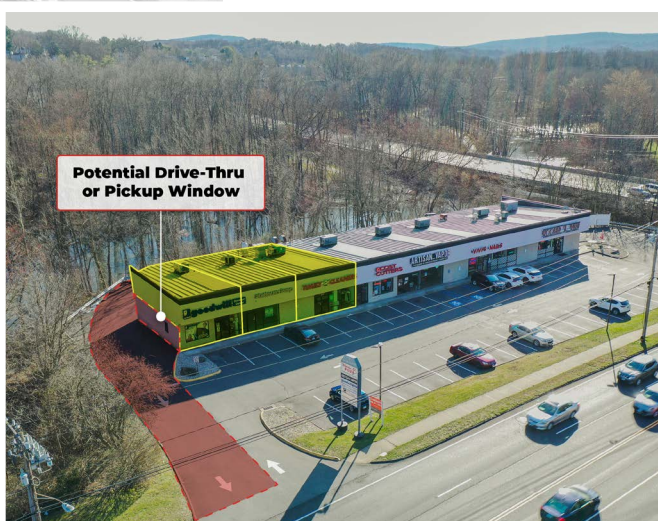
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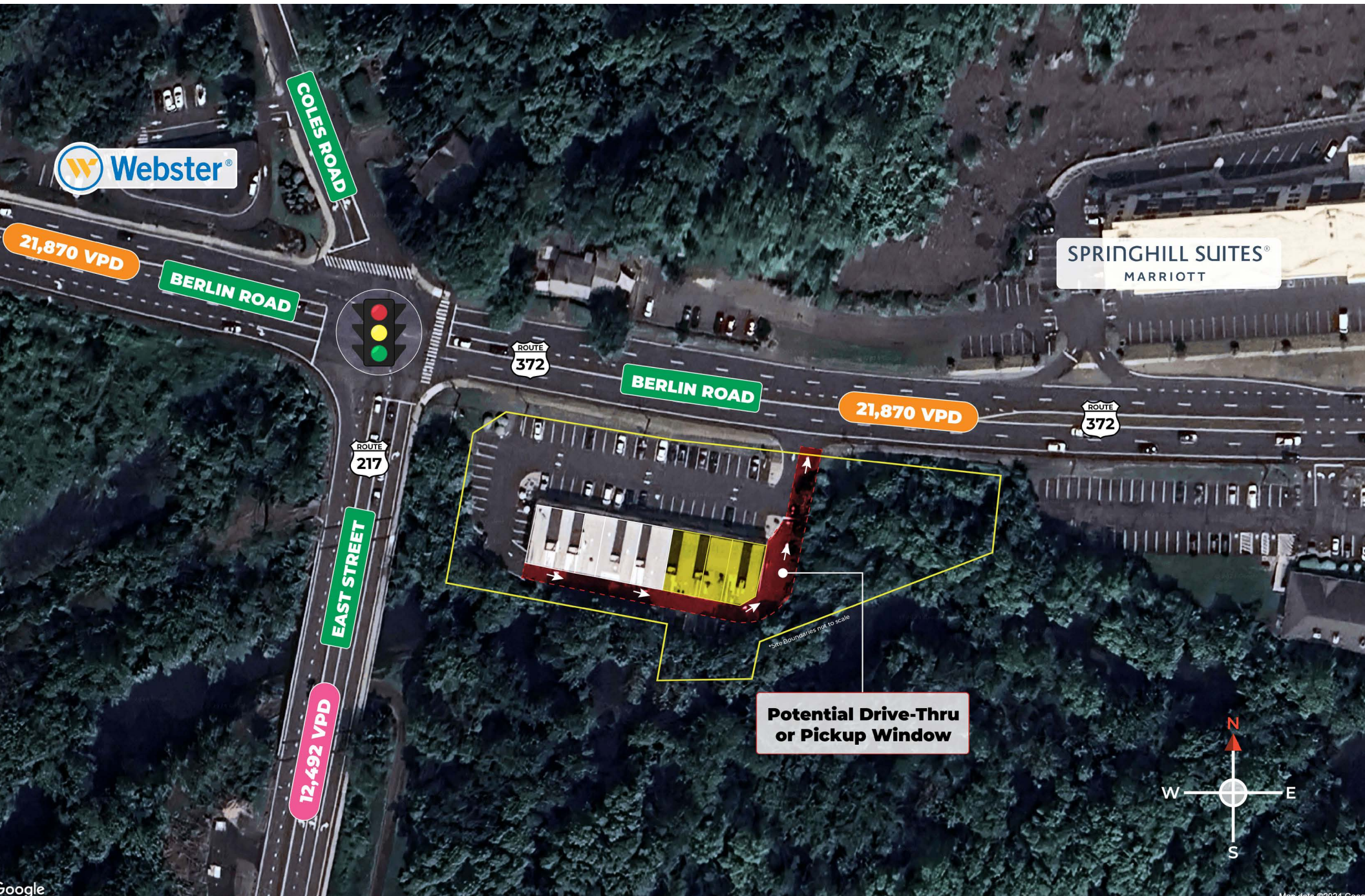
Rent Price Upon request

Prime Retail Spaces Available For Lease!

Discover an exceptional leasing opportunity at 77 Berlin Rd offering a total of three (3) available spaces, comprising of one (1) end cap space 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.







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

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Another Project by Rettner Building Management Corp.

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