



New England
Retail Properties, Inc.

PRIME RETAIL SPACE AVAILABLE



Now Leasing 1,400 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 sq. ft. convenience center on the Middletown/Cromwell town-line. 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 21,800 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	1,400 SF
Building Size	9,990 SF
Lot Size	1.88 Acres
Parking	60 Spaces
Use Type	Retail, medical, financial or restaurant

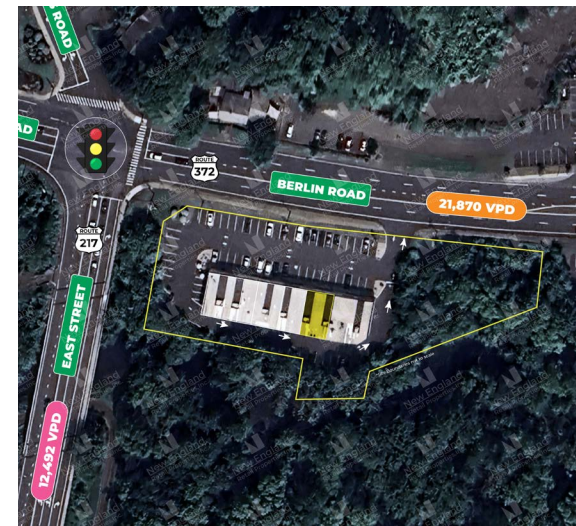
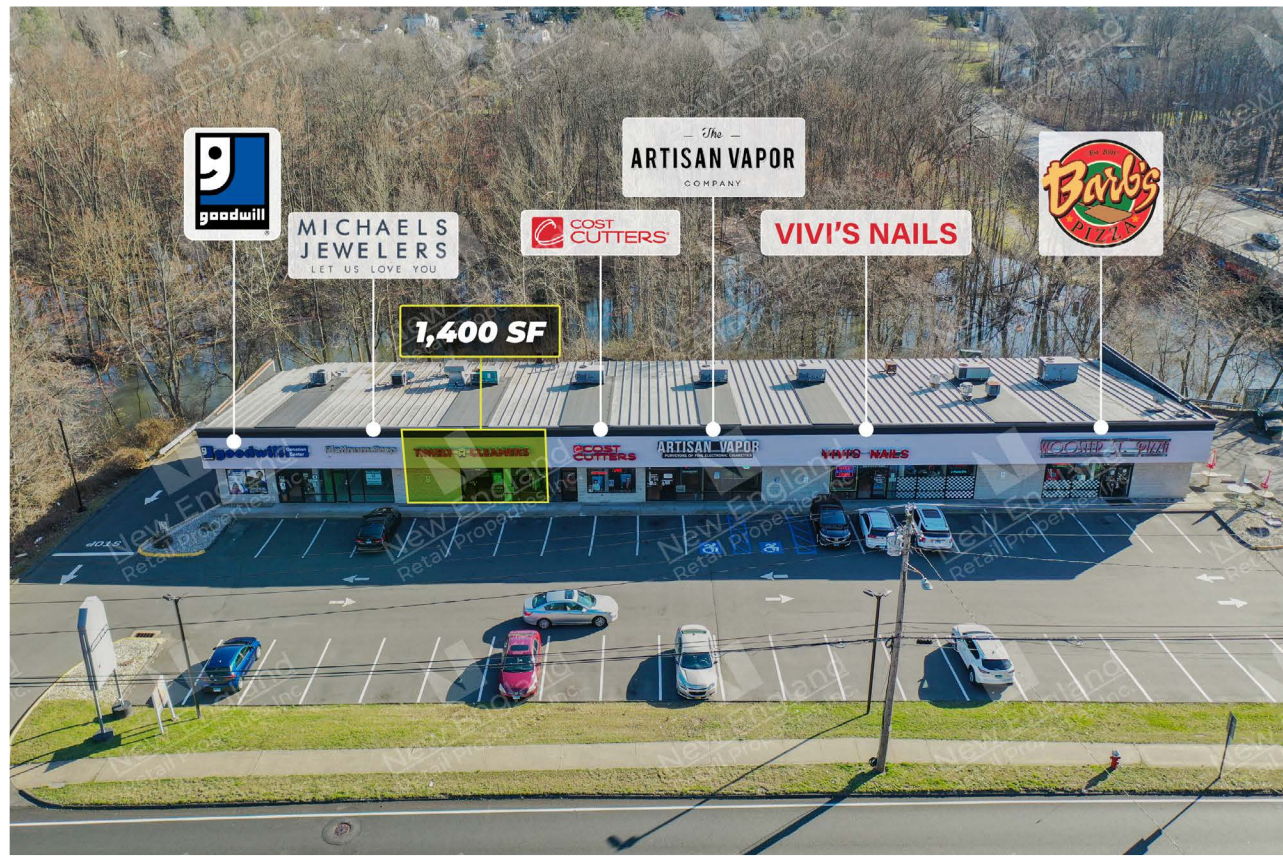


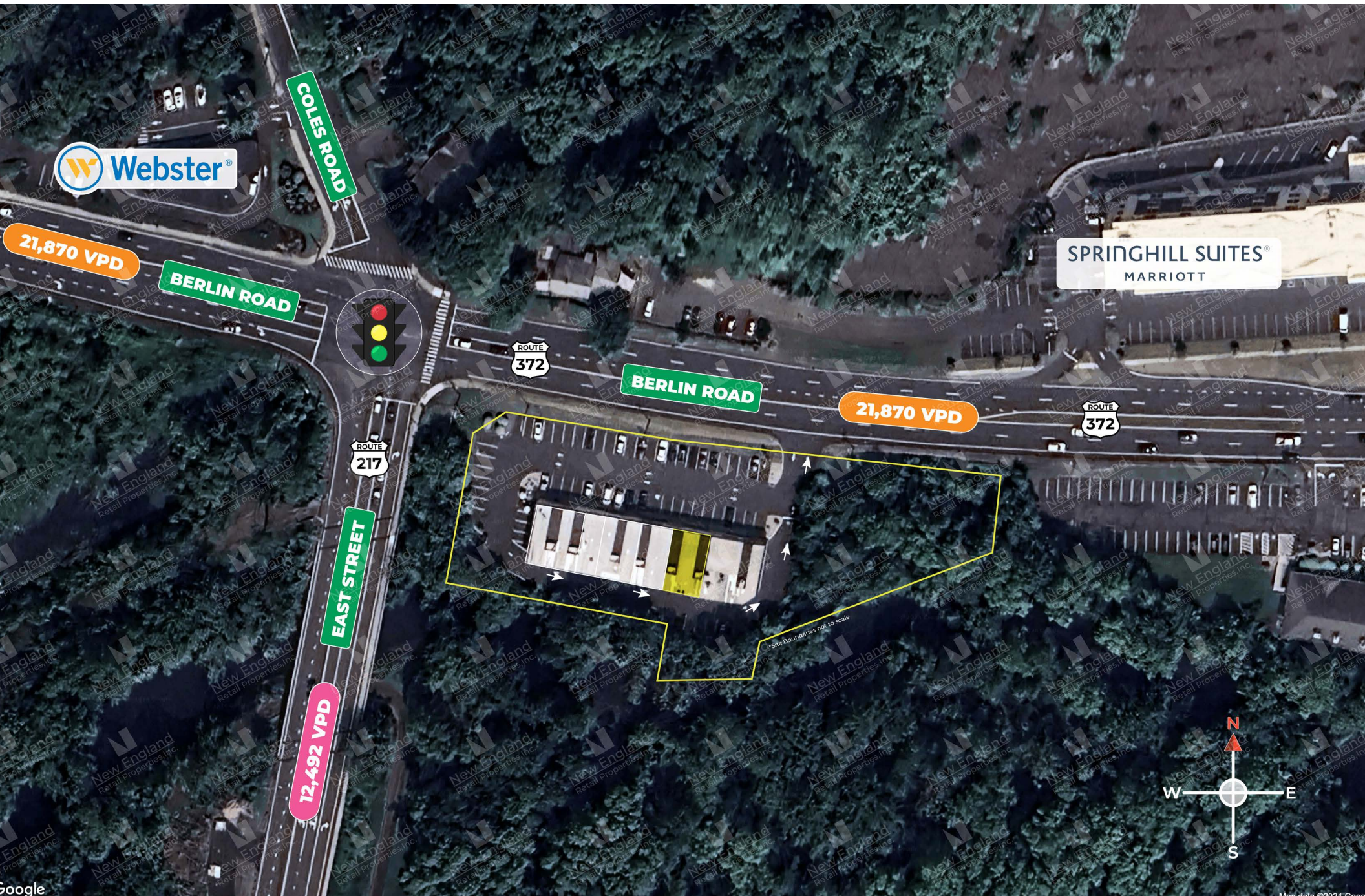
Brand New Facade Coming Soon!

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

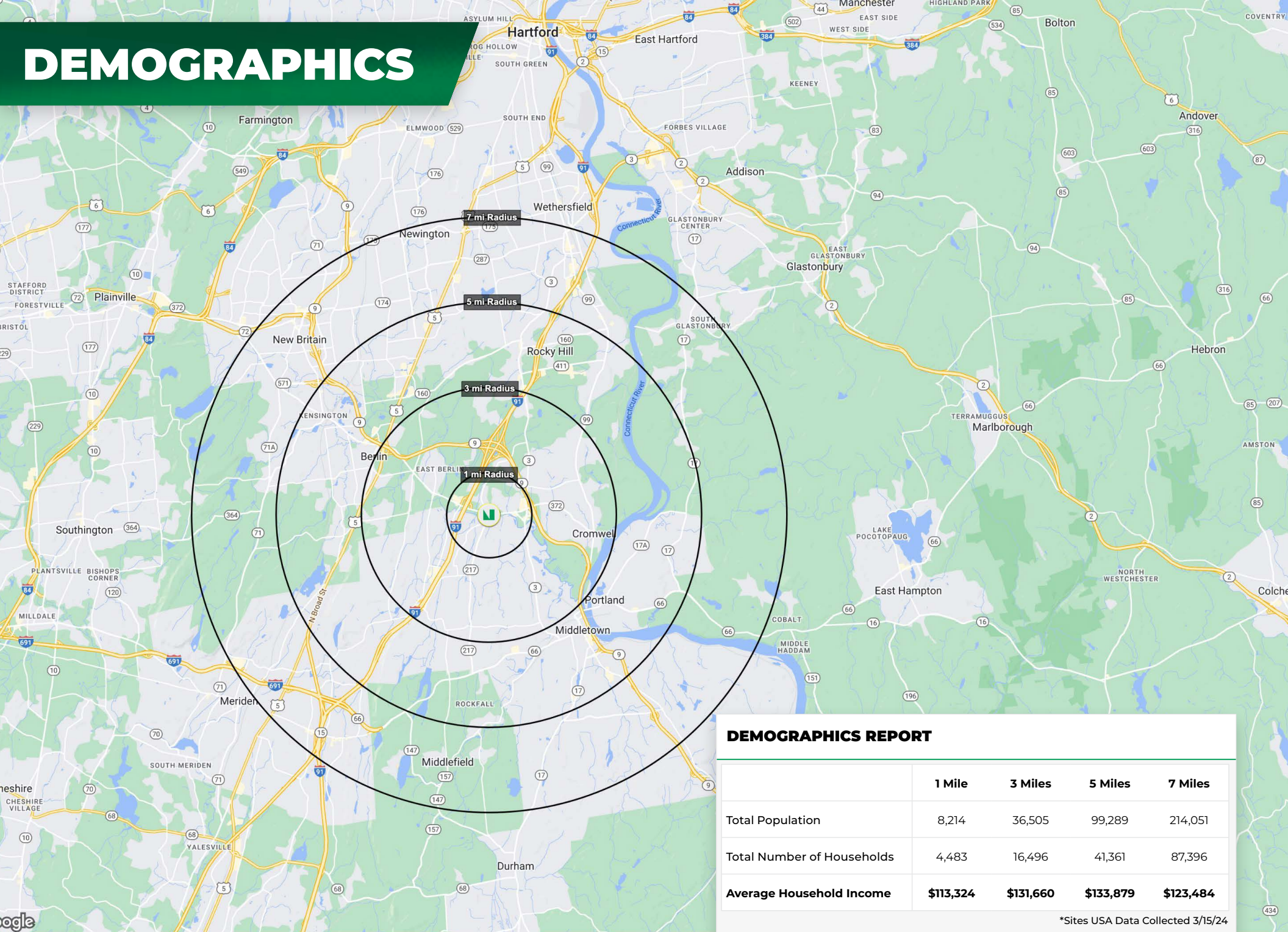
Unit 1A	Goodwill	1,320 SF
Unit 1B	Michael's Jewelers	630 SF
Unit 2	AVAILABLE	1,400 SF (in-line)
Unit 3	Cost Cutters	1,000 SF
Unit 4	Artisan Vapor	1,750 SF
Unit 5	Vivi's Nails	1,000 SF
Unit 6	Barb's Pizza	2,890 SF
Total Size		9,990 SF
Use Type	Retail, medical, financial or restaurant	
Rent Price	Upon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







DEMOGRAPHICS





Another Project by Rettner Building Management Corp.

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