

LEASE

279 NEW BRITAIN ROAD
279 New Britain Rd Berlin, CT 06037



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 279 New Britain Rd. Beautiful 5,200 sq. ft office space available in a professional building in Berlin. Locally owned and managed, this space is handicap accessible and a nice mixture of private offices and open space. There is also a 2,400 sq. ft. ground floor space accessed down 8 stairs. There is a ramp down to the office and it was previously a medical office.

PROPERTY HIGHLIGHTS

- Nicely Appointed Office Space
- Handicap Accessible
- Convenient Berlin Location
- Abundant Free Parking
- Locally Owned and Managed

OFFERING SUMMARY

Lease Rate:	\$12.00 - 13.00 SF/yr (NNN)
Number of Units:	8
Available SF:	2,000 - 5,200 SF
Lot Size:	1.02 Acres
Building Size:	33,296 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,323	66,517	259,245
Total Population	69,433	151,814	585,298
Average HH Income	\$67,341	\$81,571	\$85,831

Mario Longobucco
860 307 5945

James McCall
203 376 9650

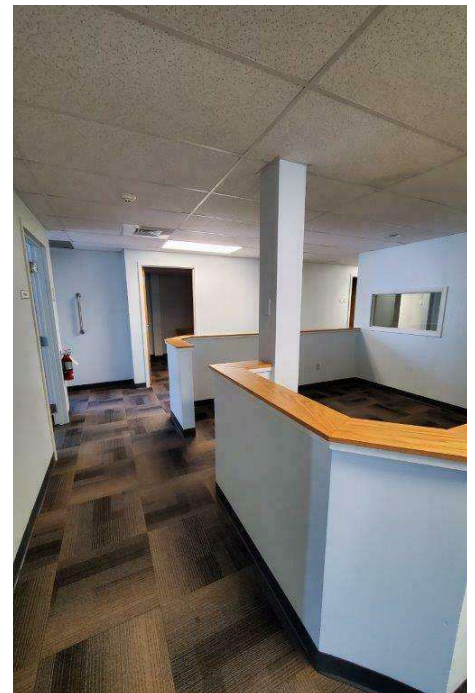


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REALTY

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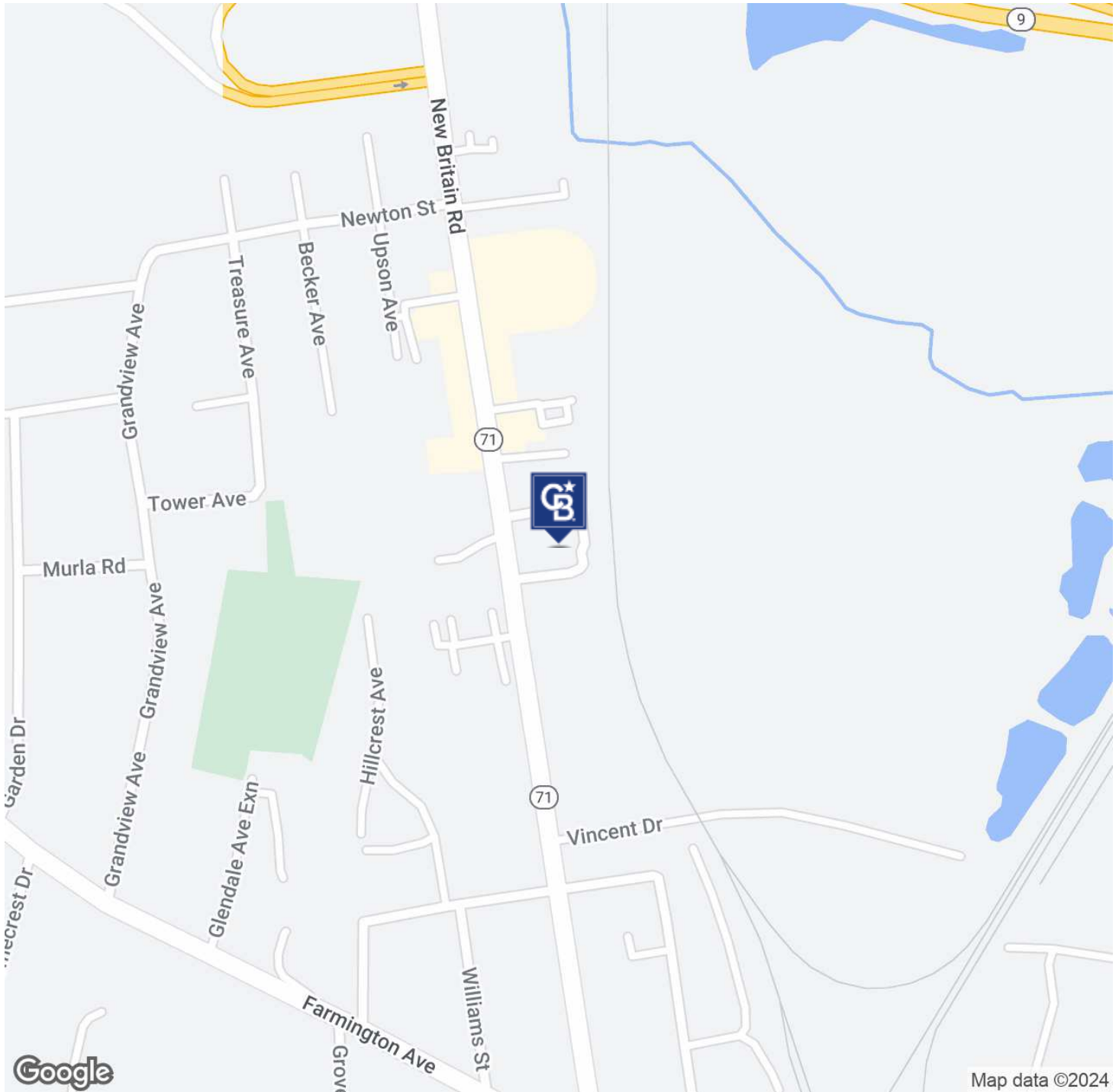
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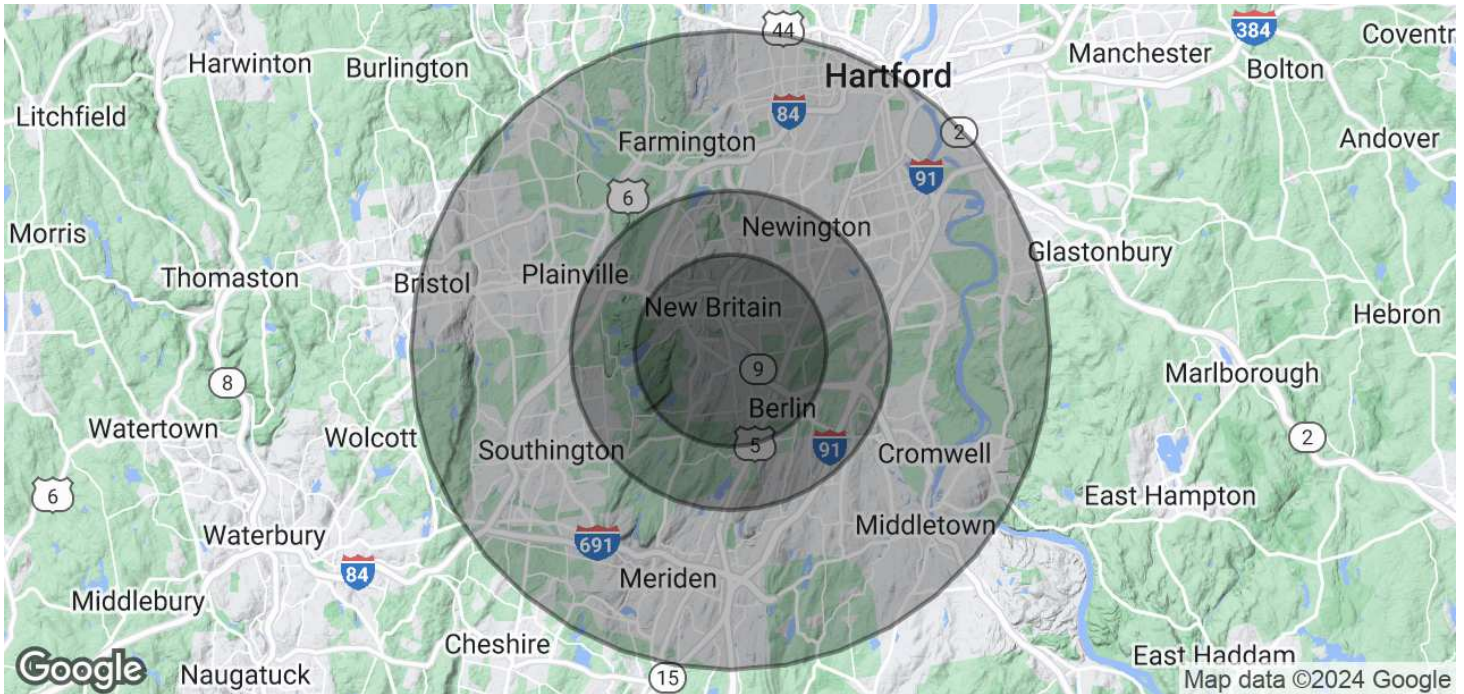
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	69,433	151,814	585,298
Average Age	38.8	40.2	40.7
Average Age (Male)	36.7	38.2	39.1
Average Age (Female)	40.3	41.8	42.4

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	30,323	66,517	259,245
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$67,341	\$81,571	\$85,831
Average House Value	\$189,550	\$209,928	\$222,778

2020 American Community Survey (ACS)

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