

BERLIN, CT

1762 Berlin Turnpike / US Rt. 5
4.3 Acres / 3,800 s.f.



Available:	4.3 Acres
Frontage:	300 + Feet
Zone:	BT-1 (Berlin Turnpike Commercial)
Utilities:	Gas, Electric, Water / Sewer
Building Size:	3,800 s.f.
Traffic Count:	32,508 + ADT

Easy On/Off - To & From US Route 5.

Demographics	3 miles	5 miles
Population	27,851	110,739
Households	12,353	47,087
Average HH Income	\$ 109,703	\$ 94,358
Median Age	41.7	39.4



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THE CHECKERED FLAG RACEWAY
1762 BERLIN TURNPIKE / US ROUTE 5
BERLIN, CONNECTICUT

