

# FOR LEASE—3,016 SF

## *1241 Farmington Avenue*

### *Berlin, CT*



#### PROPERTY HIGHLIGHTS

- Former Arby's with full access on two streets at a signalized intersection
- Modern building with approved drive-thru
- Additional storage on site
- Located in a busy corridor near Stop & Shop, Rave Motion Pictures, CVS, Walgreens, Dunkin', restaurants, and medical offices
- Traffic Count: 13,300 VPD on Farmington Ave. (Route 372)

Demographics	1 mile	3 Miles	5 miles	7 miles
Population	3,548	45,601	143,561	279,670
Households	1,439	17,829	57,156	113,471
Avg. HH Income	\$90,665	\$75,293	\$74,050	\$73,568
Daytime Population	4,005	42,843	114,628	234,786



P.O. Box 2, Middlebury, CT 06762

Bob Bowden 203-982-0158

**R. CALABRESE AGENCY, L.L.C.**

[www.CalabreseAgency.com](http://www.CalabreseAgency.com)

203-573-0342

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.



# 1241 Farmington Avenue, Berlin, CT

