

THE CHECKERED FLAG RACEWAY

1762 Berlin Turnpike/US Route 5 • Berlin, CT 06037

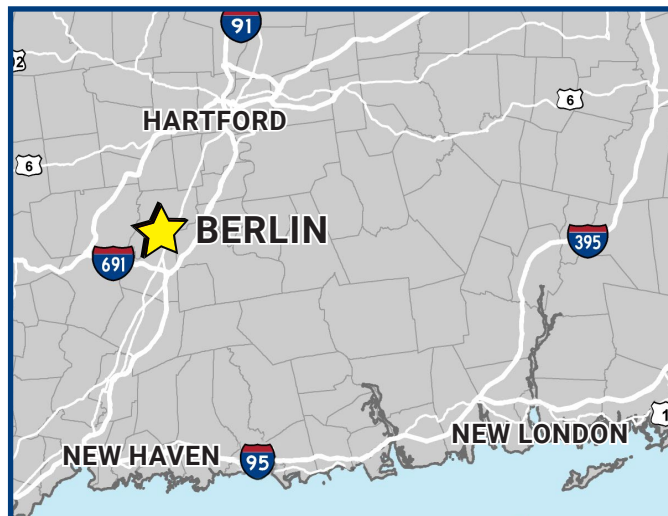


US Route 5, Berlin, CT

PARAMOUNT PARTNERS
Commercial Real Estate Solutions

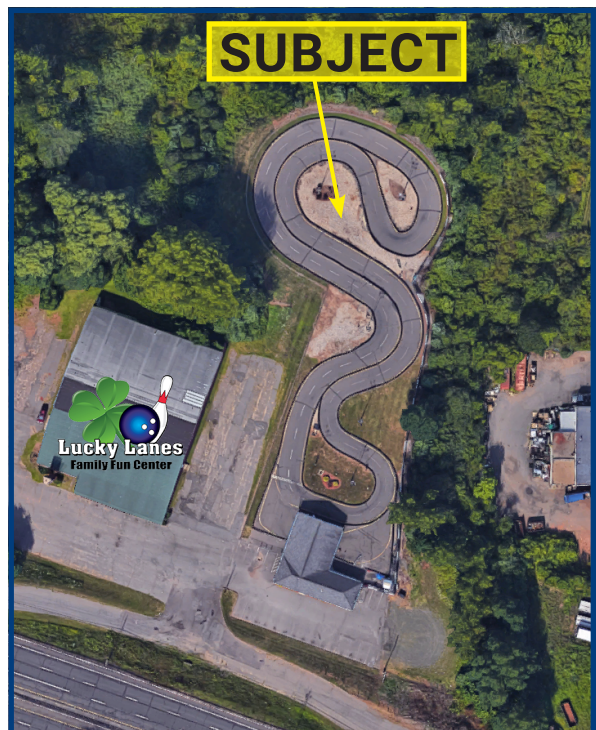
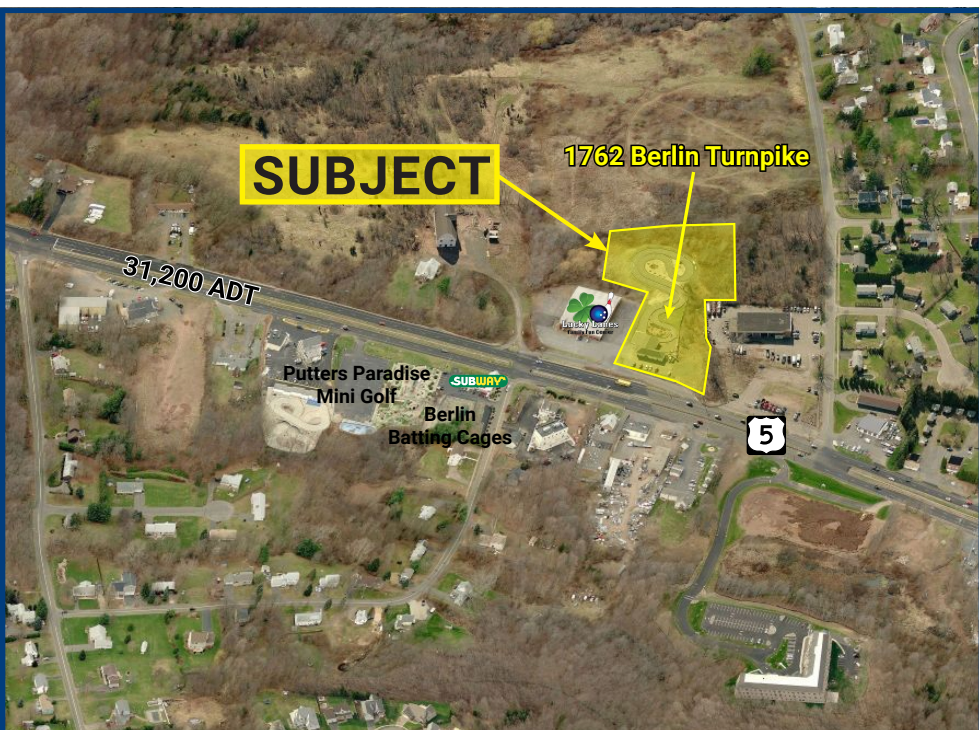
Highlights:

- 4.3 Acres of Commercially Zoned Property on the Berlin Turnpike
- Traffic Count 31,200 ADT
- Easy On/Off To & From Highway
- All Public Utilities; Gas, Electric, Water/Sewer



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Trade Area:

	10 Minute	20 Minute	30 Minute
Total Population	67,840	504,813	1,168,589
Total Households	27,203	202,721	457,699
Med. HH Income	\$61,953	\$61,073	\$58,192
Owner Occ. Housing	16,204	125,939	264,919
Renter Occ. Housing	10,999	76,782	192,780
Total Businesses	3,523	24,739	54,548
Total Employees	47,005	355,023	784,345

Property Profile:

Total Land Area:	4.3 Acres
Frontage:	300+ Feet
Zone:	BT-1 (Berlin Turnpike Commercial)
Utilities:	Gas, Electric, Water/Sewer
Availability:	Immediate
Traffic Count:	31,000+ ADT
Building Size:	3,800 Square Feet

For More Information Contact:

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