

**BERLIN,  
CONNECTICUT  
FOR LEASE**

**SullivanHayes**  
N O R T H E A S T

www.sullivanhayesne.com  
ph. 860.677.5252



**Berlin, Connecticut**  
1241 Farmington Ave (Former Arby's)

- Full access on two streets at a signalized intersection
- Approved Drive-Thru
- Modern building
- Additional storage on site
- Dense corridor with retail, restaurants, and medical offices

**Location** 41.62756429°, -72.75404131°  
**Size** 3,016 sf  
**Price** Call for details  
**Area Retail** Super Stop & Shop, Rave Motion Pictures, CVS, Walgreens, Dunkin' Donuts  
**Traffic Counts** 13,300 VPD on Farmington Ave (Rt 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 Pop.	4,005	42,843	114,628	234,786

**Contact** Andrew Grocki  
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