



39 Market Square

39 Market Square, Newington, Connecticut 06111

Property Features

- \$18 per Sq Ft + Utilities
- Storefront Windows
- Former Café
- Easy Access to Street Parking
- Free Town Parking Lot
- Located in Walkable Downtown Newington



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,299	82,389	260,399
Total Households:	3,482	34,901	113,082
Traffic Count:			

For more information:

Carl Berman CCIM, MICP

877 327 3755 x701 • cberman@naielite.com

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

877 327 3755

naielite.com

For Lease

Retail



Property Summary

Available SF:	760 SF
Lease Rate:	\$18.00 SF/yr (Gross + Utilities)
Lot Size:	0.08 Acres
Building Size:	3,694 SF
Ceiling Height:	9.0 FT
Year Built:	1955
Zoning:	B-TC
Traffic Count:	25,000

Property Overview

760 SF of retail space available for immediate occupancy. The space was formerly used as a café yet could be used for a multitude of business concepts.

Location Overview

Located in the heart of Newington's Market Square, this 760 SF retail space is available immediately. With an abundance of shops and restaurants directly nearby, this retail space is perfect for any number of businesses. Newington is a charming suburb nestled between Hartford and New Britain offers all the key elements to develop a successful business - a strong town government, a strong community, a strong Chamber, appealing amenities and a strategic location. Just minutes off of Interstate-91 and 84 and with Routes 5 and 9 running through the town, Newington is in a great location with very easy access to major roadways.

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Lease Rate	\$18.00 SF/YR
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LOCATION INFORMATION

Building Name	39 Market Square
Street Address	39 Market Square
City, State, Zip	Newington, CT 06111
County	Hartford

BUILDING INFORMATION

Building Size	3,694 SF
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	2
Average Floor Size	1,847 SF
Year Built	1955
Gross Leasable Area	760 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	Flat
Free Standing	Yes
Number of Buildings	0
Walls	Sheetrock
Ceilings	Sheetrock
Floor Coverings	Vinyl Plank

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	B-TC
Lot Size	0.08 Acres
APN #	S2700600
Lot Frontage	50 ft
Lot Depth	65 ft
Corner Property	No
Traffic Count	25000
Traffic Count Street	East Cedar St
Traffic Count Frontage	0
Amenities	Storefront Windows Former Café Easy Access to Street Parking Free Town Parking Lot Located in Walkable Downtown Newington
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Other
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UTILITIES & AMENITIES

Restrooms	1
Landscaping	Brick pavers and mulch beds
Gas / Propane	Yes

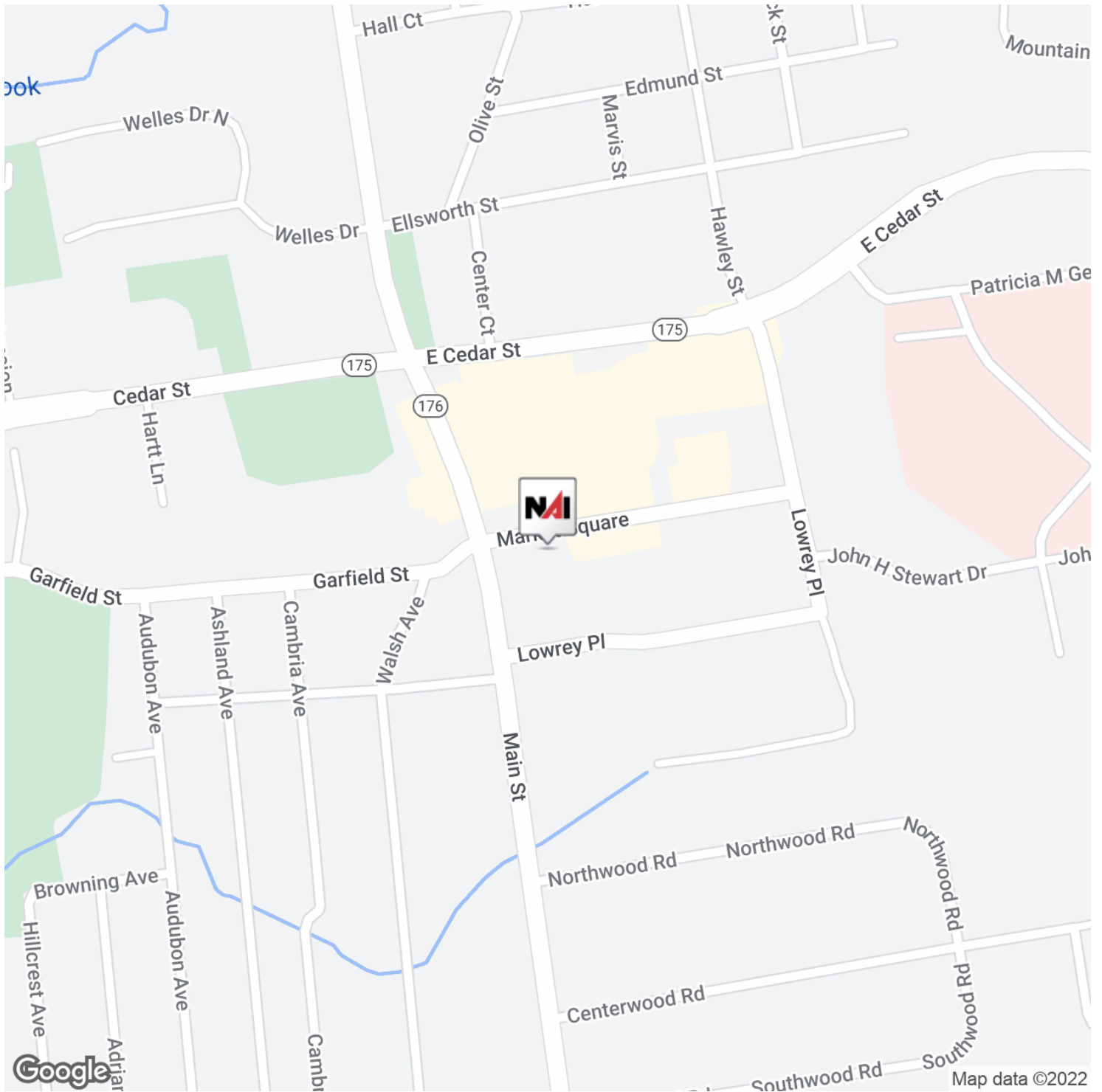
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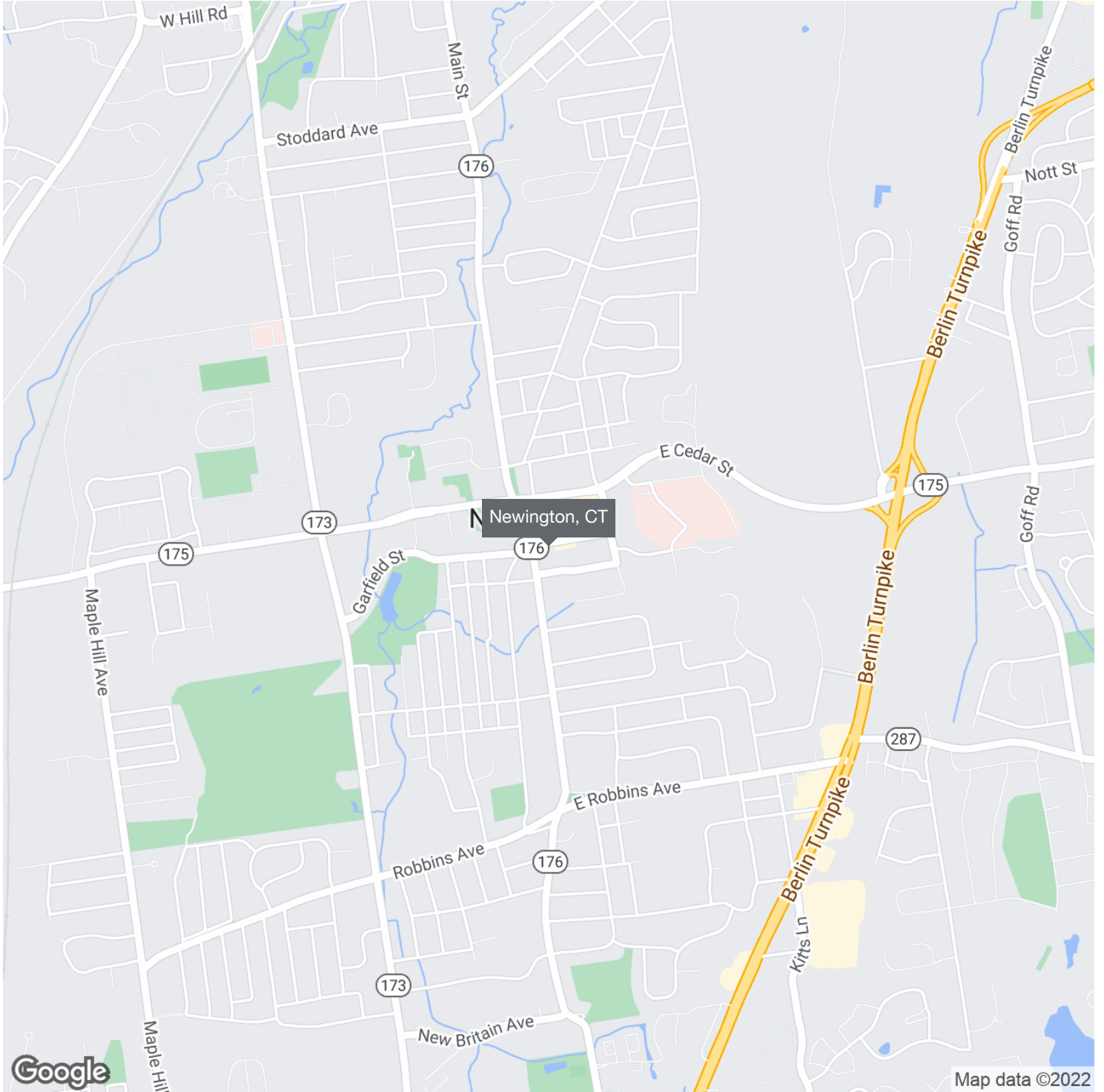
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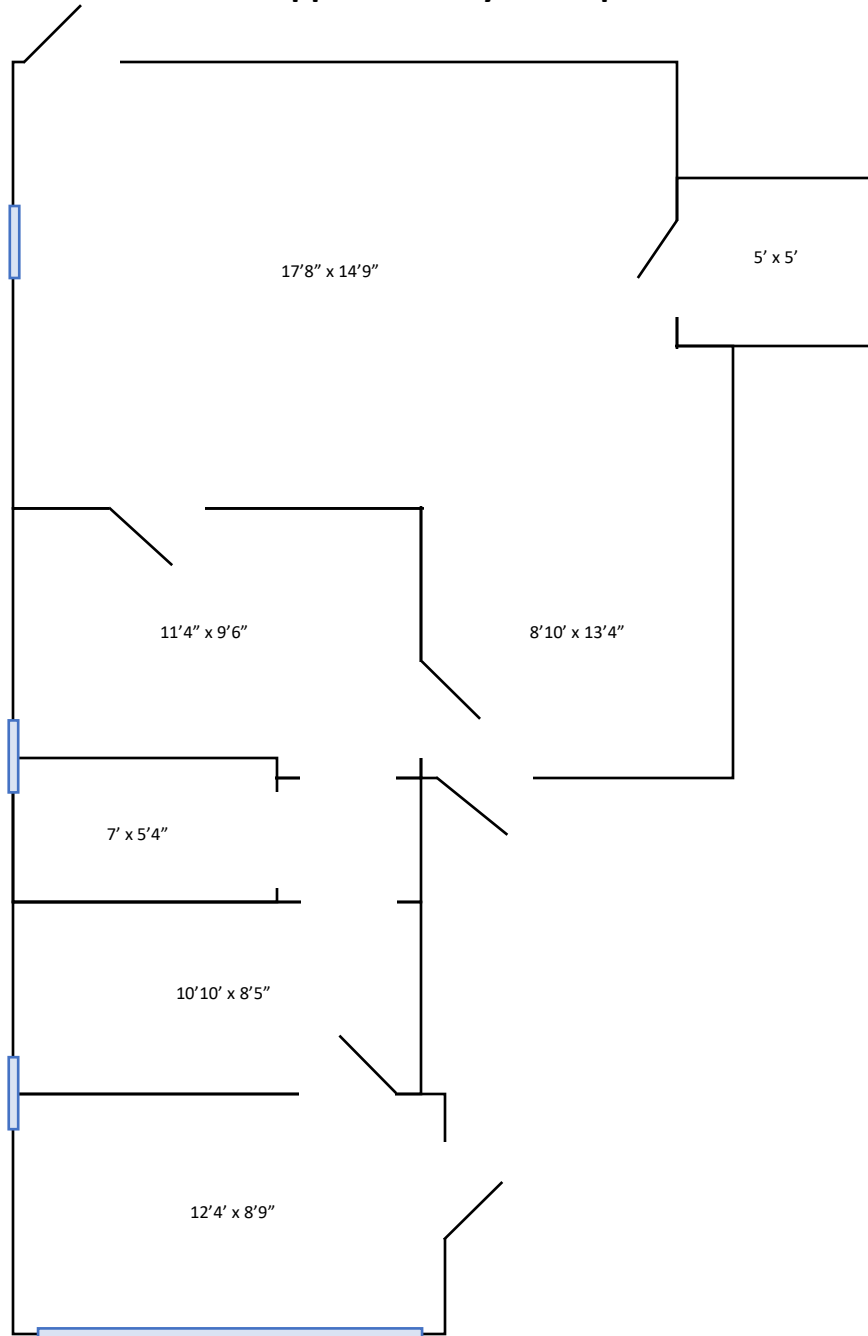
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Floorplan: 39-43 Market Square, Newington, CT

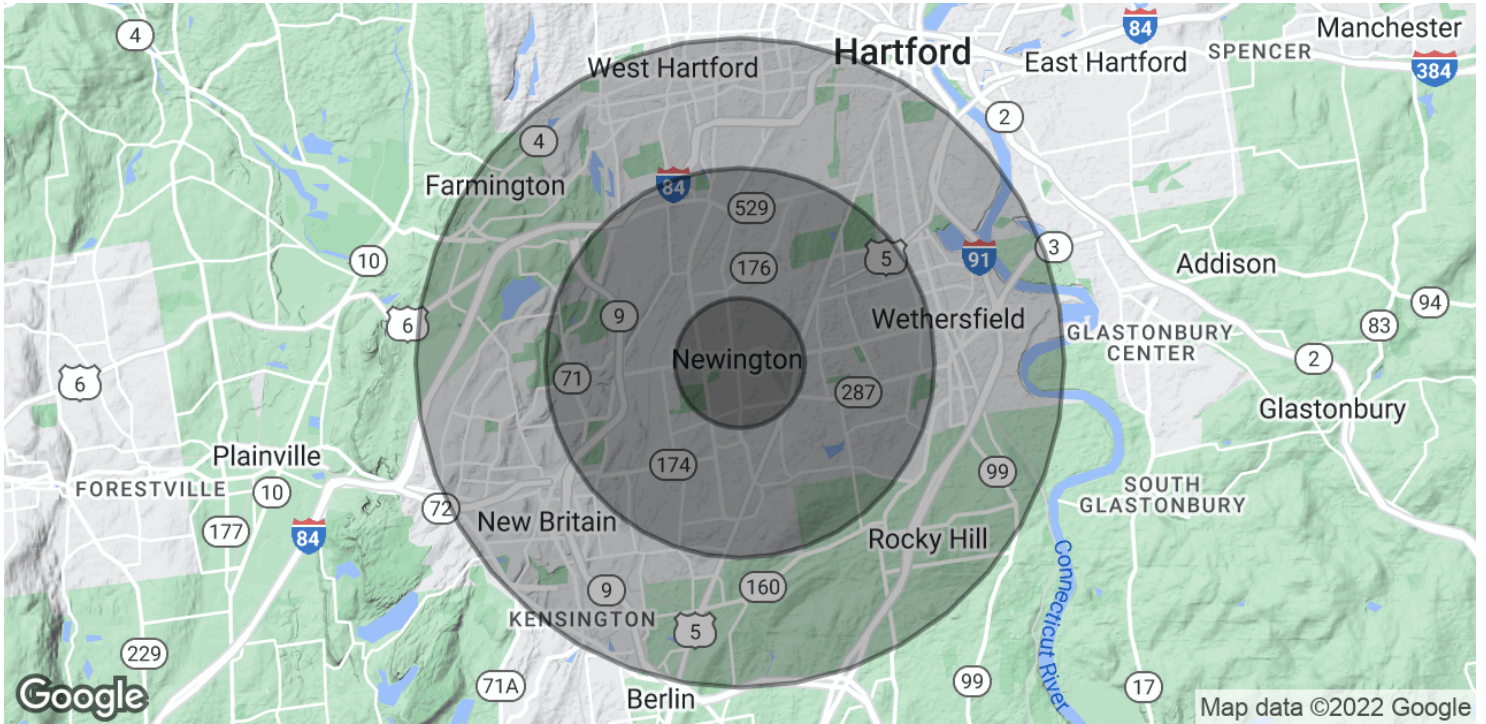
Approximately 760 Sq Ft



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,299	82,389	260,399
Average Age	46.2	42.2	38.8
Average Age (Male)	44.4	39.6	37.0
Average Age (Female)	47.3	44.7	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,482	34,901	113,082
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$95,553	\$87,395	\$75,604
Average House Value	\$249,106	\$217,137	\$204,702

* Demographic data derived from 2020 ACS - US Census