



220-226 KITTS LANE

220 Kitts Lane, Newington, Connecticut 06111

Property Features

- 6.24 acre Development Site Berlin Turnpike Business Zone
- Possible mixed Use Development Site
- Adjacent to Stop & Shop Anchored Shopping Center
- Site Located to rear of Aldi's on Berlin Turnpike



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,326	64,816	213,430
Total Households:	3,904	27,882	90,949
Traffic Count:			

For more information:

Hugh Schnip, MICP

877 327 3755 x702 • hschnip@naielite.com

For Sale

Berlin Turnpike Development Site



Property Summary

Sale Price:	\$1,200,000
Lot Size:	6.24 Acres
APN #:	
Zoning:	Berlin turnpike Business Zone
Market:	Greater Hartford
Sub Market:	Berlin Turnpike Business
Cross Streets:	Berlin Turnpike
Traffic Count:	8,500

Property Overview

6.24 Acre development site
All utilities
Easy Access to Berlin Turnpike

Location Overview

Located next to a Stop & Shop anchored shopping center.
Kitts Lane a short distance of the Berlin Turnpike
Site Visible to the Intersection of Berlin Turnpike South Bound



Commercial Real Estate Services, Worldwide.

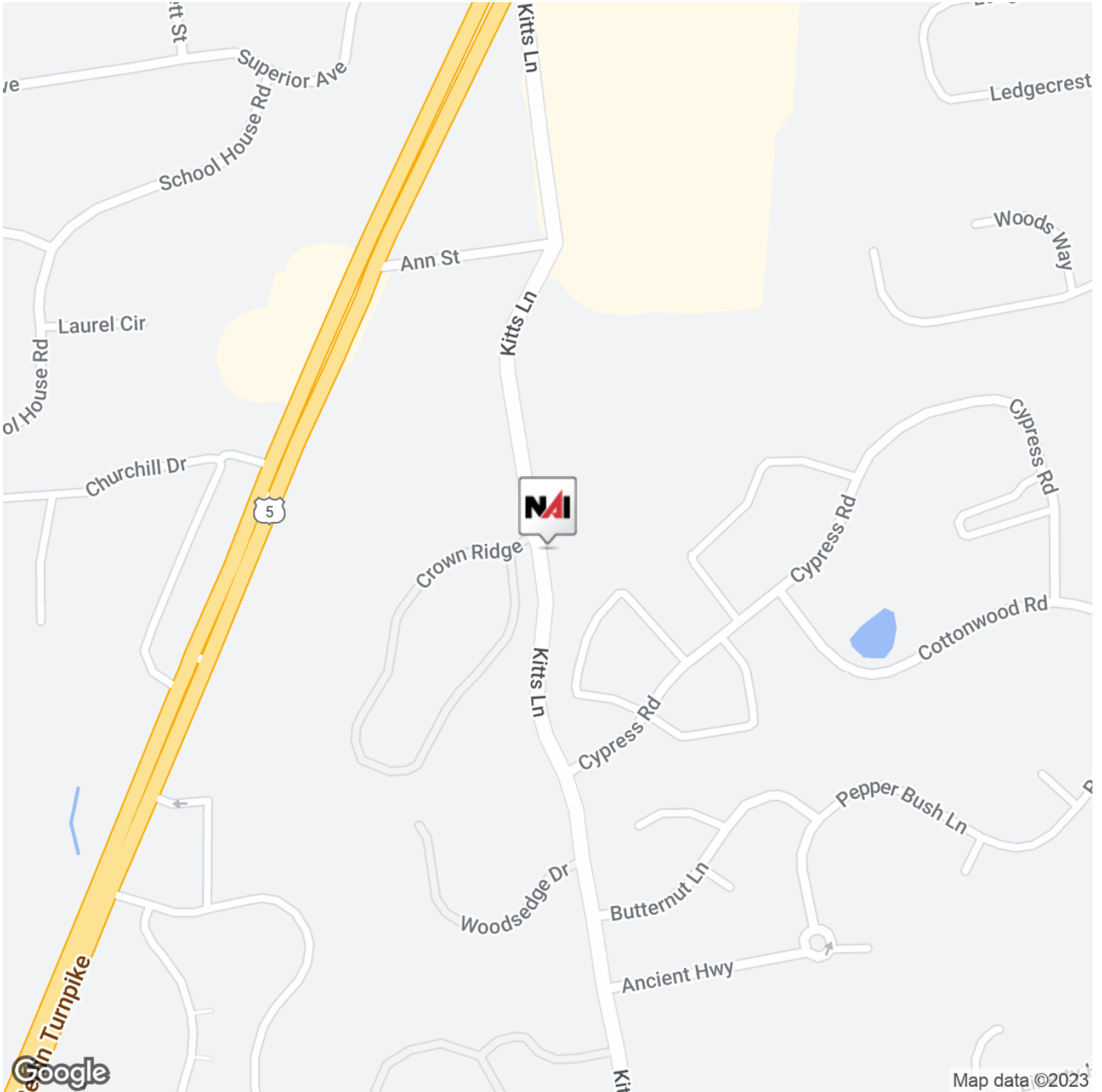
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For Sale

Mixed Use Development



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For Sale

Mixed Use Development

Sale Price	\$1,200,000
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PROPERTY INFORMATION

Property Type	Mixed Use Development
Property Subtype	Office
Zoning	Berlin turnpike Business Zone
Lot Size	6.24 Acres
Lot Frontage	550 ft
Lot Depth	500 ft
Traffic Count	8500
Traffic Count Street	Kitts Lane
Traffic Count Frontage	550

LOCATION INFORMATION

Building Name	Kitts Lane / Berlin Turnpike Development Site
Street Address	220 Kitts Lane
City, State, Zip	Newington, CT 06111
County	Hartford
Market	Greater Hartford
Sub-market	Berlin Turnpike Business
Cross-Streets	Berlin Turnpike

BUILDING INFORMATION

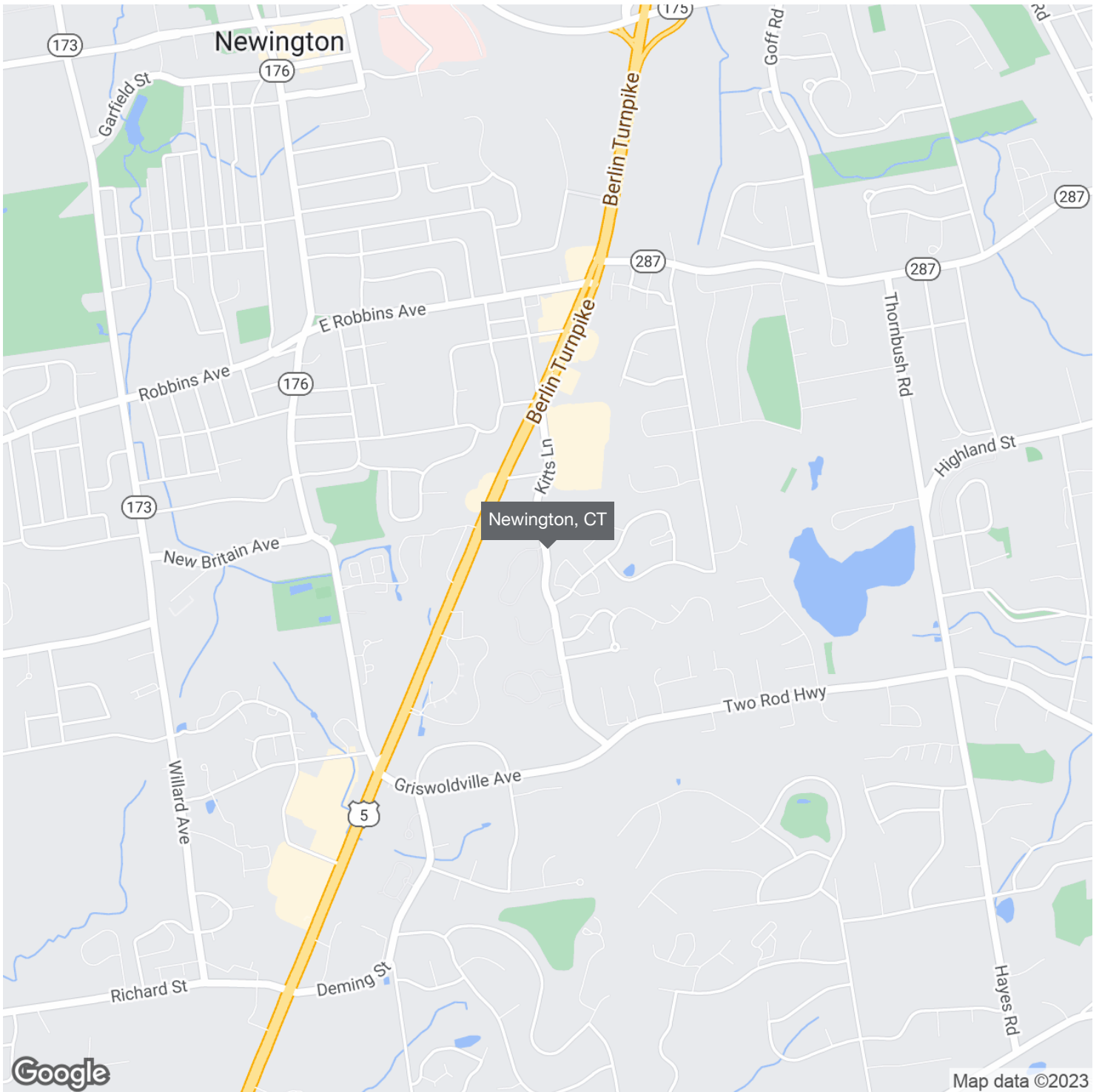
Number of Lots	4
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES

For Sale

Mixed Use Development



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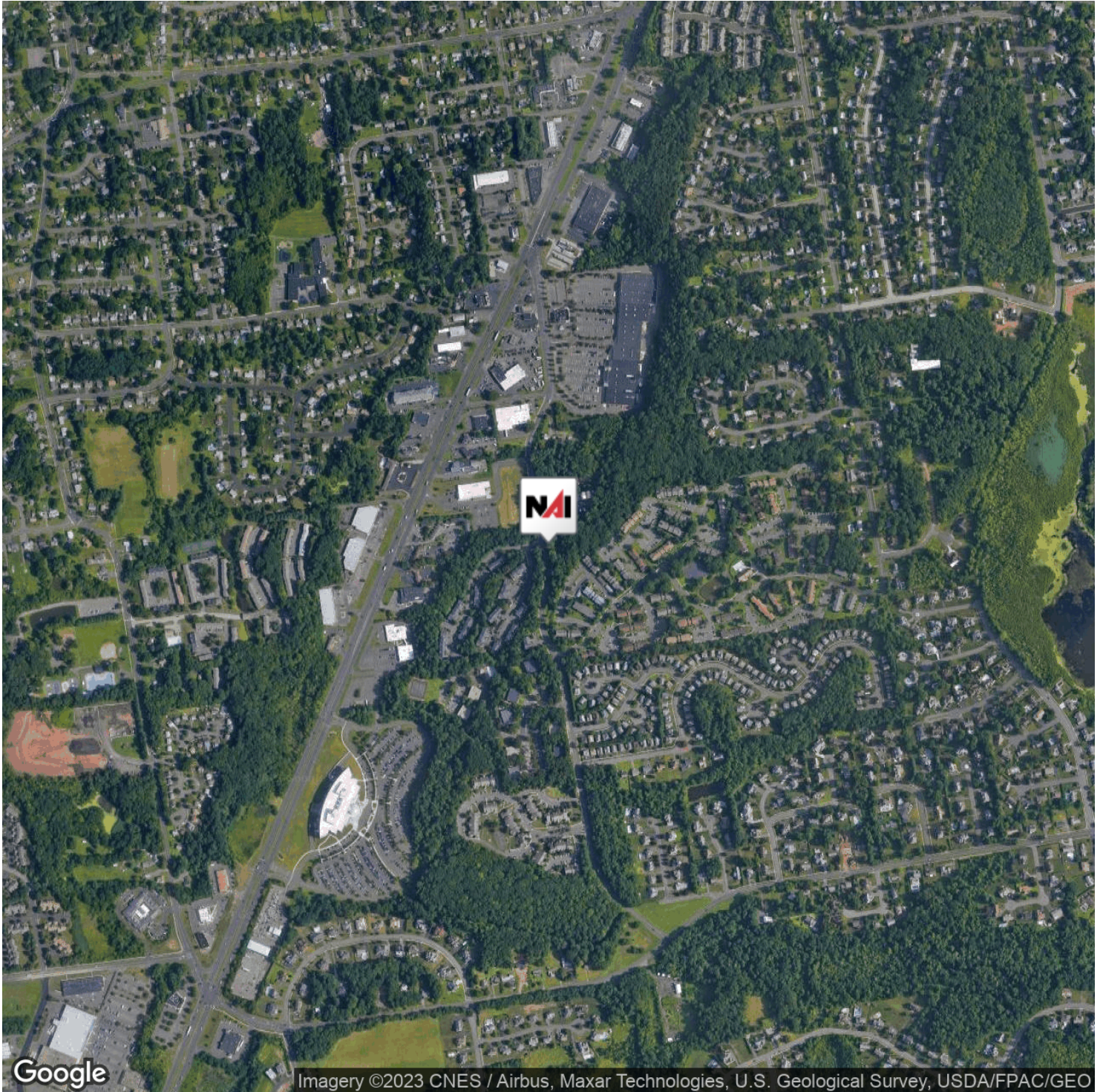
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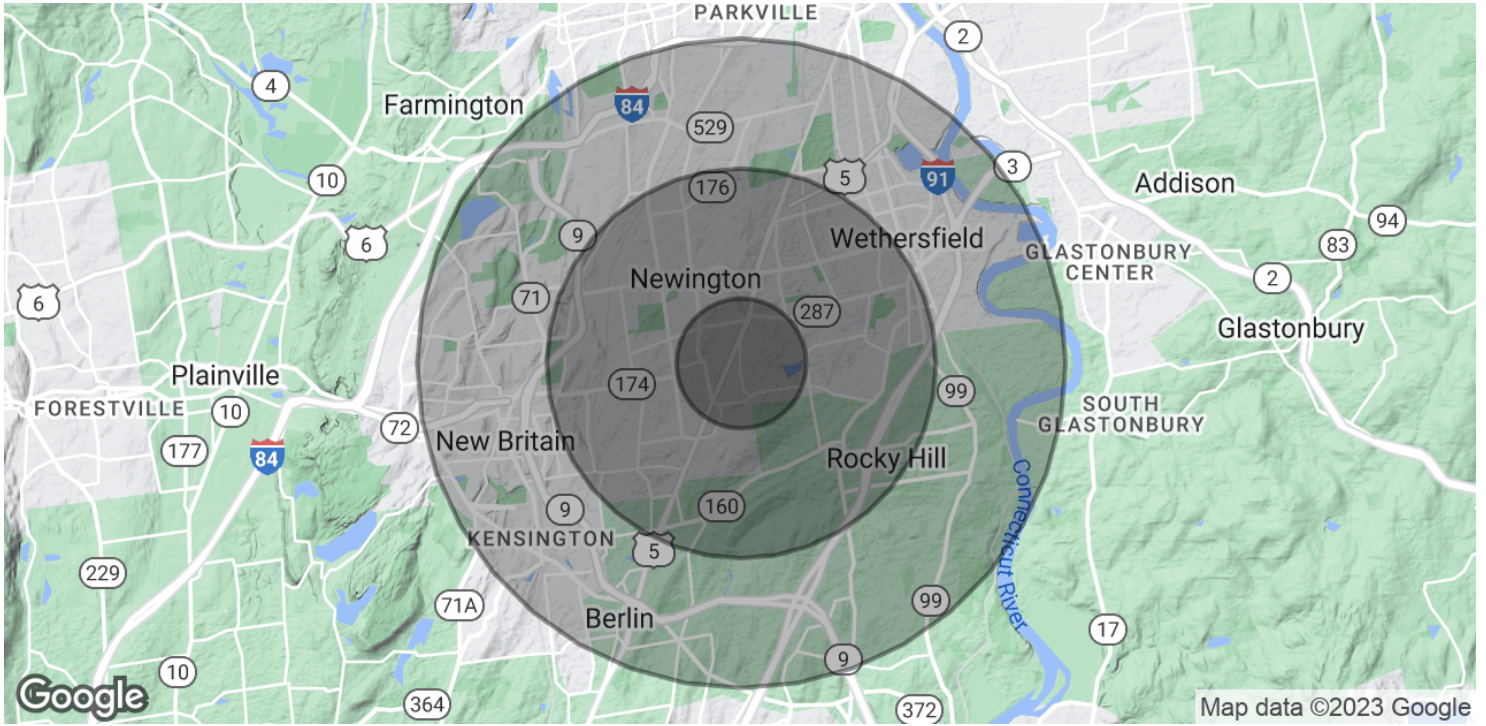
For Sale

Mixed Use Development



For Sale

Mixed Use Development



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,326	64,816	213,430
Average Age	47.3	44.8	40.2
Average Age (Male)	44.1	42.7	38.2
Average Age (Female)	50.1	46.1	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,904	27,882	90,949
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$107,100	\$94,726	\$78,114
Average House Value	\$235,479	\$245,227	\$210,915

* Demographic data derived from 2020 ACS - US Census