



Newington Fair Shopping Center

3465 Berlin Turnpike, Newington, CT 06111

Coordinates:

Latitude: 41.65245

Longitude: -72.7275

Leasing Contact: Stephanie Karpinski | skarpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 186,205 SF
- Convenient location on Berlin Turnpike with AADT traffic of 35,300
- Benefits from strong traffic generated by shadow-anchor Stew Leonard's
- Solid demographics in a great location makes this an excellent destination



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Store Listing

Center Size: 186,205 Sq. Ft.

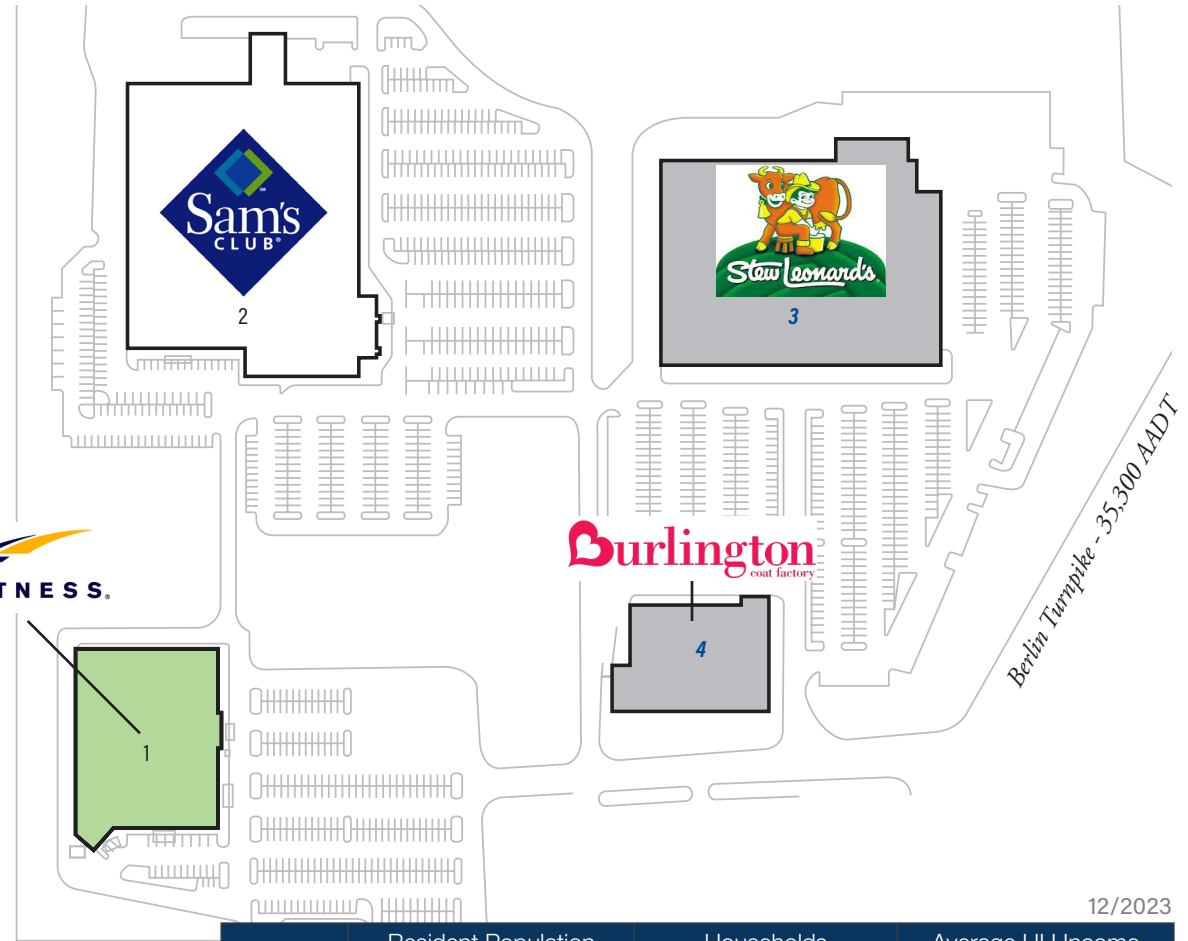
Unit #	Sq. Ft.	Tenant
1	51,600 SF	LA Fitness - Coming Available Soon
2	134,605 SF	Sam's Club
3		<i>Stew Leonard's</i>
4		<i>Burlington</i>

Items in blue and italicized are owned by others.

LA FITNESS.



2023
Demographics Estimate



12/2023

	Resident Population	Households	Average HH Income
1 Mile	4,168	1,769	\$98,196
3 Miles	71,737	29,559	\$107,835
5 Miles	179,658	74,895	\$111,995



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