



39 Market Square

39 Market Square, Newington, Connecticut 06111

Property Features

- Storefront windows
- Modern interior
- Easy access to street parking
- Open concept
- Located in Market Square



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,808	77,057	288,389
Total Households:	3,287	30,188	113,120
Traffic Count:			

For more information:

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Property Summary

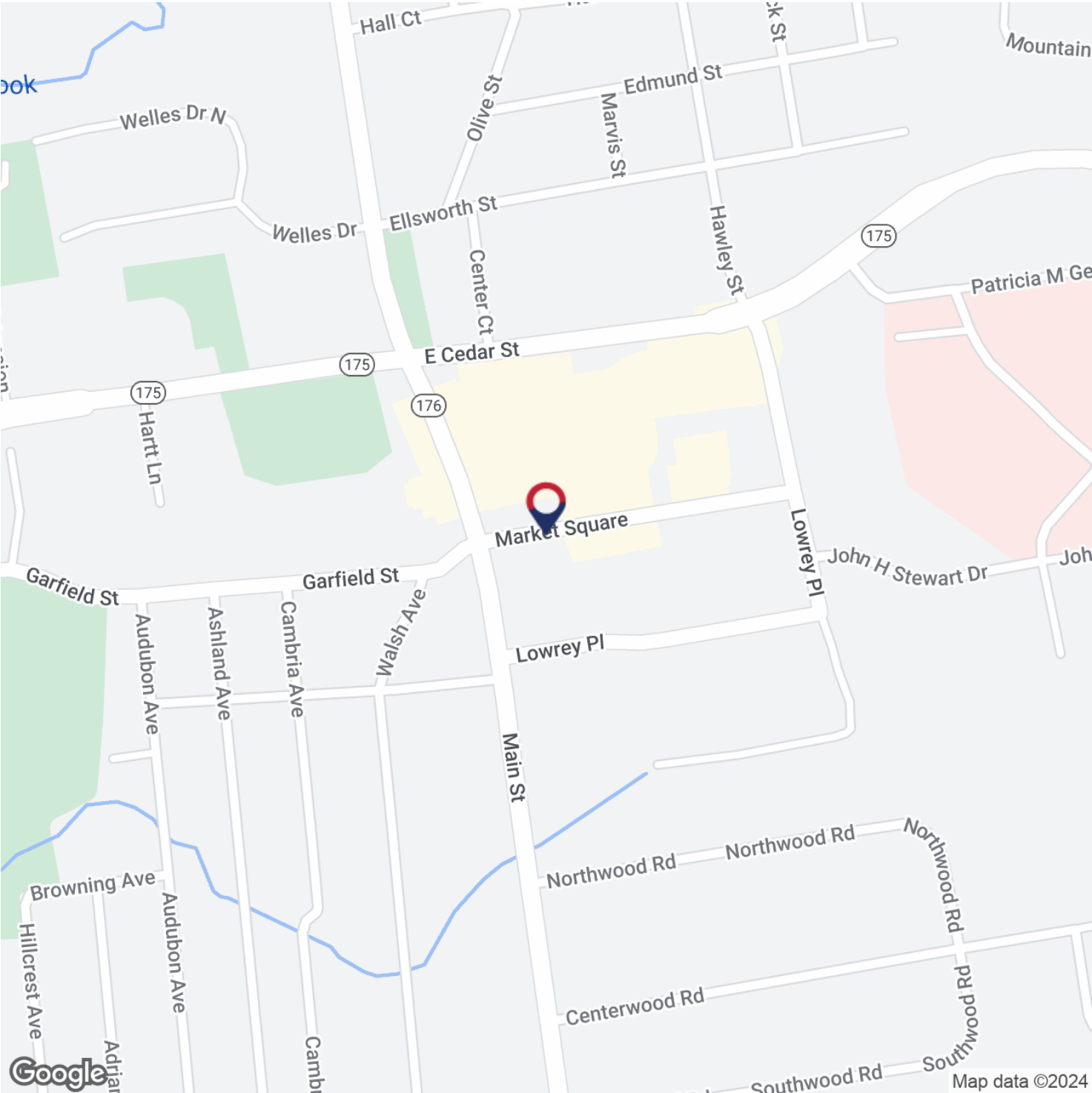
Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.08 Acres
Building Size:	3,694 SF
Ceiling Height:	9.0 FT
Year Built:	1955
Renovated:	2020
Zoning:	B-TC
Traffic Count:	25,000

Property Overview

630 SF of retail space available for immediate occupancy. The space was fully renovated only recently with high end vinyl plank flooring, neutral paint scheme, modern LED lighting and fixtures and an updated restroom. The space is perfect for a number of business types and offers an open concept.

Location Overview

Located in the heart of Newington's Market Square, this 630 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.





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
Year Last Renovated	2020
Gross Leasable Area	630 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 Modern interior Easy access to street parking Open concept Located in Market Square
Power	Yes

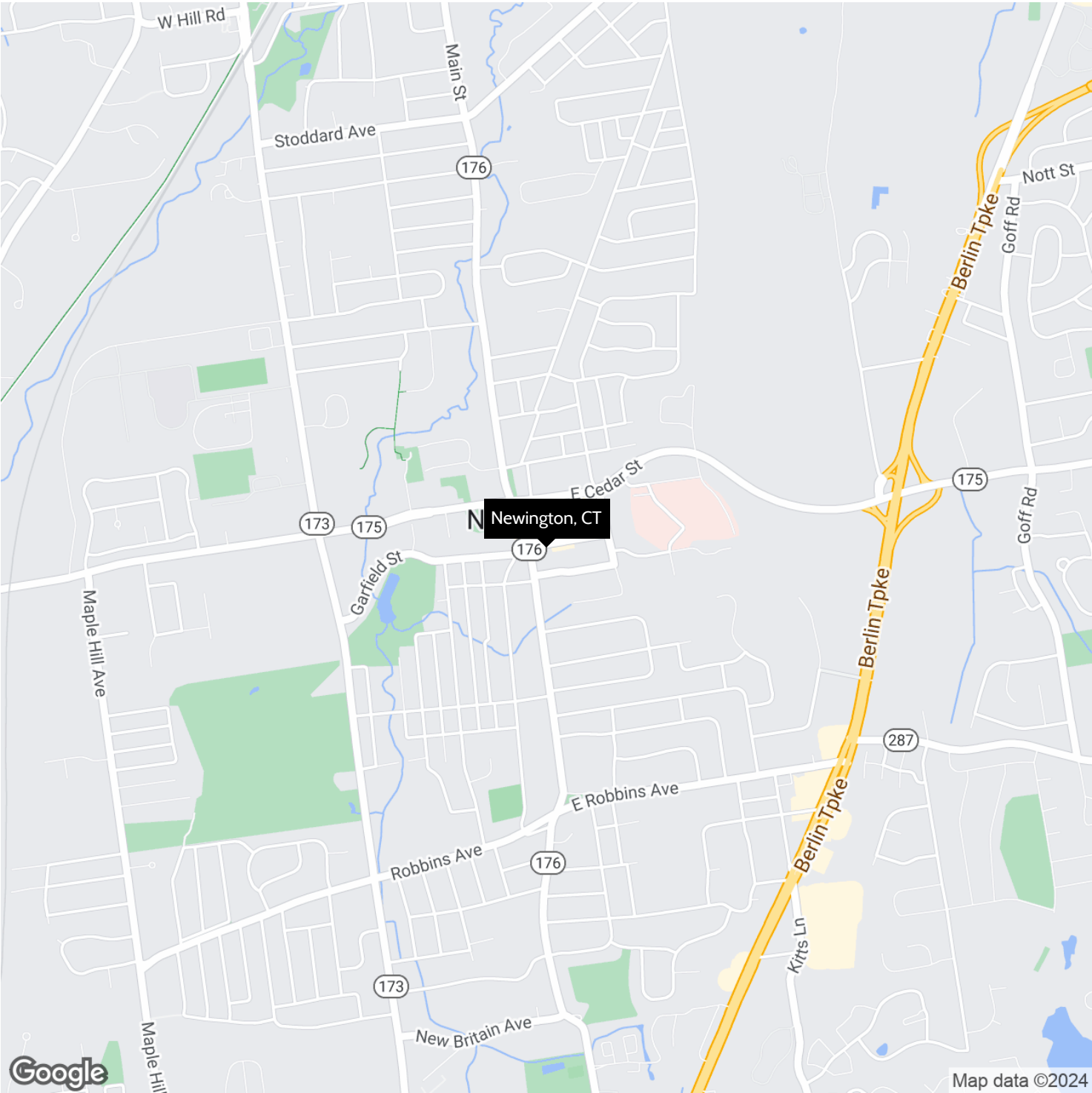
PARKING & TRANSPORTATION

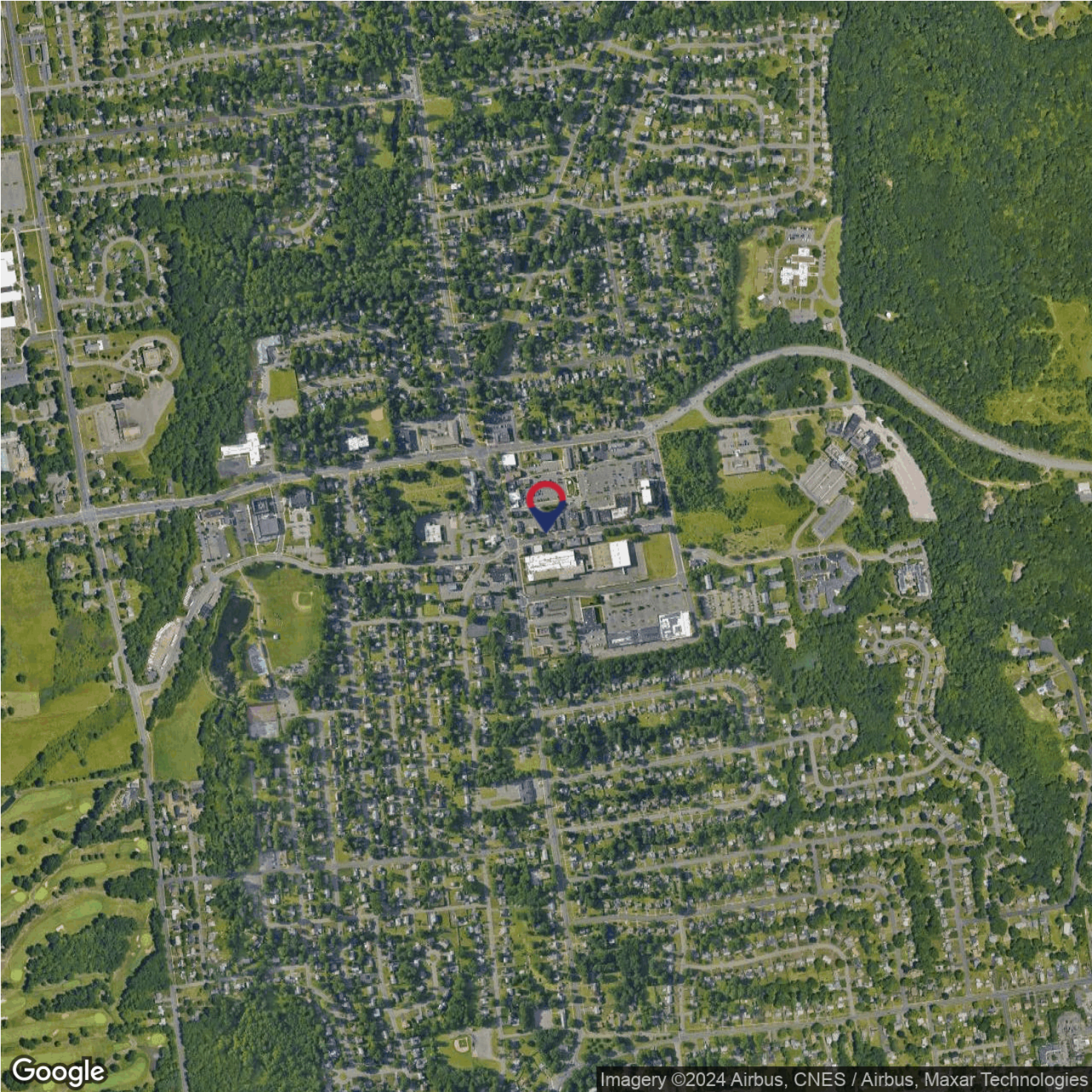
Parking Type	Other
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UTILITIES & AMENITIES

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

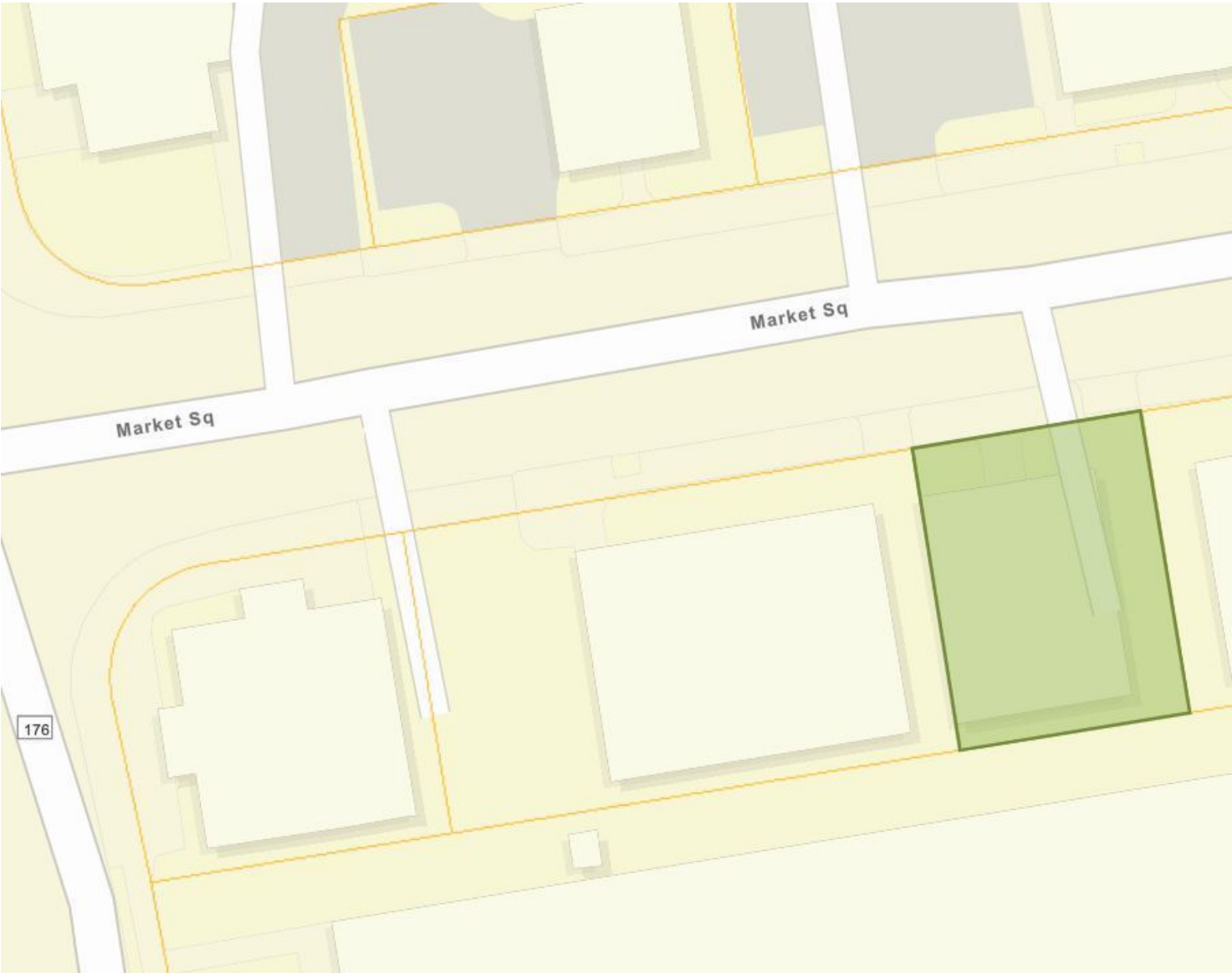






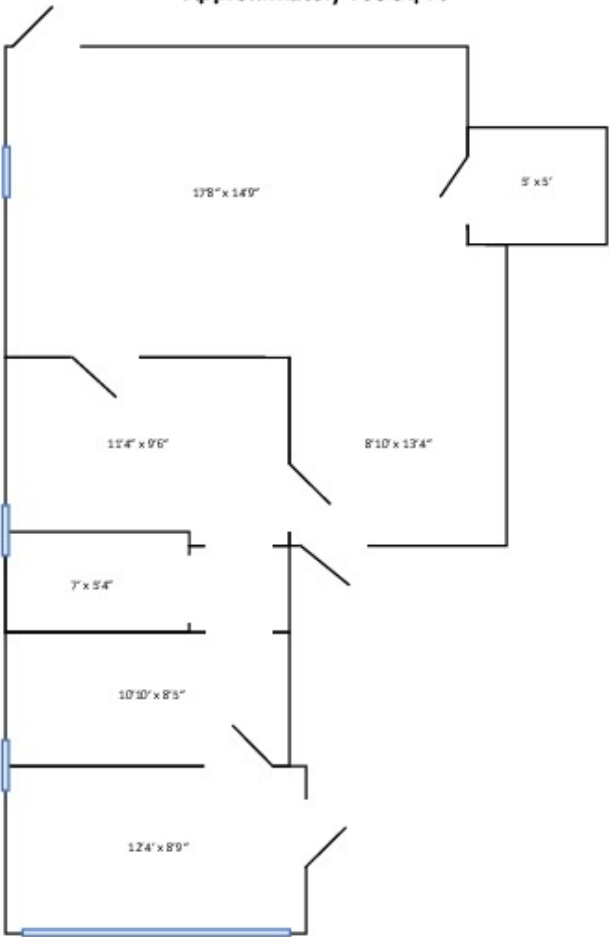
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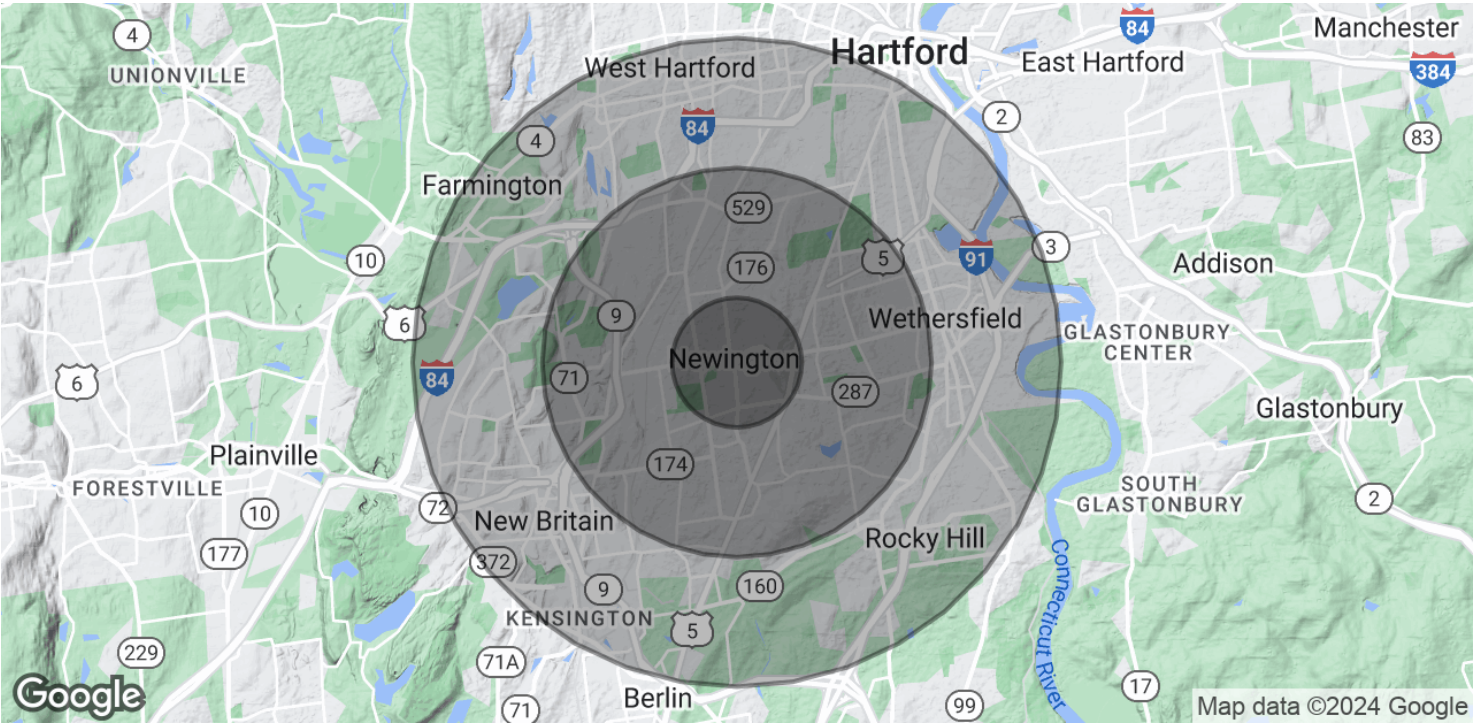




Floorplan: 39-43 Market Square, Newington, CT
Approximately 760 Sq Ft



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,808	77,057	288,389
Average Age	43.1	41.5	37.4
Average Age (Male)	39.6	39.1	35.5
Average Age (Female)	45.0	43.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,287	30,188	113,120
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$80,930	\$77,377	\$66,290
Average House Value	\$255,241	\$268,857	\$280,074

* Demographic data derived from 2020 ACS - US Census