



### PROPERTY DESCRIPTION

6.24 Acre development site  
All utilities  
Easy Access to Berlin Turnpike

### PROPERTY HIGHLIGHTS

- 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

### OFFERING SUMMARY

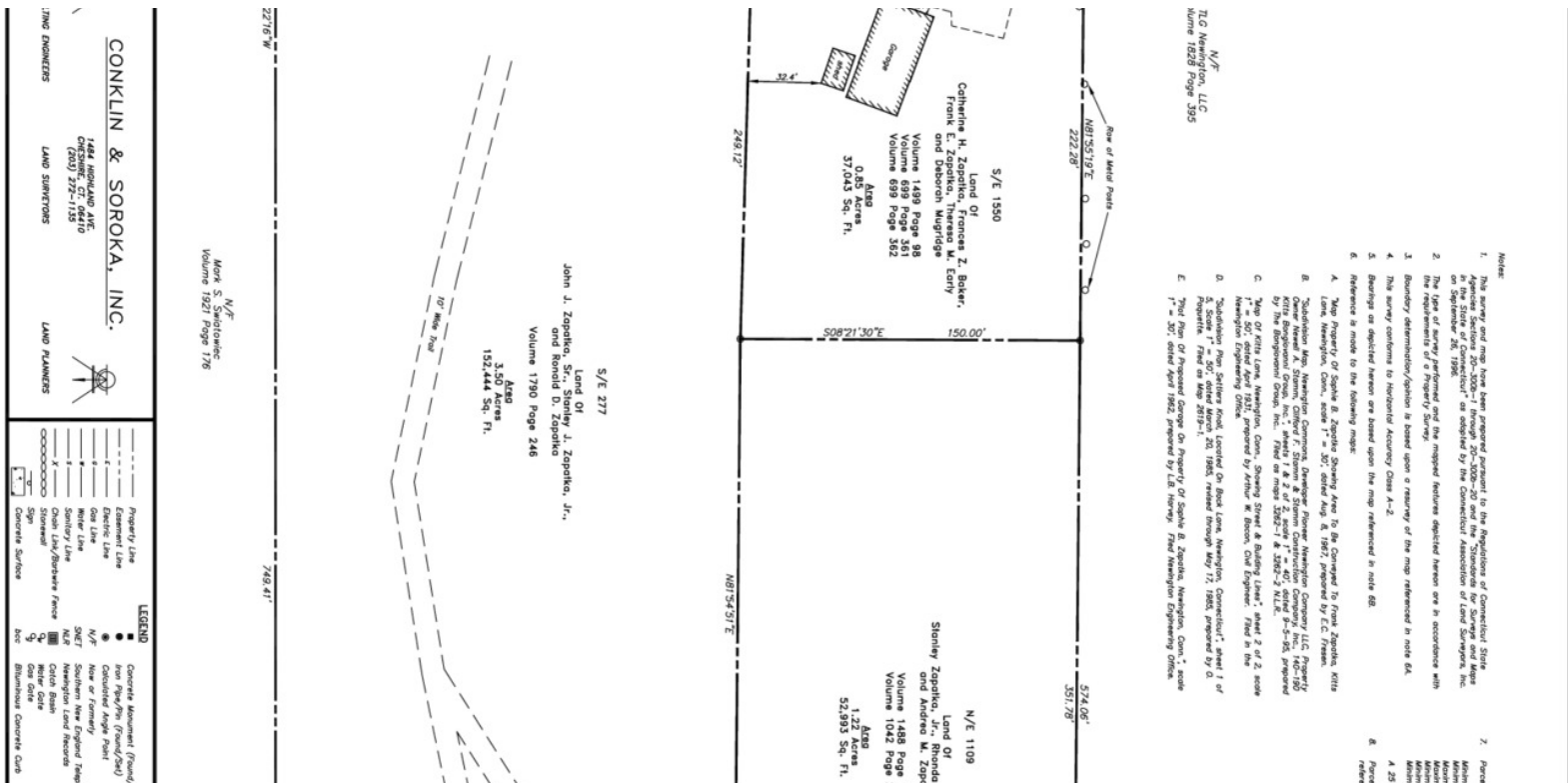
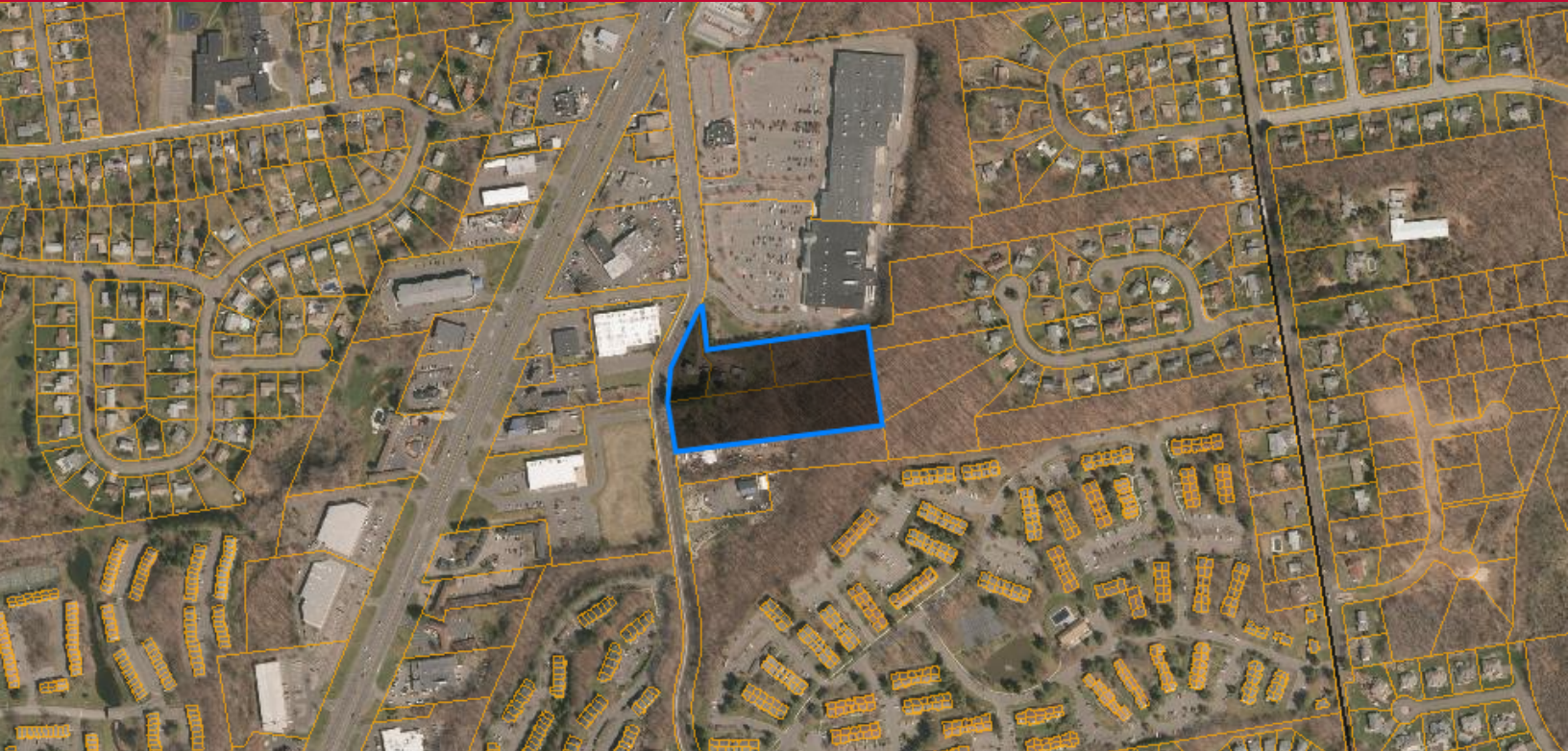
Sale Price:	\$1,200,000
Lot Size:	6.24 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,904	27,882	90,949
Total Population	8,326	64,816	213,430
Average HH Income	\$107,100	\$94,726	\$78,114

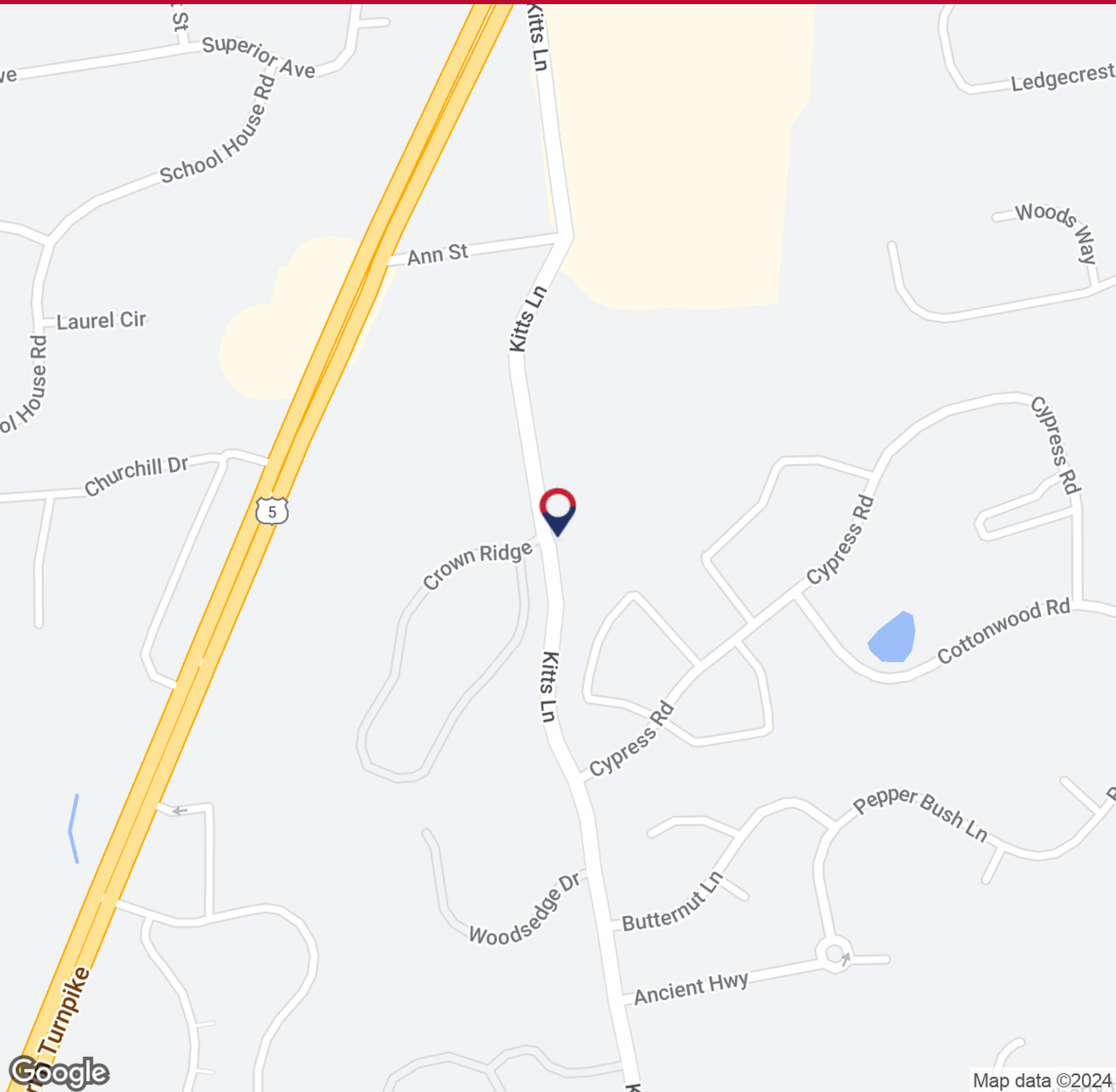
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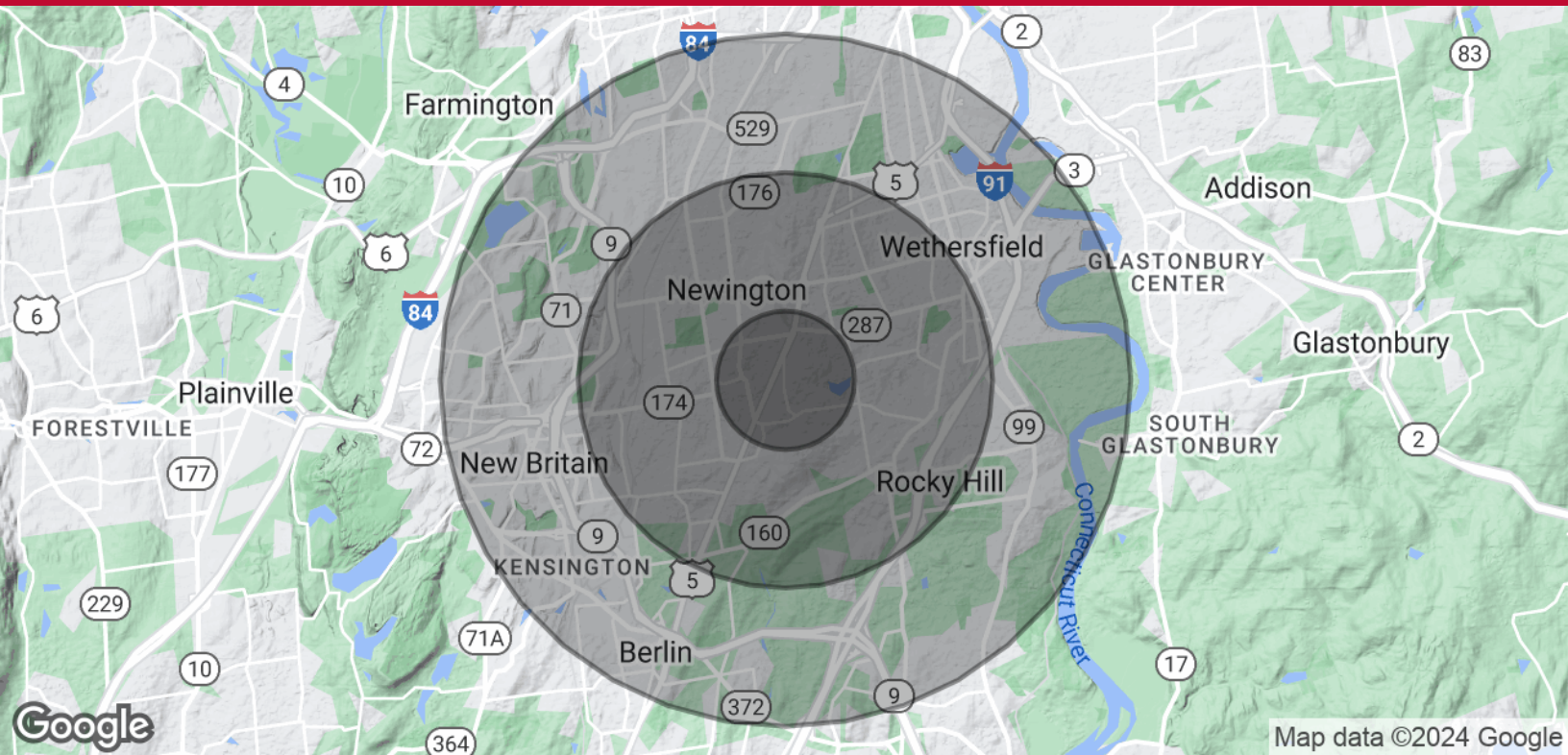
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,326	64,816	213,430
Average Age	47.3	44.8	40.2
Average Age (Male)	44.1	42.7	38.2
Average Age (Female)	50.1	46.1	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,904	27,882	90,949
# 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

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