

Newington Commons
172 Kitts Lane
Newington, CT

Available for Lease:
13,300 SF; 11,684 SF; & 5,001 SF



- **Tenants:** The shopping center includes Stop & Shop, Petco, Bob Stores, and Planet Fitness.
- **Location:** It's situated approximately 5 miles away from downtown Hartford, CT, which is a convenient distance for residents and commuters. Planet Fitness is #2 out of 6 locations for store visits within 10 miles. *
- **Traffic:** The center is located on U.S Highway 5, a major retail hub, with an estimated 37,100 cars passing through the intersection each day.
- **Demographics:** The area has an attractive demographic profile, with an average household income of \$95,858 within a 5-mile radius. Additionally, there's a sizable population of 215,580 people in the vicinity.
- **Available Spaces:** There are four spaces available, including one occupied by Bob Stores on a month-to-month lease. The 11,684 sq. ft space was previously utilized as an urgent care facility and is now available for immediate occupancy for other medical purposes.

Per Placer A.I

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	8,278	66,649	215,580
HH INCOME	\$132,860	\$117,971	\$95,858
DAYTIME POP	9,309	70,629	224,298

TOTAL GLA - 189,864 SF
TRAFFIC COUNT- ROUTE 5 - 37,100 CARS PER DAY
KITTS LANE - 6,700 CARS PER DAY

Mario Brunelli / VP of Investment Sales & Site Acquisitions

Cell: 786-570-9723

mbrunelli@rjbrunelli.com



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

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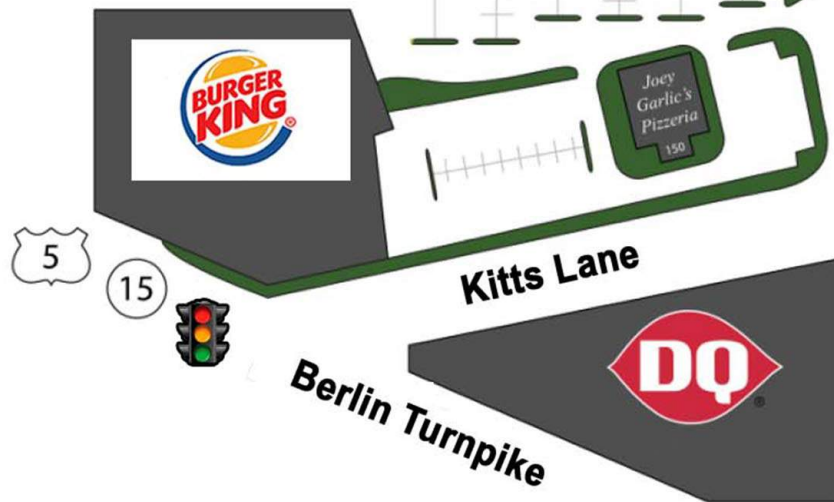
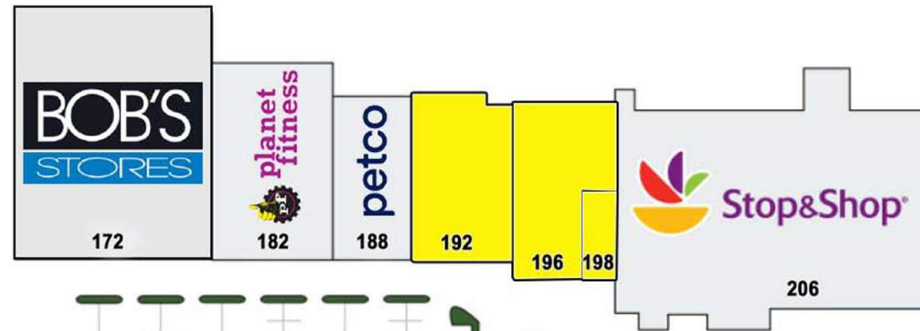
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150	
172	MTM 26,000 SF
182	
188	
192	13,300 SF Available
196	11,684 SF Available
198	5,001 SF Available
206	



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Google Earth

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