



National Commercial Brokers, Inc.
Retail & Restaurant Real Estate Advisors

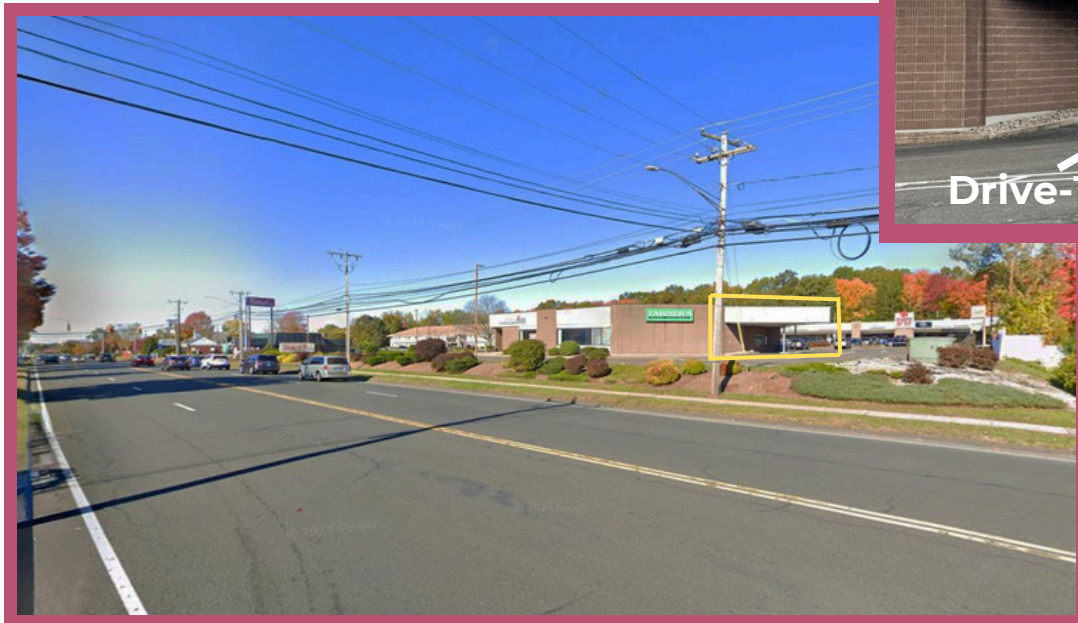
FORMER BERKSHIRE BANK

435 HARTFORD TURNPIKE (RTE. 30), VERNON, CT



SQUARE FOOTAGE

Approx. 3,076 SF
end cap with
a drive thru



Drive-Thru


TRAFFIC COUNT

13,028 ADT
Hartford Turnpike

108,061 ADT
I-84


CONTACT US

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435 Hartford Turnpike (Rte. 30), Vernon, CT



ABOUT THE SPACE

- Former Berkshire Bank branch available on multi-tenant outparcel building located at The Shops at 30.
- Verizon is a co-tenant in this outparcel.
- Easy access from I-84.
- **Area retail draw:** Rein's Deli, Ocean State Job Lot, Stop & Shop, Shop Rite, TJ Maxx / HomeGoods, WalMart, and Home Depot.
- 10 minute drive time to the 1M SF Shoppes at Buckland Hills anchored by Macy's, JC Penney, Bob's Stores.

DEMOGRAPHICS

RADIUS	POP	DAY POP	MHHI
1 mi	4,645	413	\$106,108
3 mi	43,965	1,823	\$103,332
5 mi	106,282	5,084	\$101,110

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