

375

EAST CEDAR ST
NEWINGTON CONNECTICUT

EXISTING FITNESS FACILITY

OFFERED
FOR SALE
\$2,200,000

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EAST CEDAR STREET - 28,200 VPD

375

EAST CEDAR ST

NEWINGTON CONNECTICUT

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 375 East Cedar Street in Newington, CT. The property is an existing 29,864 SF single tenant building sitting atop 1.77 AC with 75 parking spaces. The property currently operates as a health club with inter space comprised of a fitness center, open sports area, racquet courts with vaulted ceilings, and ancillary medical office space that is turnkey. Additionally, the property features and outdoor inground swimming pool for current member access.


375 East Cedar Street is positioned at a high visibility location that sees 28,000 VPD, with immediate access to Route 15 (Berlin Turnpike), which sees 35,000 VPD. The area is home to national tenants such as Walmart, Target, Lowes, Sam's Club, and Price Chopper.


ASKING
PRICE
\$2,200,000

ASSET SNAPSHOT

Address	375 East Cedar Street, Newington, CT 06111
Property Offering	Existing Fitness Facility - with ancillary office space
Building Size (GLA)	29,864
Land Size	1.77 Acres
Year Built/Renovated	1980
Zoning	B-BT (Business Berlin Tpke) Allowed Uses: Retail, Office, Light Industrial
Number of Parking Spaces	75 Spaces



 77,919 PEOPLE
IN 3 MILE RADIUS

 \$91,924 AHHI
IN 3 MILE RADIUS

 28,200 VPD
EAST CEDAR STREET



HIGH VISIBILITY SITE WITH STRONG ACCESS

The asset is positioned in a high visibility site along East Cedar Street (28,000+ VPD), with immediate access to Berlin Turnpike (Route 5) which sees nearly 35,000+ VPD



EXCELLENT DEMOGRAPHICS

Within a 3-mile radius, there are 77,919 people earning an AHHI of \$91,924



EXISTING FITNESS FACILITY

Existing Fitness Facility with supplemental office space, offering immediate Health Club tenancy or adaptive re-use potential



B-BT ZONING

The property is currently zoned B-BT (Business Berlin Turnpike), which allows for Retail, Office, Hotel, and Light Industrial, as-of-right



29,864 SF | 1.77 AC

375
E CEDAR ST

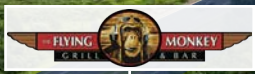


BERLIN TURNPIKE - 35,200 VPD

Bowl-o-Rama

29,864 SF | 1.77 AC

375
E CEDAR ST



EAST CEDAR STREET - 28,200 VPD



HARTFORD, CT



HARTFORD | CONNECTICUT

 5 MILES (10 MIN DRIVE TIME)

 120K+ POPULATION

 "INSURANCE CAPITAL OF THE WORLD" - Home to the headquarters of many insurance companies, with the industry providing more than 33,000 jobs for the city and surrounding areas

BERLIN TURNPIKE - 35,200 VPD

EAST CEDAR STREET - 28,200 VPD



375 E CEDAR ST

29,864 SF | 1.77 AC



3.75
E CEDAR ST

EAST CEDAR STREET - 28,200 VPD

375 E CEDAR ST NEWINGTON, CT

7

Hartford
HealthCare



BERLIN TURNPIKE - 35,200 VPD



Floors Now!

JOEY GARLIC'S

The Car Wash Center



Holiday Inn

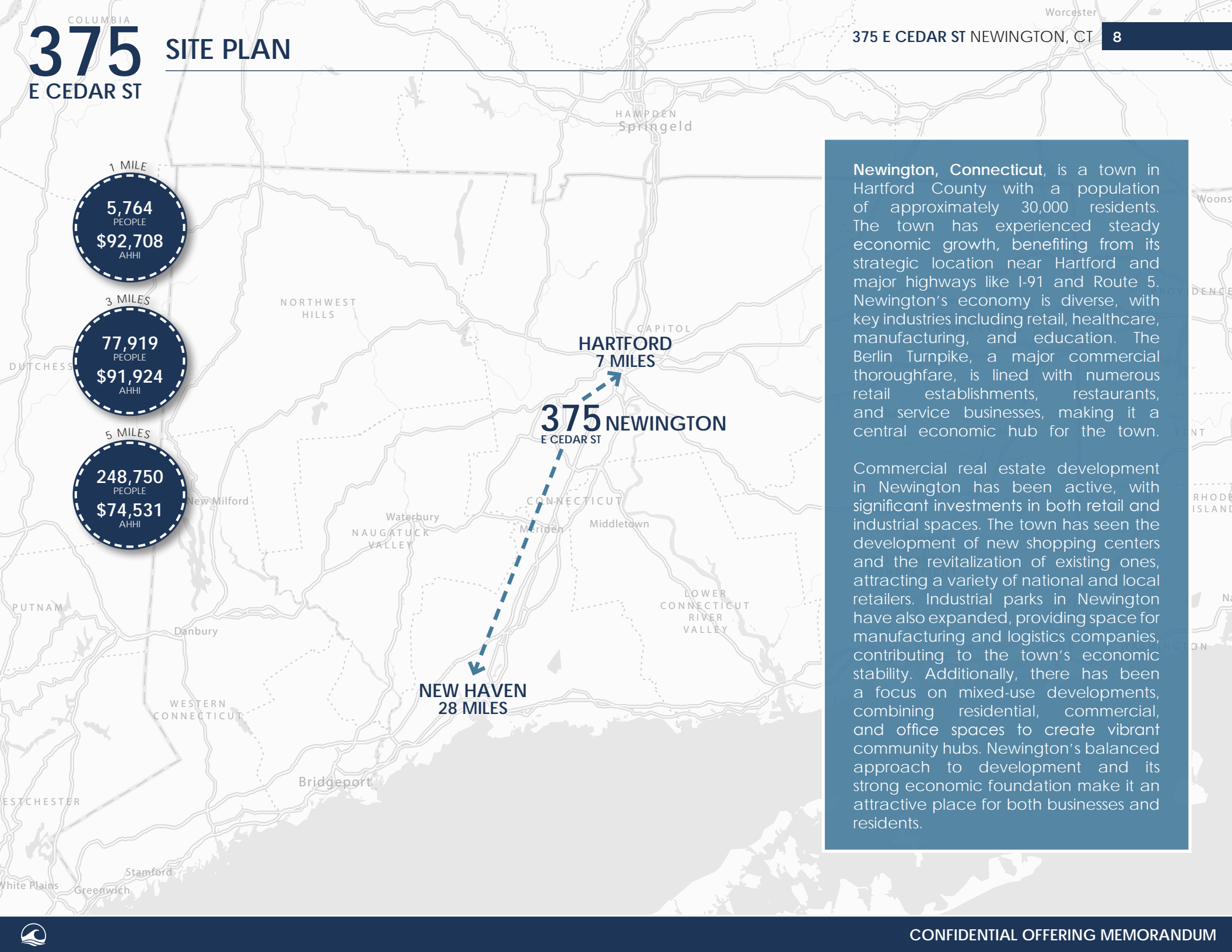
DUNKIN'

Advance Auto Parts



375
E CEDAR ST





Newington, Connecticut, is a town in Hartford County with a population of approximately 30,000 residents. The town has experienced steady economic growth, benefiting from its strategic location near Hartford and major highways like I-91 and Route 5. Newington's economy is diverse, with key industries including retail, healthcare, manufacturing, and education. The Berlin Turnpike, a major commercial thoroughfare, is lined with numerous retail establishments, restaurants, and service businesses, making it a central economic hub for the town.

Commercial real estate development in Newington has been active, with significant investments in both retail and industrial spaces. The town has seen the development of new shopping centers and the revitalization of existing ones, attracting a variety of national and local retailers. Industrial parks in Newington have also expanded, providing space for manufacturing and logistics companies, contributing to the town's economic stability. Additionally, there has been a focus on mixed-use developments, combining residential, commercial, and office spaces to create vibrant community hubs. Newington's balanced approach to development and its strong economic foundation make it an attractive place for both businesses and residents.



375

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NEWINGTON, CONNECTICUT

EXISTING FITNESS FACILITY

**OFFERED
FOR SALE
\$2,200,000**

Exclusively Offered By



PRIMARY DEAL CONTACTS

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