375 EAST CEDAR ST

NEWINGTON CONNECTICUT

EXISTING FITNESS FACILITY

OFFERED FOR SALE
$2,000,000



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS℠

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 36,680 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
$2,000,000

ASSET SNAPSHOT

Address	375 East Cedar Street, Newington, CT 06111
Property Offering	Existing Fitness Facility - with ancillary office space
Building Size (GLA)	36,680 SF
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

INVESTMENT HIGHLIGHTS

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

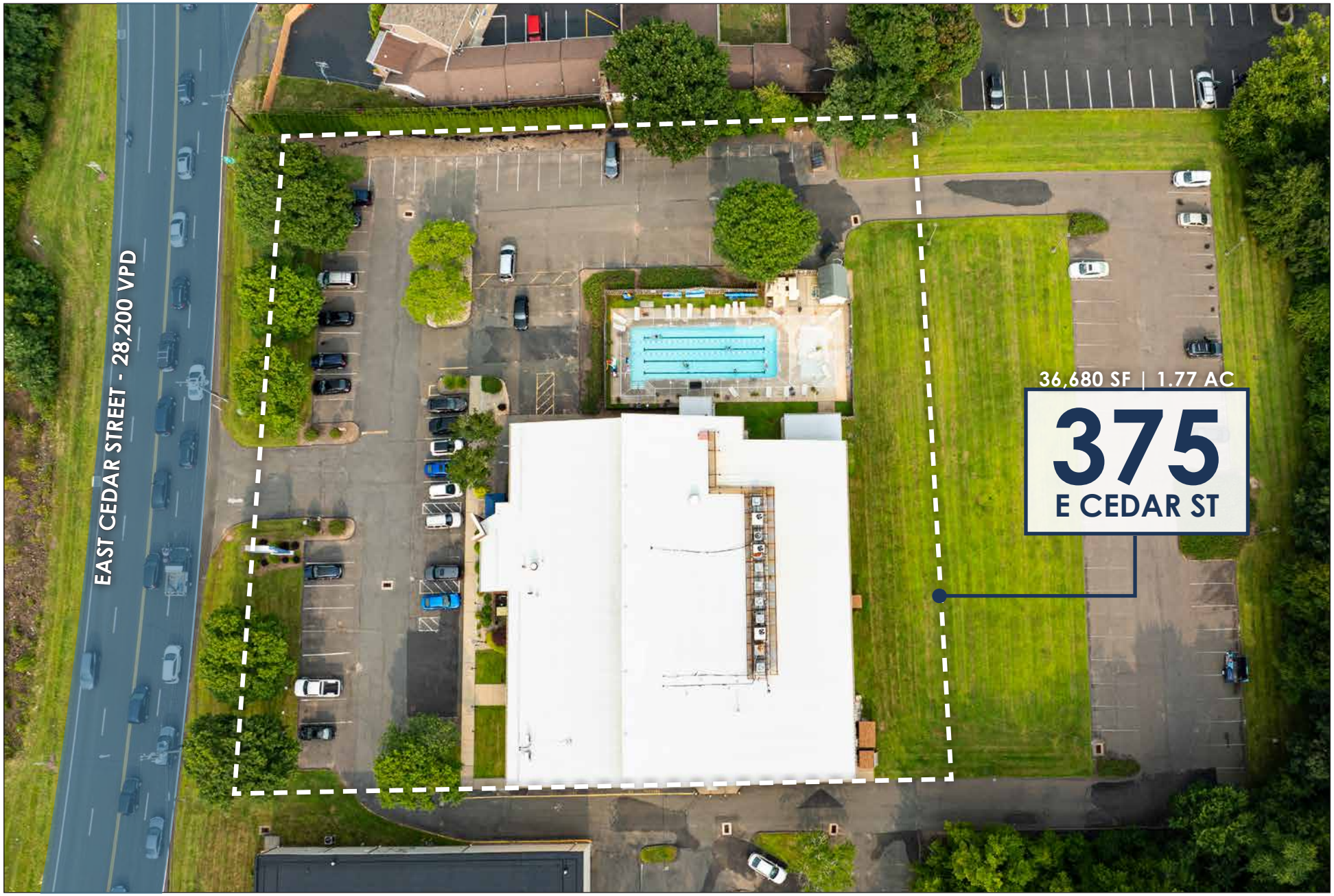
Existing Fitness Facility with supplemental office space, offering immediate Health Club tenancy or adaptive re-use potential

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

Atlantic CAPITAL PARTNERS™

SITE PLAN




STOP&SHOP
petco
planet fitness
BOB'S DISCOUNT FURNITURE
RUTH'S CHRIS STEAK HOUSE
BERLIN TURNPIKE - 35,200 VPD
Bowl-o-Rama
FLYING MONKEY GRILL & BAR
5
36,680 SF | 1.77 AC
375
E CEDAR ST
EAST CEDAR STREET - 28,200 VPD



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

375
E CEDAR ST

36,680 SF | 1.77 AC

375 E CEDAR ST

EAST CEDAR STREET - 28,200 VPD

Hartford HealthCare



5

BERLIN TURNPIKE - 35,200 VPD

Wendy's

BURGER KING

RUTH'S CHRIS STEAK HOUSE

Floors Now!

JOEY GARLIC'S

STOP&SHOP petco planet fitness BOB'S DISCOUNT FURNITURE

The Car Wash Cantina

Holiday Inn

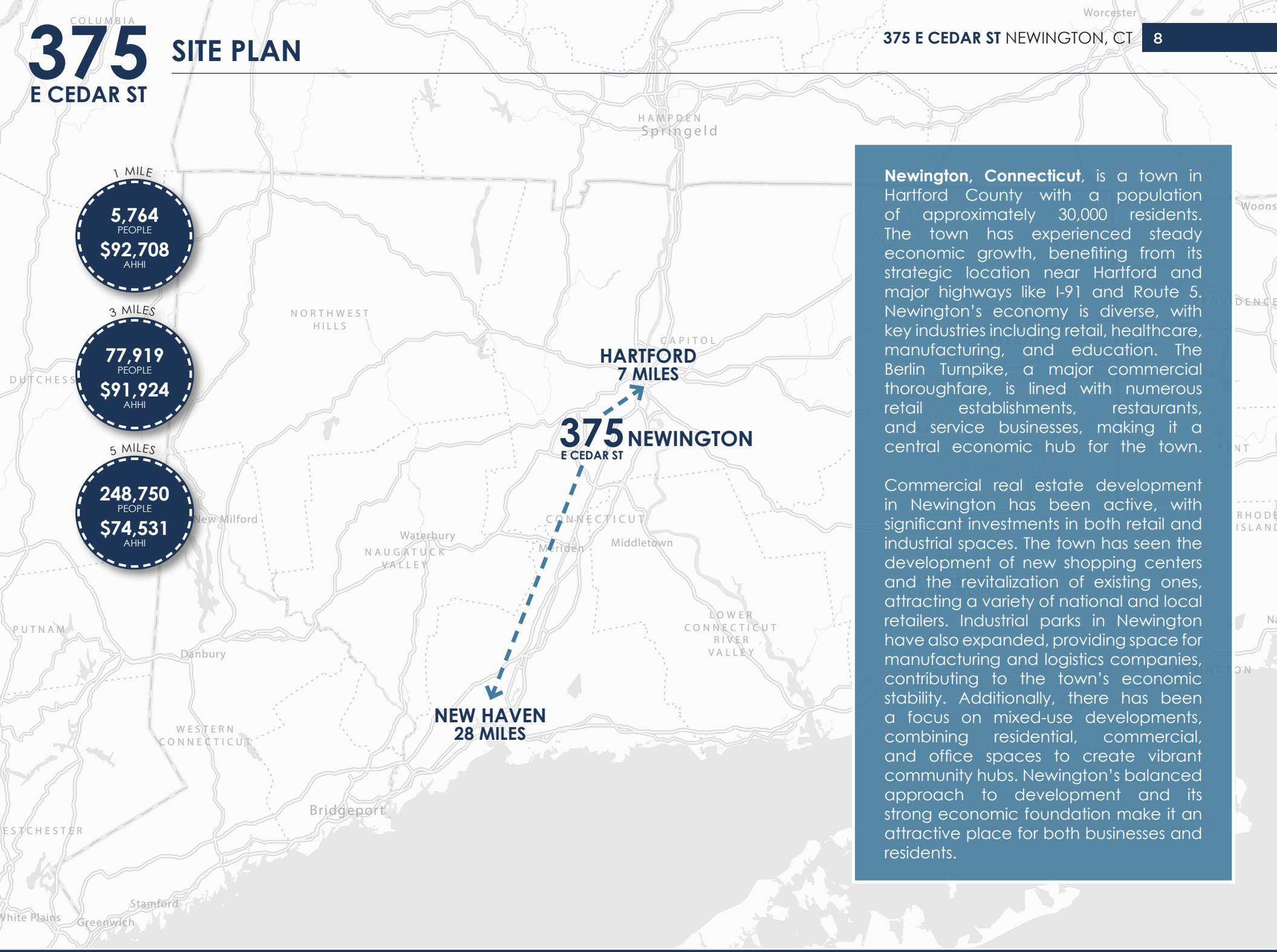
Advance Auto Parts

DUNKIN'

ALDI

375 E CEDAR ST

SITE PLAN



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.

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NEWINGTON, CONNECTICUT

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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