

Retail Available for Lease

Norwichtown Commons

42-44 Town Street (New London Turnpike) Norwich, CT 06360



Property Information

Address:	42-44 Town Street (New London Turnpike)	Frontage:	419 ft. +/- on New London Turnpike 393 ft. +/- on Town Street 890 ft. +/- on Conn. Rt. 2
Available:	1,612 to 7,624 +/- SF	Traffic Count:	10,000 VPD on Town Street 9,000 VPD on New London Turnpike
Total SF:	168,000 +/- SF	Year Built:	1966 Renovated in 2013
Land Area:	18.34 Acres	Zoning:	PC Zone
Parking Spaces:	858 Spaces	Utilities:	Water/Sewer: Municipal
Parking Ratio:	5 per 1,000 SF		

Trade Area Demographics

	1 Mile	3 Mile	5 Mile
Population:	3,314	22,051	55,887
Households:	1,246	8,256	21,615
Avg. HH Income:	\$64,001	\$58,459	\$58,017



Norwichtown Commons is a 168,000 +/- square foot shopping center located in Norwich, CT. This center is anchored by Stop & Shop, one of New England's premier grocers. Co-tenants include Planet Fitness, Big Lots, Great Clips, Quest Diagnostics and Dollar Tree amongst others. Norwichtown Commons benefits from great visibility situated at two lighted intersections along New London Turnpike and Town Street. In addition, Norwichtown Commons is located in a densely populated area which features three and five-mile population counts of 22,051 and 55,887 people. With excellent visibility, a high-volume anchor, an ideal mix of retailers and regular daily traffic, Norwichtown Commons is an ideal site for retail and service businesses.

For Leasing Information:

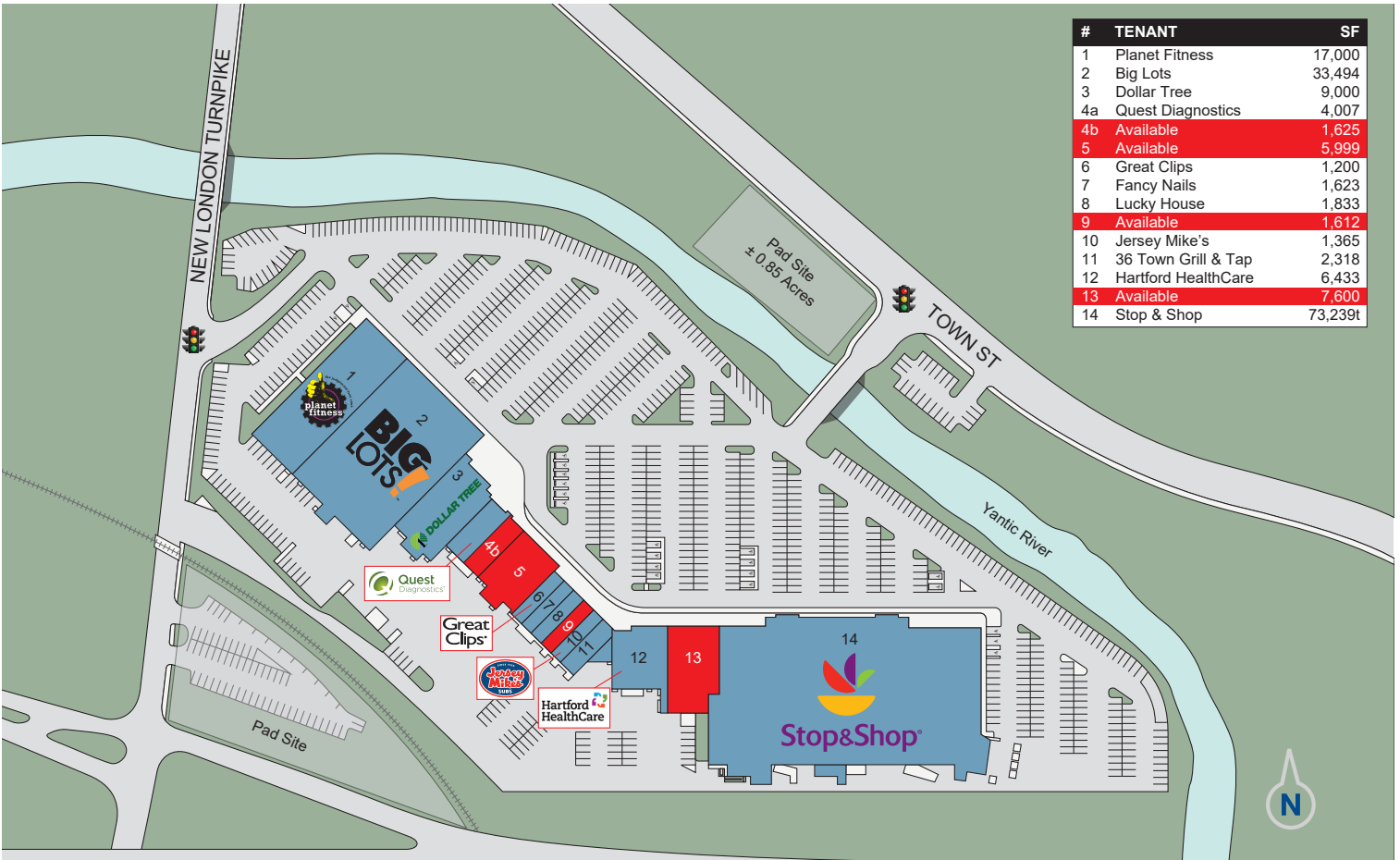
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VETERANS OF FOREIGN WARS HWY (Conn. Rt. 2)

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