

# Retail Available for Lease

## Norwichtown Commons

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



### Property Information

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

### Trade Area Demographics

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	3,314	22,051	55,887
<b>Households:</b>	1,246	8,256	21,615
<b>Avg. HH Income:</b>	\$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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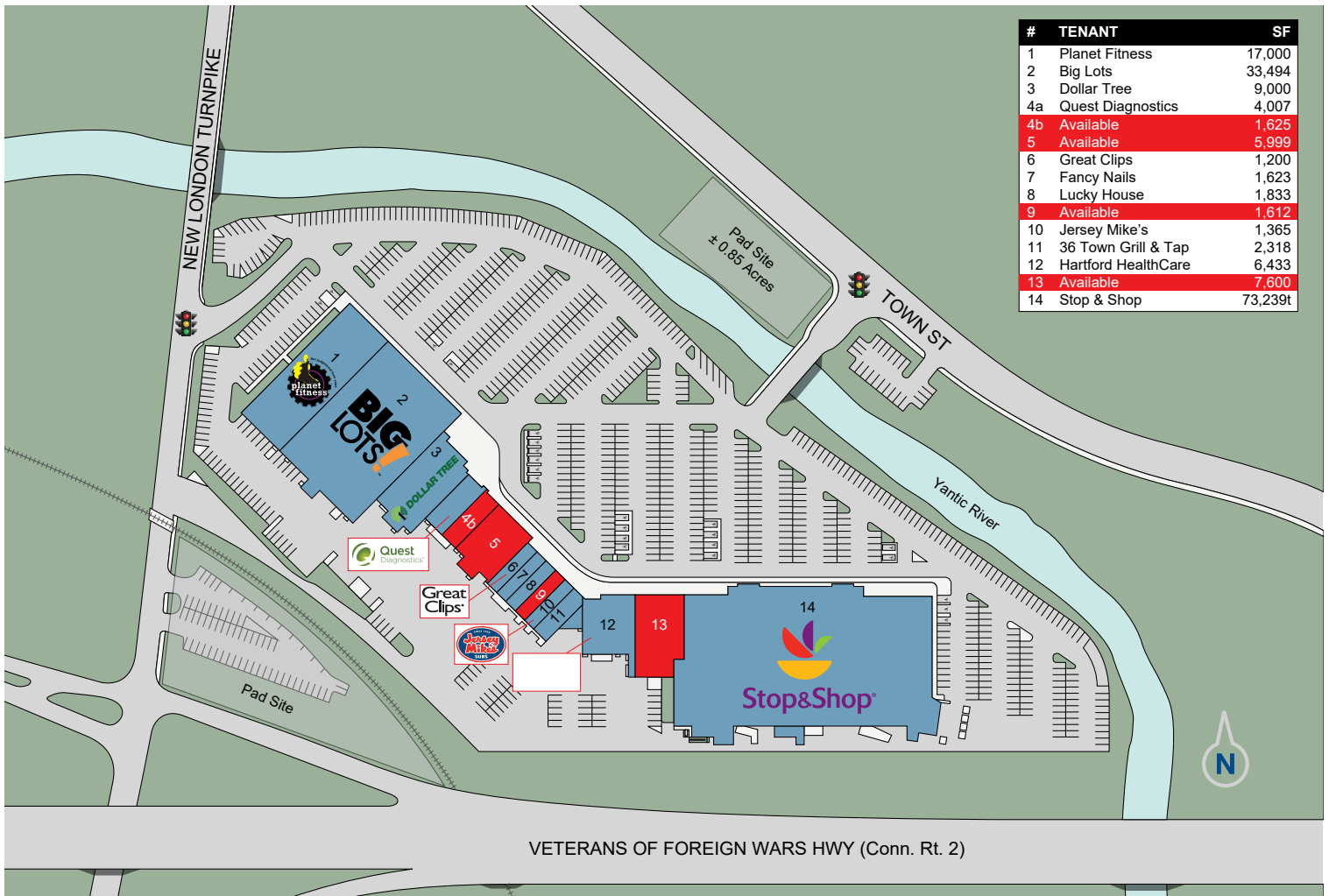
Summit Realty Partners

**Summit Realty Partners, Inc.**  
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www.summitrealtypartners.com

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