



Restaurant Space Available



\$22 per Sq. Ft - Triple Net.

***Your Canvas...
Our Space ...
Your Dream...
Create Something
Extraordinary
at
Ponemah Landing!***

575 Norwich Ave, Taftville, CT. 06380

PROPERTY OVERVIEW:

***Available...
Restaurant, Brewery or Cafe
at
Ponemah Landing
Taftville, CT!***

"This location will transcend being just a Restaurant, Brewery or Cafe—it will become a premier destination for exceptional culinary experiences and unforgettable entertainment in a spectacular river view setting."

Your Dream of a Restaurant , Brewery or Cafe Space Awaits at Ponemah Landing, Taftville, CT!

Imagine your business thriving in the heart of a vibrant community, nestled in a stunningly historic yet modern space. **Ponemah Landing** is your golden opportunity to create a landmark restaurant, brewery, or café that will captivate the local community and beyond.

Strategically positioned along bustling Norwich Avenue, Ponemah Landing is a high-profile location where visibility meets accessibility. With a **daily traffic volume of approximately 9,400 vehicles**, your business will be front and center, commanding attention from both local residents and through traffic.

Why Ponemah Landing Is the Premier Destination for Your Business?

1. A Built-In Customer Base

Surround yourself with opportunity! Ponemah Landing is directly connected to a thriving residential community, offering:

- Over **600 residential units** just steps away, housing between **1,000 and 1,600 residents** eager to dine, drink, and enjoy.
- A **steady stream of foot traffic** from a tight-knit, growing neighborhood.

2. Unparalleled Visibility and Accessibility

Situated on Norwich Avenue, Ponemah Landing is positioned on a **major thoroughfare**, guaranteeing constant exposure to thousands of passersby daily. Its **proximity to I-395** ensures regional accessibility, making it an ideal hub for locals and visitors alike.

3. Historic Elegance Meets Modern Convenience

Ponemah Landing is more than a retail space—it's a **destination steeped in charm and character**. This historic building has been thoughtfully restored to meet the demands of today's discerning business owners, combining timeless aesthetics with cutting-edge functionality.

4. Tailored to Your Vision

The property owner, an experienced developer, with over 30 years of experience, is ready to bring the space to **vanilla box condition** to suit your exact needs. Whether you envision an upscale restaurant, a cozy café with outdoor seating, or a trendy brewery, Ponemah Landing is the canvas for your success story.

Property Details:

- **Available Space:** Approximately **8,000 square feet** across two levels with **ample parking**.
- **Perfect for:** Restaurants, Breweries, Pubs, or Cafés with indoor and outdoor seating.
- **Key Features:**

- **Unrivaled Traffic Exposure:** Positioned along Norwich Avenue, offering prime visibility.
- **Walkable Neighborhood:** Steps from local amenities, historic landmarks, and residential areas.
- **Public Transit Access:** Easy for residents and visitors to reach.
- **Flexible Layouts:** Owner willing to customize the space to meet your needs.

A Rare Opportunity in a Thriving Community:

Ponemah Landing isn't just a retail space—it's a **destination designed for success**. With a growing community, unbeatable location, and high foot traffic, this is your chance to establish a business that will leave a lasting impression. Whether you're launching a new venture or expanding your brand, Ponemah Landing offers everything you need to thrive in today's competitive market.

Why Wait? Your Future Starts Here:

Make your mark at Ponemah Landing and transform your vision into reality. This is more than a lease—it's the beginning of something extraordinary.

Realtor Incentive:

Real estate agents, your hard work pays off! Earn a **4% commission** on the total rent for one year when you successfully refer a qualified tenant who signs a lease.

Contact Us Today!

Secure your spot at **Ponemah Landing**, where history, community, and opportunity converge to create the perfect environment for your business to shine. Don't miss this rare chance to elevate your brand and build an unforgettable destination!

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