

±2,500 SF

Former Banking Center

75 Town Street | Norwich, CT 06360

Free-Standing Retail/Office with Excellent Frontage, Access and Parking



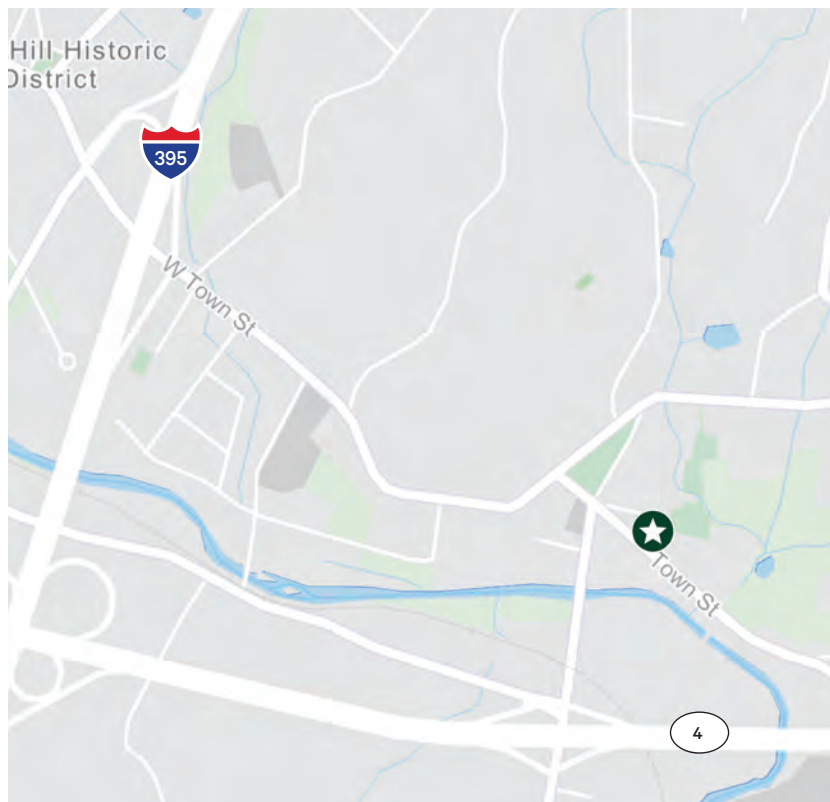
CBRE is pleased to offer for lease this ±2,500 SF free-standing retail property located at 75 Town Street in the historic section of Norwich, Connecticut. 75 Town Street is a single-story retail/office building that formerly served as a retail banking center. The property has excellent frontage and access from Town Street (Route 642), with abundant on-site parking and offers both exterior building and monument signage/branding potential. Existing buildout includes teller stations, vault, manager's office, small conference room, open office and private men's and women's restrooms, plus two (2) drive-thru lanes. The building is available in its entirety at an asking lease rate of \$20.00/SF NNN.

The City of Norwich is located along the Thames River in the eastern part of the State of Connecticut near Mohegan Sun and the Foxwoods Casino resorts. Neighboring retail/businesses within the immediate vicinity include Genoa Healthcare, McDonald's, Stop & Shop Gas, Chelsea Groton Bank and the Norwichtown Commons. The City of Norwich boasts a population of approximately 40,000 people, with key employers including William W. Backus Hospital, American Ambulance, Norwich Free Academy, Bob's Discount Furniture and the City of Norwich.

±2,500 SF Retail | Office

75 Town St., Norwich, CT

For Lease



TRAFFIC COUNT (CTDOT 2024)

9,600 VPD on Town Street (Route 642)

NOTE: Bank of America operates a remote drive-up ATM on the site but does not occupy or have any leasing rights to the retail building, which is under new ownership.

Property Highlights

BUILDING SIZE:	2,486 SF plus ±1,200 SF Basement*
PARKING SPACES:	33 including 2 handicapped
DRIVE-THRU LANES:	Two (2)
YEAR BUILT:	1957
ZONING:	NC (Neighborhood Commercial within the Village Overlay District)

* Basement area not included in rentable SF total.

Neighboring Businesses

- + McDonald's
- + Allstate Insurance
- + Genoa Healthcare
- + Chelsea Groton Bank
- + Goodyear Auto Services
- + Payless Auto Glass
- + Planet Fitness
- + Dollar Tree
- + Jersey Mike's
- + Stop & Shop
- + Hartford Healthcare
- + Busy Bees Play Hive Childcare
- + Domino's Pizza

Regional Demographics

2024 ESTIMATED

	1 mile	3 miles	5 miles	10 miles
Population	3,368	37,114	50,670	108,612
No. of Households	1,389	15,720	21,326	44,580
Average Household Income	\$123,731	\$85,322	\$91,941	\$105,531
Median Age	46.2	39.7	40.7	42.0

Trade Area Map

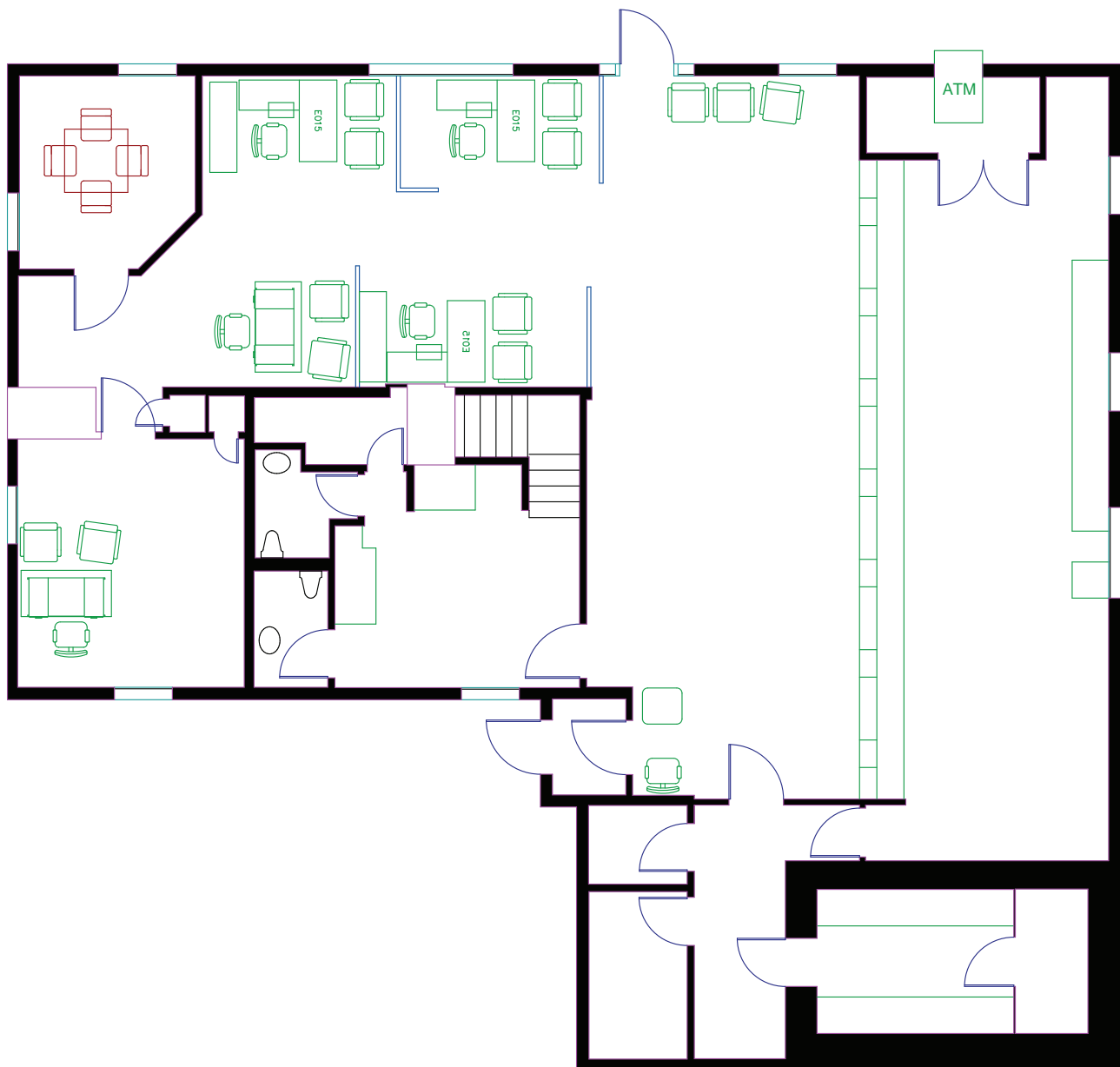


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75 Town St., Norwich, CT

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Floor Plan



±2,500 SF Retail | Office

75 Town St., Norwich, CT

For Lease

Property Photos



Side View/Main Entrance



Rear Entrance



Main Lobby Area



Teller Stations

Contact Us

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