

**±2,500 SF**

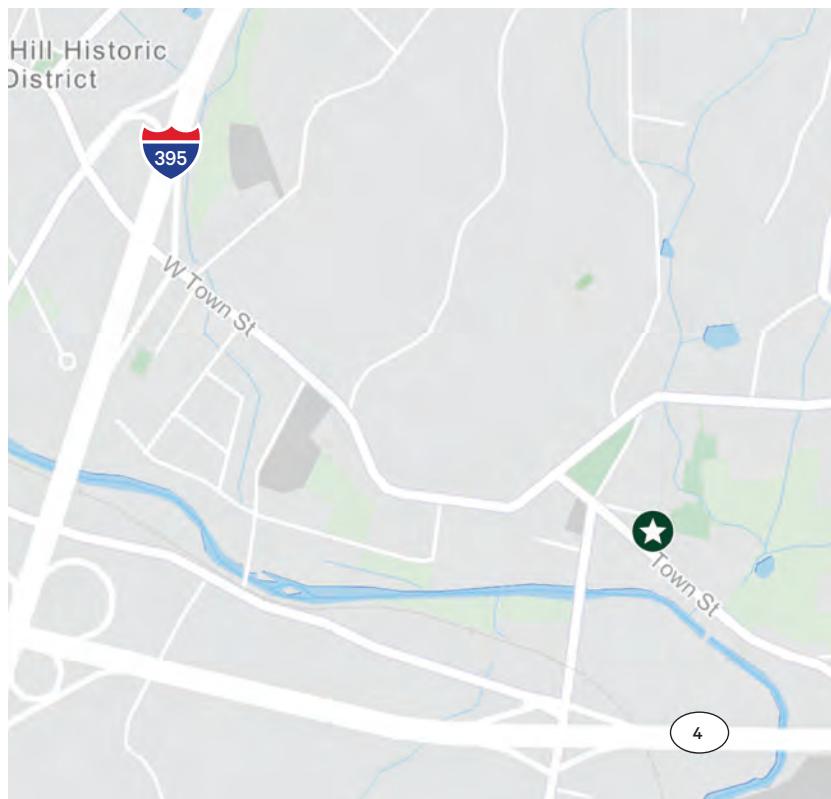
Former Banking Center  
75 Town Street | Norwich, CT 06360

**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.



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

±2,500 SF Retail | Office

75 Town St., Norwich, CT

For Lease

## Trade Area Map



±2,500 SF Retail | Office

75 Town St., Norwich, CT

For Lease

## Floor Plan



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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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