

Hugh Schnip

hschnip@naielite.com 877-327-3755 ext 208

FOR SALE
295 Orobando, Norwich, CT



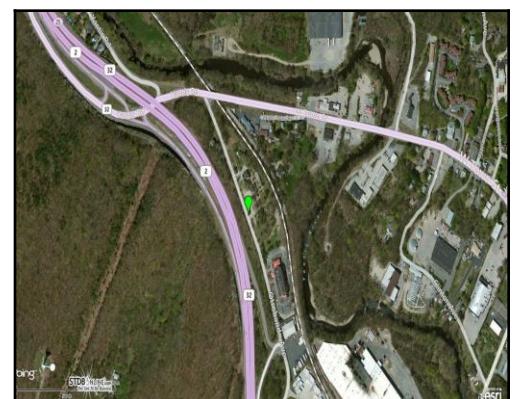
NAI Elite

Commercial Real Estate Services, Worldwide.

901 Farmington Avenue, First Floor
West Hartford, CT 06119

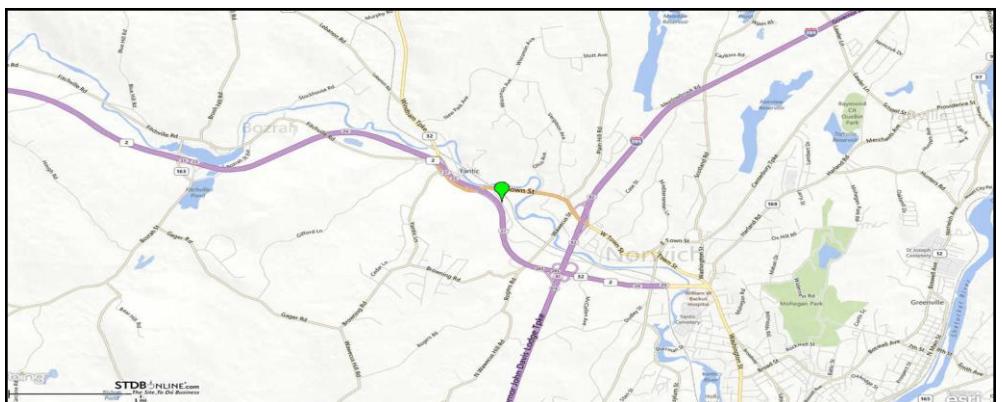
www.naielite.com

tel 877-327-3755 fax 877-327-3756



\$325,000

- 1.4 +/- Acre Parcel Visible from Routes 2 & 32
- Great location for retail, medical, and office flex space
- Highway Access to Rte 2,32, I-395
- Adjacent to Comfort Suites Hotel
- 1.5 Miles from Backus Hospital (part of Hartford Hospital)



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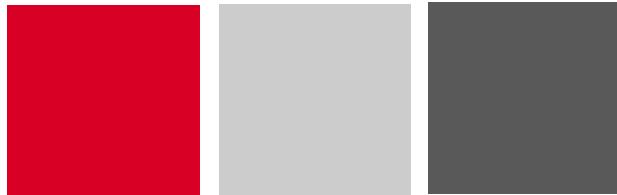
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.





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Site Area	1.4 acres			City Water / Well	City	
Frontage	200 Ft			Sewer / Septic	Sewer	
Zoning	General Commercial			Environmental Assessment	TBD	
Assessment	\$123,000			Access / Visibility	Excellent	
Mill Rate	27.23			Location Setting	Excellent	
Estimated Taxes Per Sq Ft	TBD			Traffic Count	2900	
Demographic Information	Population	Households (HH)	Avg HH Income	C O M M E N T S	Near US Foods and the Norwich Business Park	
1 Mile	2,251	963	\$79,524			
3 Mile	20,417	8,327	\$78,141			
5 Mile	49,205	19,913	\$69,165			