

Hugh Schnip

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FOR SALE

295 Otrobando, Norwich, CT

NAI Elite

Commercial Real Estate Services, Worldwide.

901 Farmington Avenue, First Floor
West Hartford, CT 06119

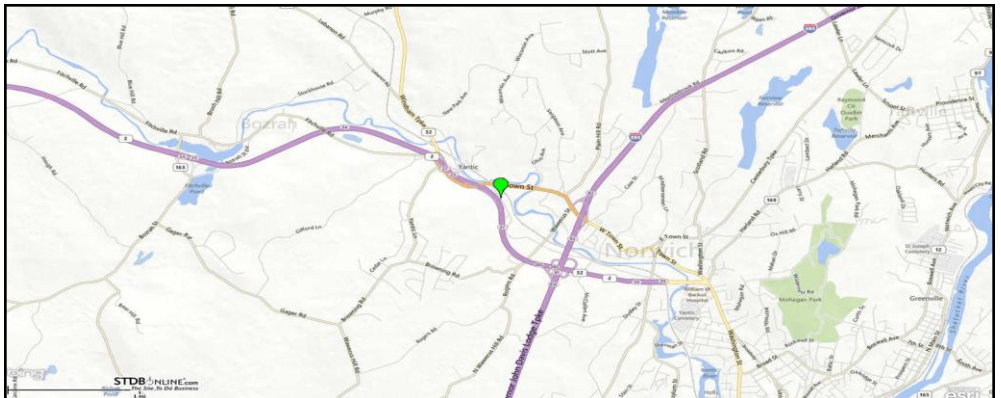
www.naielite.com

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)



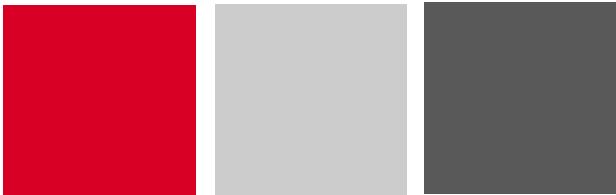
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|---------------------------|---------------------|-----------------|---------------|--------------------------|---------------------------------------------|
| Site Area | 1.4 acres | | | City Water / Well | City |
| Frontage | 200 Ft | | | Sewer / Septic | Sewer |
| Zoning | General Commercaill | | | 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 | COMMENTS | 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 | | |