



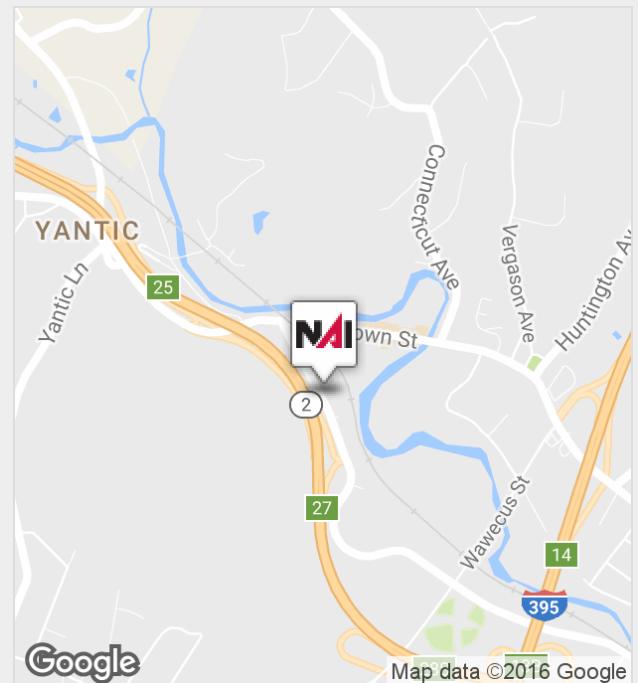
# 295 Otrobando

Norwich, Connecticut 06360

## Property Features

- 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)

**Sale Price: \$250,000**



For more information:

**Hugh Schnip**

877 327 3755 x208 • [hschnip@naielite.com](mailto:hschnip@naielite.com)

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

877 327 3755

[naielite.com](http://naielite.com)

## Property Details

<b>Site Area</b>	1.4 Acres	<b>City Water / Well</b>	City Water
<b>Frontage</b>	200	<b>Sewer / Septic</b>	Sewer
<b>Zoning</b>	General Commercial	<b>Environmental Assessment</b>	-
<b>Assessment</b>	\$123,000	<b>Access / Visibility</b>	Excellent
<b>Mill Rate</b>	27.23	<b>Location Setting</b>	Next to Comfort Suites Hotel. Business Park
<b>Estimated Taxes Per Sq Ft</b>	\$0.05	<b>Traffic Count</b>	2,900

## Demographics

## 1 Mile      5 Miles      10 Miles      **Property Highlights**

<b>Total Households:</b>	610	23,162	46,549
<b>Total Population:</b>	1,413	57,371	119,977
<b>Average HH Income:</b>	\$85,100	\$67,871	\$75,621

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