

FOR LEASE



NORWICH DEVELOPMENT PAD

6082 State Highway 12, Norwich, NY 13815



PROPERTY DESCRIPTION

Development parcel on busy north/south state highway just outside Norwich. Currently holds established locally owned diner. Located in an established commercial district with successful businesses including Pizza Hut, Aldi, Arby's KwikFill and more. Excellent AADT at 13,000 +. Site is being offered as a retail pad for regional/national operator. Public utilities in place. Friendly zoning allows for a variety of uses and building size options. 10-year ground lease preferred. Outright sale may be considered.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,443	3,809	4,275
Total Population	2,551	7,207	8,212
Average HH Income	\$52,783	\$55,823	\$57,274

PROPERTY HIGHLIGHTS

- Large Flat 1.5 +/- Acre Lot
- Over 13,500 AADT
- Friendly Open Zoning to Many Uses
- Neighbors include: Aldi, Pizza Hut, Arby's & KwikFill.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,742
Lot Size:	1.5 Acres
Building Size:	1,500-15,000 +/- SF

DAVIS YOHE

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davis@c21bridgeway.com

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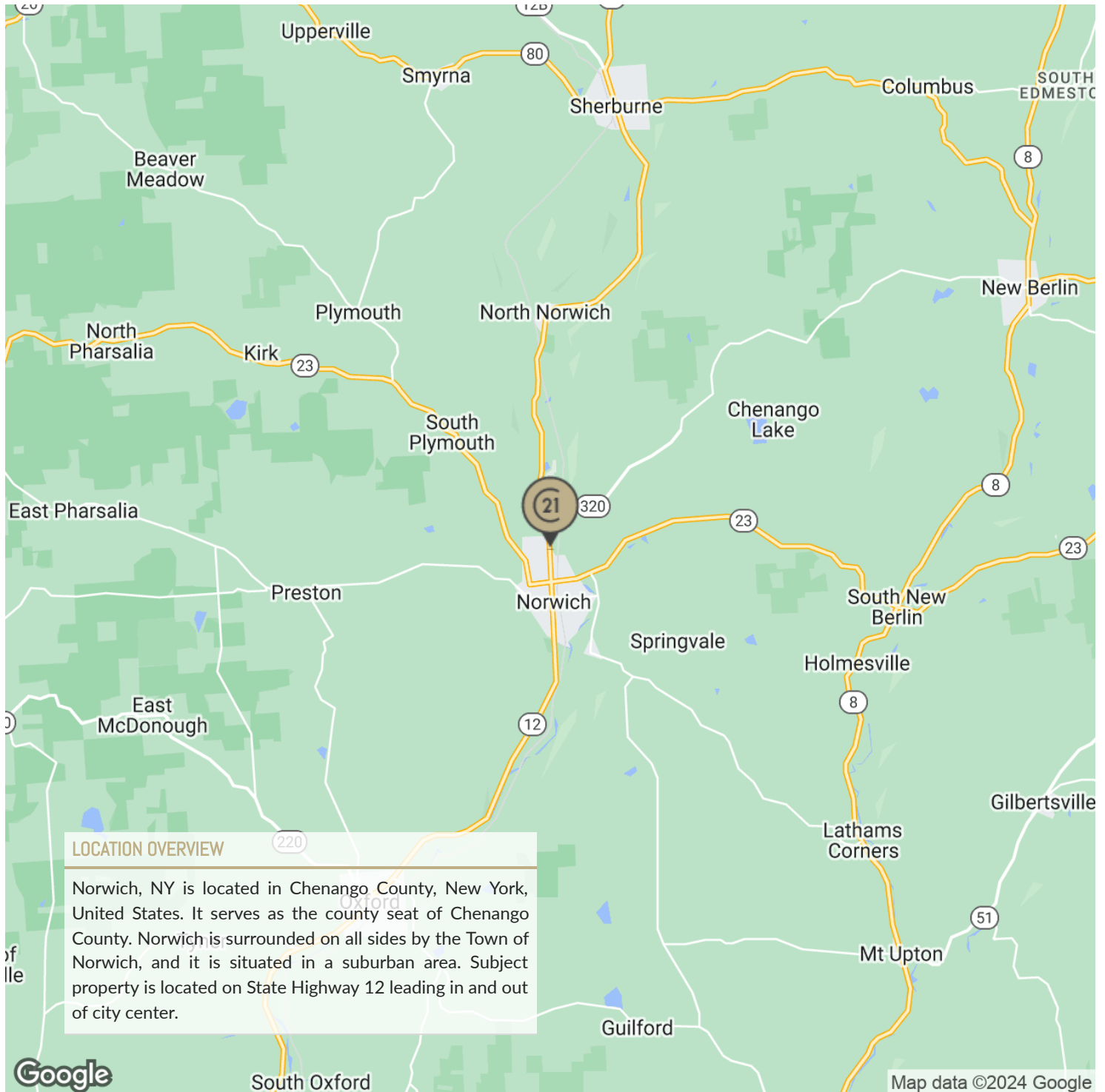
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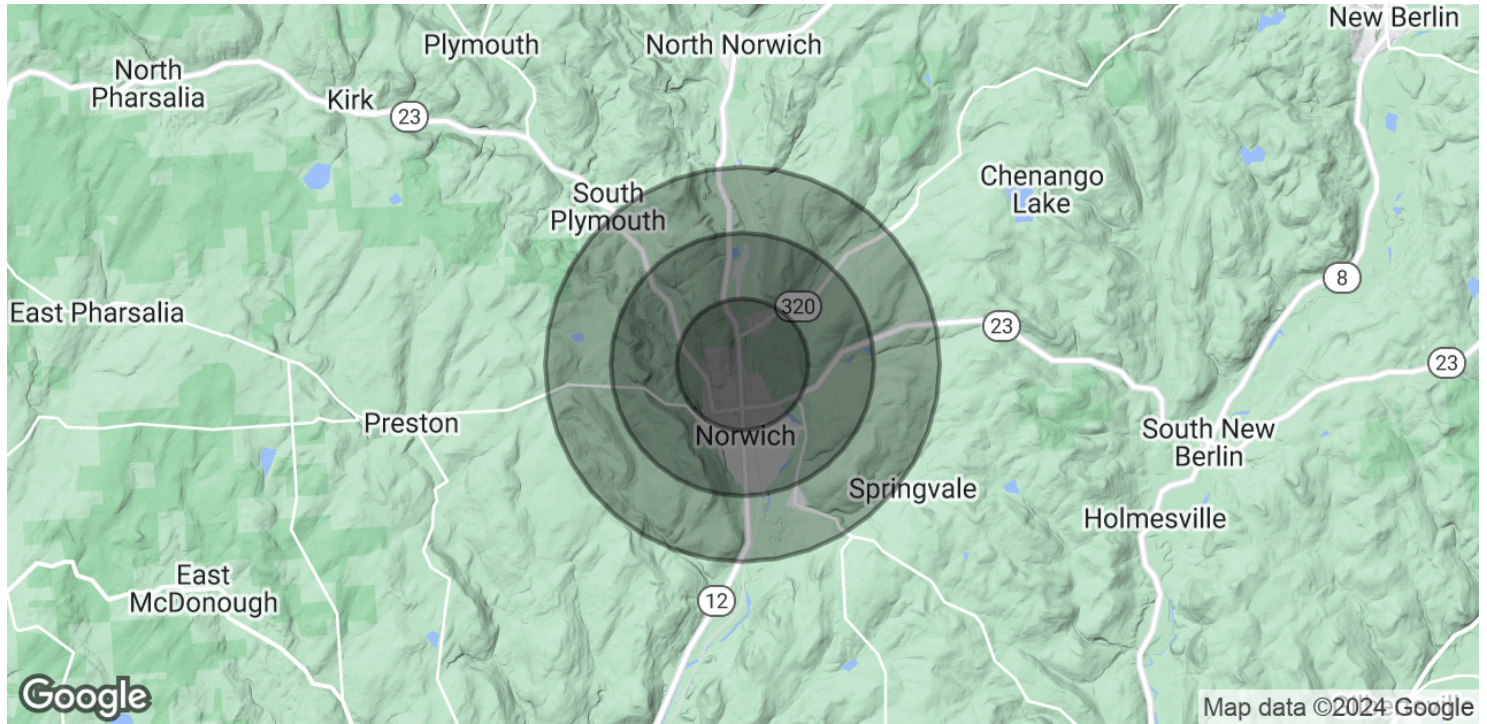
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,551	7,207	8,212
Average Age	49.5	44.2	44.2
Average Age (Male)	40.4	40.1	40.7
Average Age (Female)	59.0	47.6	47.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,443	3,809	4,275
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$52,783	\$55,823	\$57,274
Average House Value	\$339,526	\$159,170	\$153,177

* Demographic data derived from 2020 ACS - US Census

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