

598 West Main Street

NORWICH, CONNECTICUT

For Ground Lease or BTS



19,600 VPD

MARCUS PLAZA



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- Prime development site along sought after West Main Street
- Surrounded by national & regional retailers
- Strong traffic counts
- Two means of access (W Main St & Banas Ct)
- Very limited supply in the market
- Minutes from Mohegan Sun

Location	589 West Main Street, Norwich, CT			
Size	.89 acres			
Price	Call for details			
Area Retail	ShopRite, TJ Maxx, Dollar Tree, Popeyes Louisiana Kitchen, Wendy's, Moe's Southwest Grill, Dunkin Donuts, 99 Restaurants, Five Guys Burgers, Burger King, Staples, Taco Bell			
Traffic Counts	19,600 VPD on W Main St			
Demographics	3 miles	5 miles	10 miles	15 miles
Population	33,303	52,332	119,062	262,956
Households	13,955	21,759	46,853	107,911
Avg. HH Income	\$72,569	\$79,332	\$92,722	\$92,217
Daytime Pop.	31,300	47,122	99,965	220,042



