

FOR LEASE

PROFESSIONAL OFFICE



138 Main St., Norwich, CT 06360

FOR LEASE
\$2,400/mo
& utilities

Norm Peck
Signature Properties
of New England

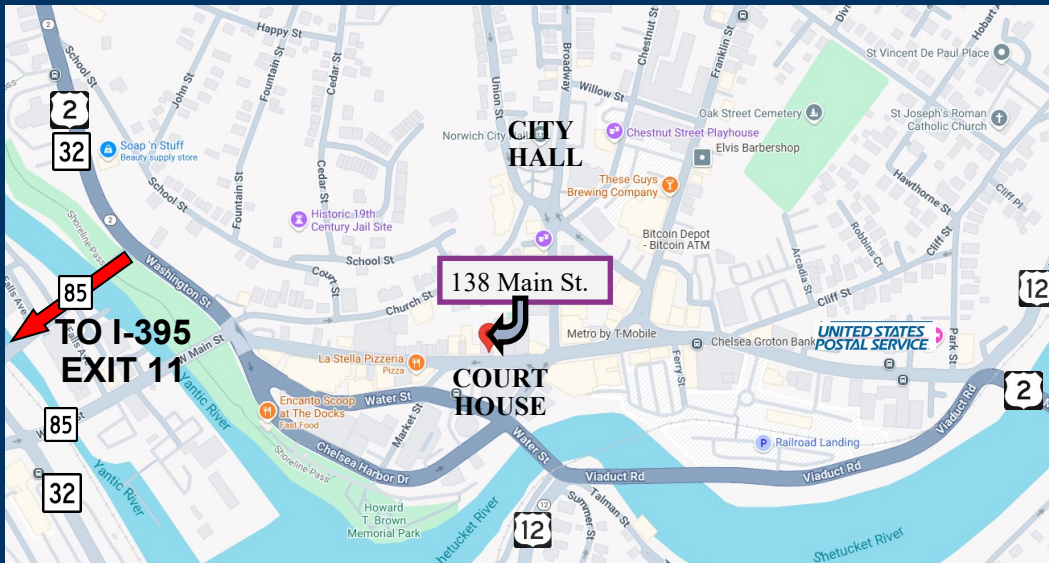
1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-447-8839 ext 7203
NPeck@PropertiesCT.com

**LOCATED ACROSS FROM
STATE OF CT SUPERIOR COURT—NORWICH**
Next to Harp & Dragon and a walk to waterfront

- ◆ Nice 1st floor former attorney's office of Block & Janney
- ◆ 2,646sf space includes 2 BA, kitchen, large conference room and two open areas which can be divided into private offices.
- ◆ 2nd and 3rd floor offices may be added on
- ◆ On-street parking; Public lot available





ZONE CC Chelsea Commercial District

PERMITTED: Tavern, Assembly Hall, Restaurant, Office, Club, School, Indoor Recreation, Personal Services, Bank, Gym, Retail, R&D, Veterinary clinic...

Downtown offers the Norwich Arts Center, the Chestnut Street Playhouse, and down the street is the Library

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	36,970	53,489	114,822
Total Households	15,163	22,226	46,039
Household Income \$0—\$30,000	22.46%	20.16%	14.94%
\$30,001-\$60,000	21.81%	20.56%	18.64%
\$60,001-\$100,000	22.96%	21.71%	23.96%
\$100,001+	32.77%	37.57%	42.45%



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.