# Retail Space Available For Lease
# Norwichtown Commons

### 42–44 Town Street (New London Turnpike) Norwich, CT 06360



**NORWICHTOWN COMMONS**

Great Clips · planet fitness · Stop&Shop · Quest Diagnostics · Jersey Mike's Subs · DOLLAR TREE · verizon

TJ-MAXX · verizon · ShopRite · Wendy's · RITE AID

## Property Information

| | | | |
|---|---|---|---|
| **Address:** | 42-44 Town Street (New London Turnpike) | **Frontage:** | 419 ft. ± on New London Turnpike |
| | | | 393 ft. ± on Town Street |
| **Available:** | 1,625 to 33,494 +/- SF Available Pad Sites | | 890 ft. ± on Conn. Rt. 2 |
| | | **Traffic Count:** | 10,674 +/- VPD on Town Street |
| **Total SF:** | 168,000 ± SF | | 8,339 +/- VPD on New London Turnpike |
| **Land Area:** | 18.34 Acres | **Year Built:** | 1966 Renovated in 2013 |
| **Parking Spaces:** | 858 Spaces | **Zoning:** | PC Zone |
| **Parking Ratio:** | 5 per 1,000 SF | **Utilities:** | Water/Sewer: Municipal |

Stop&Shop · planet fitness · DOLLAR TREE

Norwichtown Commons is a 168,000 +/- square foot shopping center located in Norwich, CT. This center is anchored by Stop & Shop, one of New England's premier grocers. Co-tenants include many national retail tenants including Planet Fitness, Dollar Tree, Verizon, Jersey Mike's, Great Clips and Quest Diagnostics. Norwichtown Commons benefits from great visibility situated at two lighted intersections along New London Turnpike and Town Street. In addition, Norwichtown Commons is located in a densely populated area which features three and five-mile population counts of 37,439 and 50,600 people. With excellent visibility, a high-volume anchor, an ideal mix of retailers and regular daily traffic, Norwichtown Commons is an ideal site for retail and service businesses.

## Trade Area Demographics

| | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| **Population:** | 37,439 | 50,600 | 106,722 |
| **Households:** | 15,558 | 20,861 | 42,307 |
| **Avg. HH Income:** | $60,833 | $64,797 | $76,509 |

### For Leasing Information:

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| #  | TENANT            | SF          |
|----|-------------------|-------------|
| 1  | Planet Fitness    | 17,000      |
| 2  | Available         | 33,494      |
| 3  | Dollar Tree       | 9,000       |
| 4a | Quest Diagnostics | 4,007       |
| 4b | Available         | 1,625       |
| 5  | Available         | 5,999       |
| 6  | Great Clips       | 1,200       |
| 7  | Fancy Nails       | 1,623       |
| 8  | Lucky House       | 1,833       |
| 9  | Verizon           | 1,612       |
| 10 | Jersey Mike's     | 1,365       |
| 11 | 36 Town Grill & Tap | 2,318     |
| 12 | Hartford HealthCare | 6,433     |
| 13 | Available         | 7,600       |
| 14 | Stop & Shop       | 73,239t     |

| Pad 1 | Available | 0.85 Acres |
|-------|-----------|------------|
| Pad 2 | Available | 0.67 Acres |
| Parking Lot | Available | 24 +/- Spaces |

10,674 +/- VPD

Pad Site Available ± 0.85 Acres

NEW LONDON TURNPIKE

8,339 +/- VPD

TOWN ST

Parking Lot Available For Lease 24 +/- Spaces

Yantic River

Pad Site Available +/- 0.67 Acres

VETERANS OF FOREIGN WARS HWY (Conn. Rt. 2)

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