



SUBJECT PROPERTY

# 6145 State Highway 12 Norwich, NY

For lease

Prime 2-acre development site  
on Highway 12

**Scott Horner**  
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**±2.0 Acres**  
A substantial & versatile site area



**Premier Location**  
Situated along heavily-traveled State Highway 12 with easy visibility & access



**Close to National Retailers**  
Neighboring established brands like Arby's, Aldi & Dollar General add value to the location



**Commercial Zoning**  
Multi-family zoning offers flexibility for mixed-use development scenarios



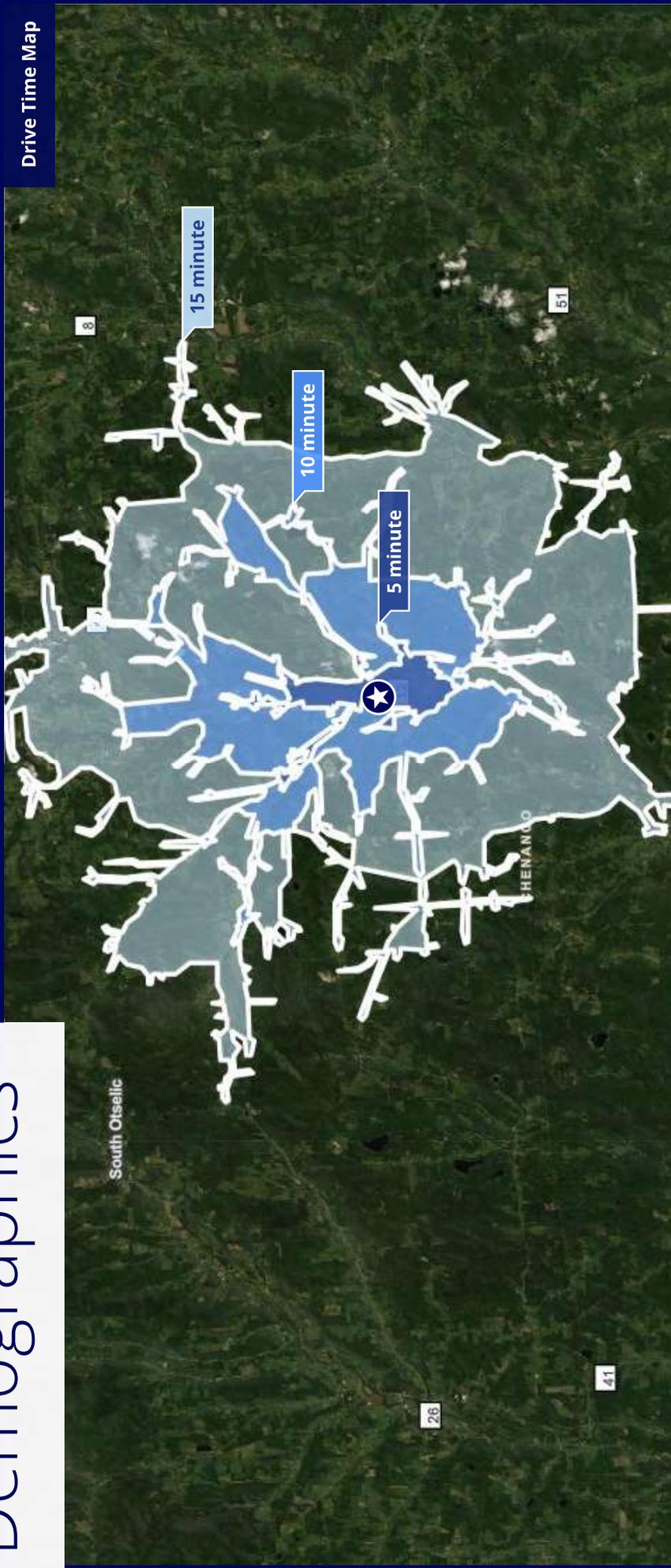
**Development-Ready**  
Flat, clear land ideal for quick buildout or site planning

Accelerating success.



# Demographics

## Drive Time Map



### within one mile

	<b>2,082</b> people
	<b>2,670</b> daytime population
	<b>835</b> employees
	<b>856</b> households

	<b>\$171,217</b> median home value
	<b>\$84,269</b> average HHI
	<b>\$62,846</b> median HHI

### within three miles

	<b>9,515</b> people
	<b>12,625</b> daytime population
	<b>4,254</b> employees
	<b>4,345</b> households

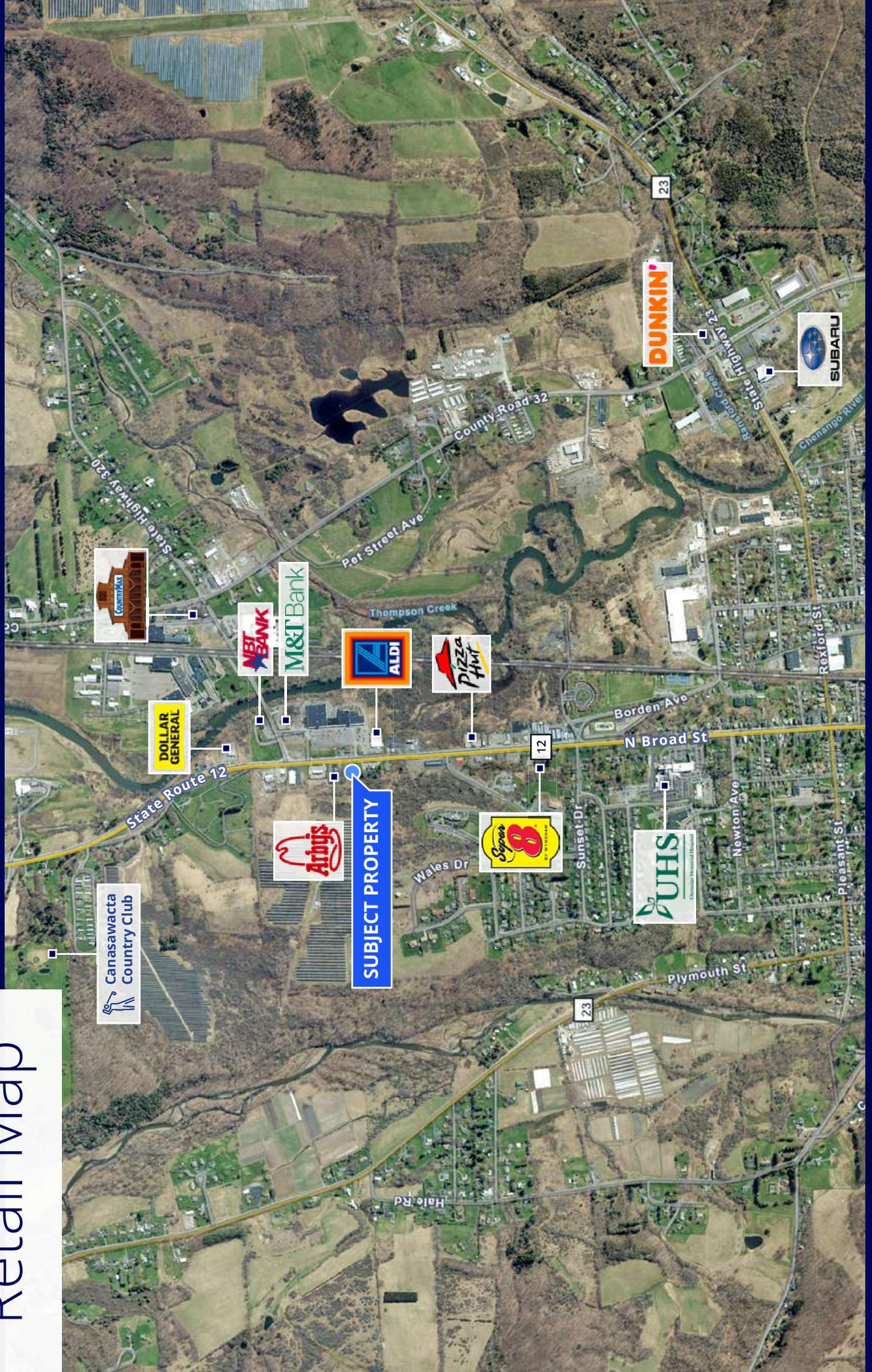
	<b>\$137,700</b> median home value
	<b>\$76,551</b> average HHI
	<b>\$58,296</b> median HHI

### within five miles

	<b>12,017</b> people
	<b>15,652</b> daytime population
	<b>5,510</b> employees
	<b>5,368</b> households

	<b>\$143,892</b> median home value
	<b>\$78,461</b> average HHI
	<b>\$61,328</b> median HHI

# Retail Map



# Contact

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12



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