

# Retail Space Available For Lease

## Norwichtown Commons

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



### Property Information

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

### 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



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.

For Leasing Information:

Frank Normandin    Chris McMahon    Casey Piché  
781-862-9700 x 212    781-862-9700 x 225    781-862-9700 x 227  
fn@sumrp.com    cjm@sumrp.com    cp@sumrp.com

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Summit Realty Partners  
80 Hayden Avenue  
Lexington, MA 02421  
[www.summitrealtypartners.com](http://www.summitrealtypartners.com)

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