



## 16 Town St

16 Town St, Norwich, Connecticut 06360

### Property Features

- 1.3 Acres Development Site Norwichtown, CT
- Town Street near Norwichtown Commons Power Center
- Near Backus Hospital and Medical Areas
- Excellent Mixed Use and or Retail Site

### Amenities

- Walking distance to area shoppes, restaurants, hospitals and suburban town attributes.
- Nearby access to I-395 and RT-2
- Close proximity to Mohegan Sun Casino



SALE PRICE: **\$1,200,000**

LOT SIZE: **1.3 Acres**

For more information:

**Hugh Schnip**

877 327 3755 x208 • hschnip@naielite.com

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

877 327 3755

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For Sale

# Land



## Property Summary

Sale Price:	\$1,200,000
Lot Size:	1.3 Acres
Ceiling Height:	8.0 FT
Zoning:	R-20
Market:	Norwichtown
Sub Market:	Retail/Hospital Medical Area
Cross Streets:	West Town Street and Washington St
Traffic Count:	13,900

## Property Overview

1.3 acre Development Site Assembled on Town St in Norwichtown. Mixed Use or retail with permitting. Great suburban location surrounded by multiple national brand retailers, area hospitals and medical centers, as well as all of the quaint attributes of hometown living.

## Location Overview

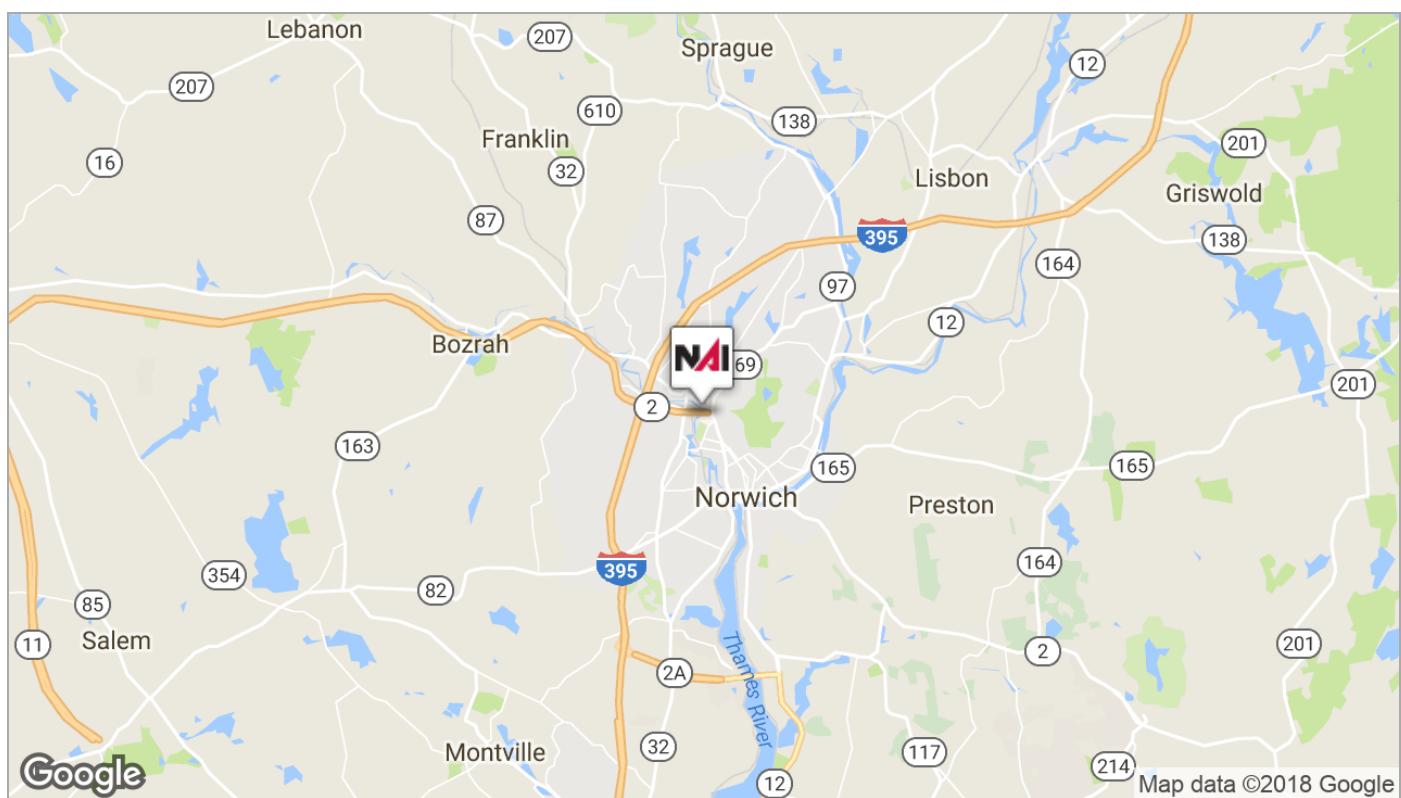
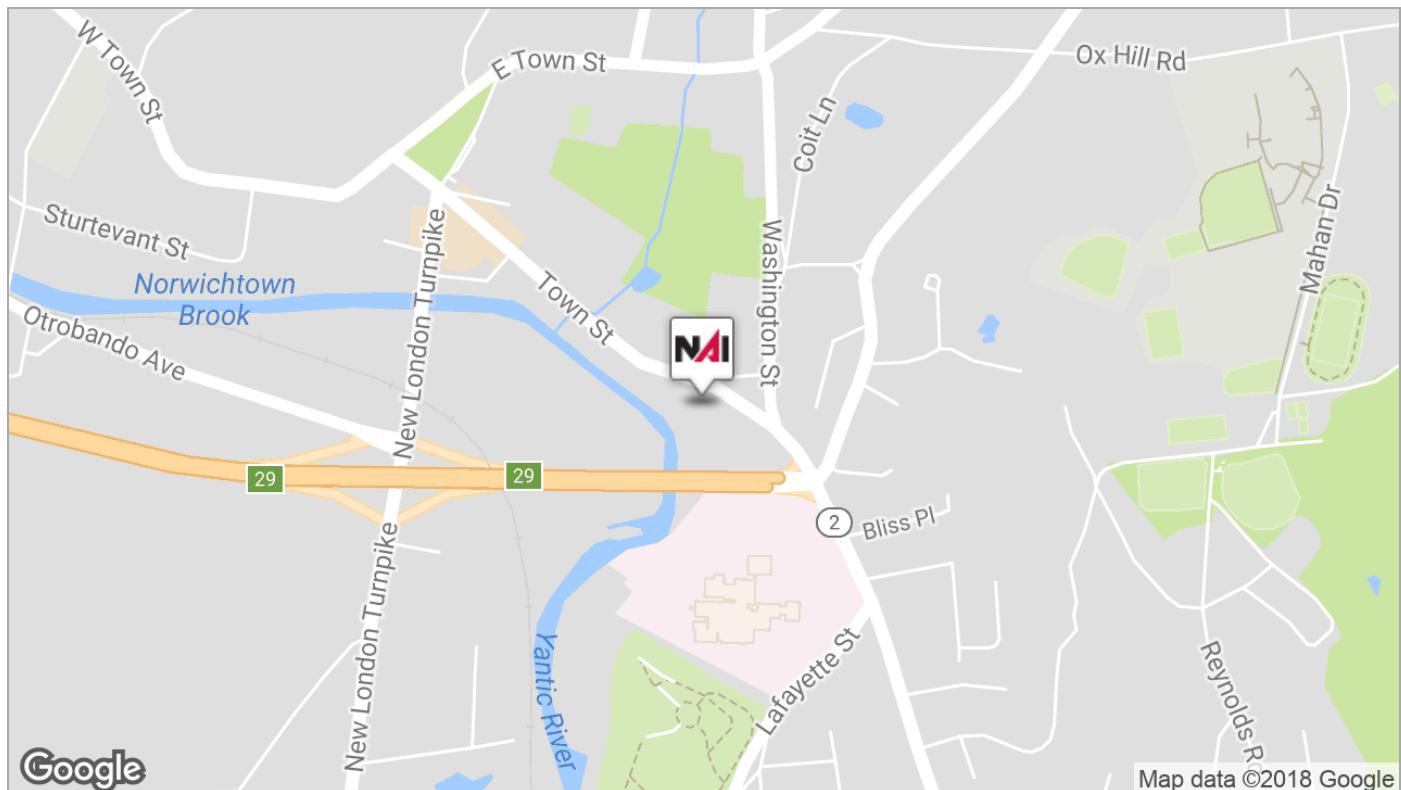
Outstanding Town Street Development Site. A stone's throw from the Norwichtown Commons, including major national retailers, and housed directly in the Backus Medical Area.

## Amenities

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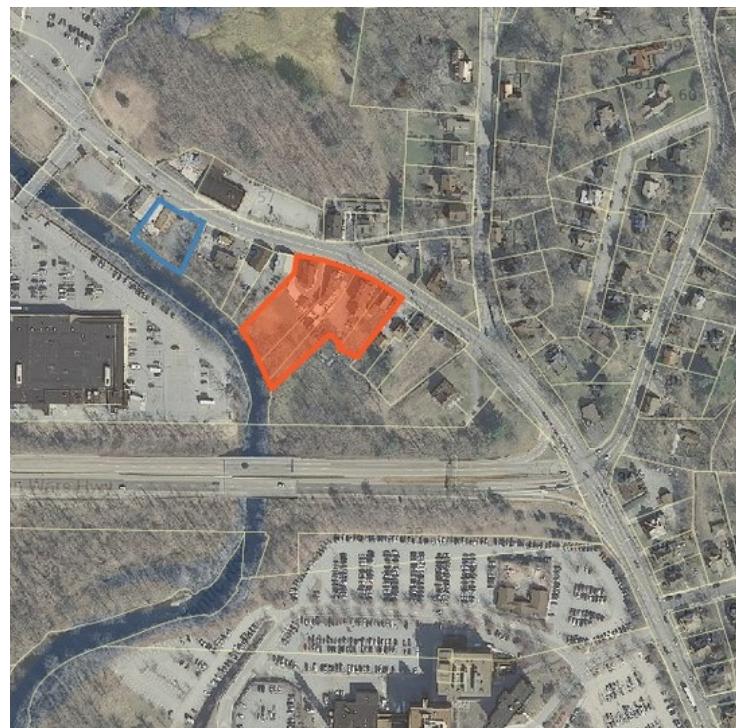
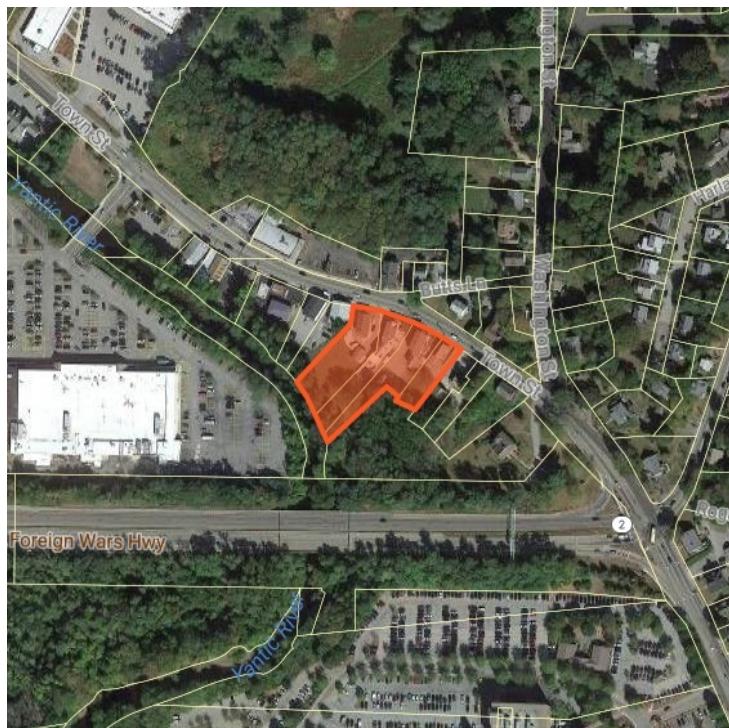
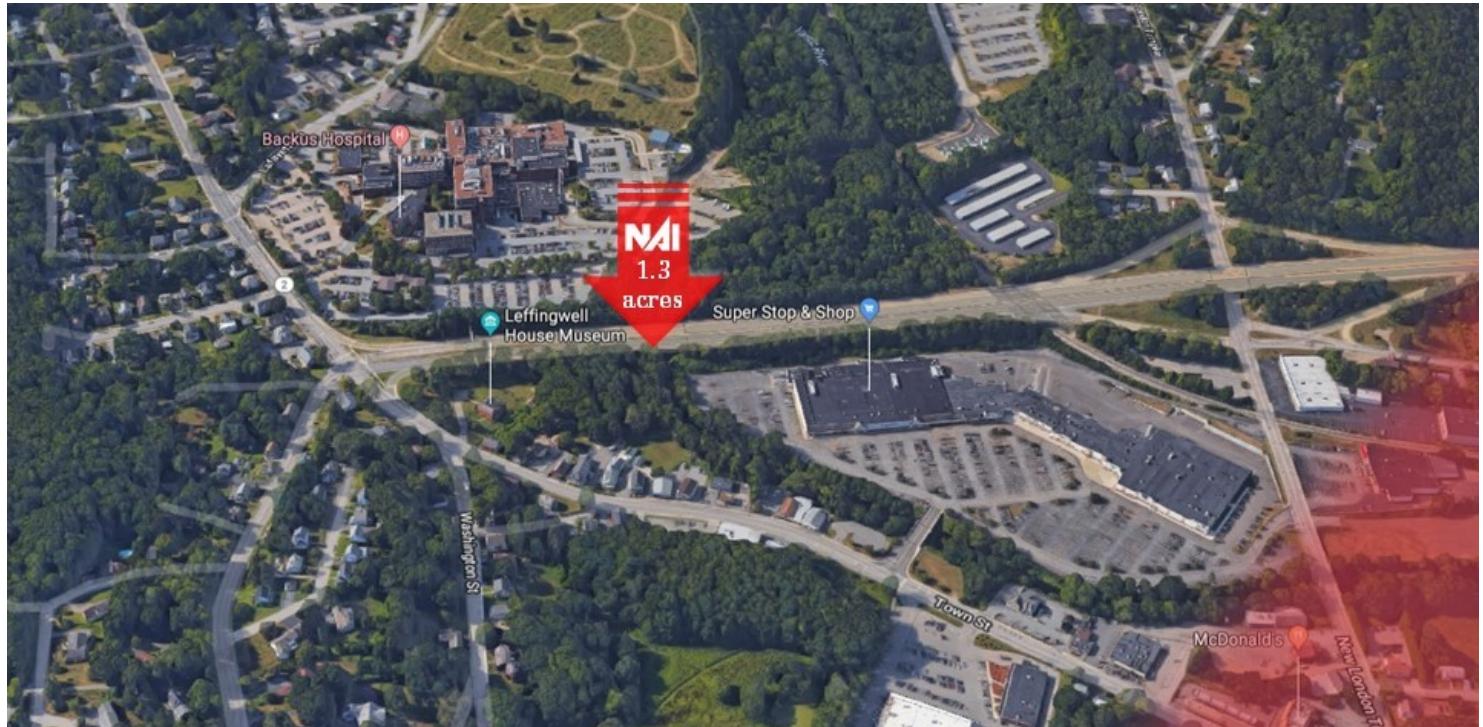
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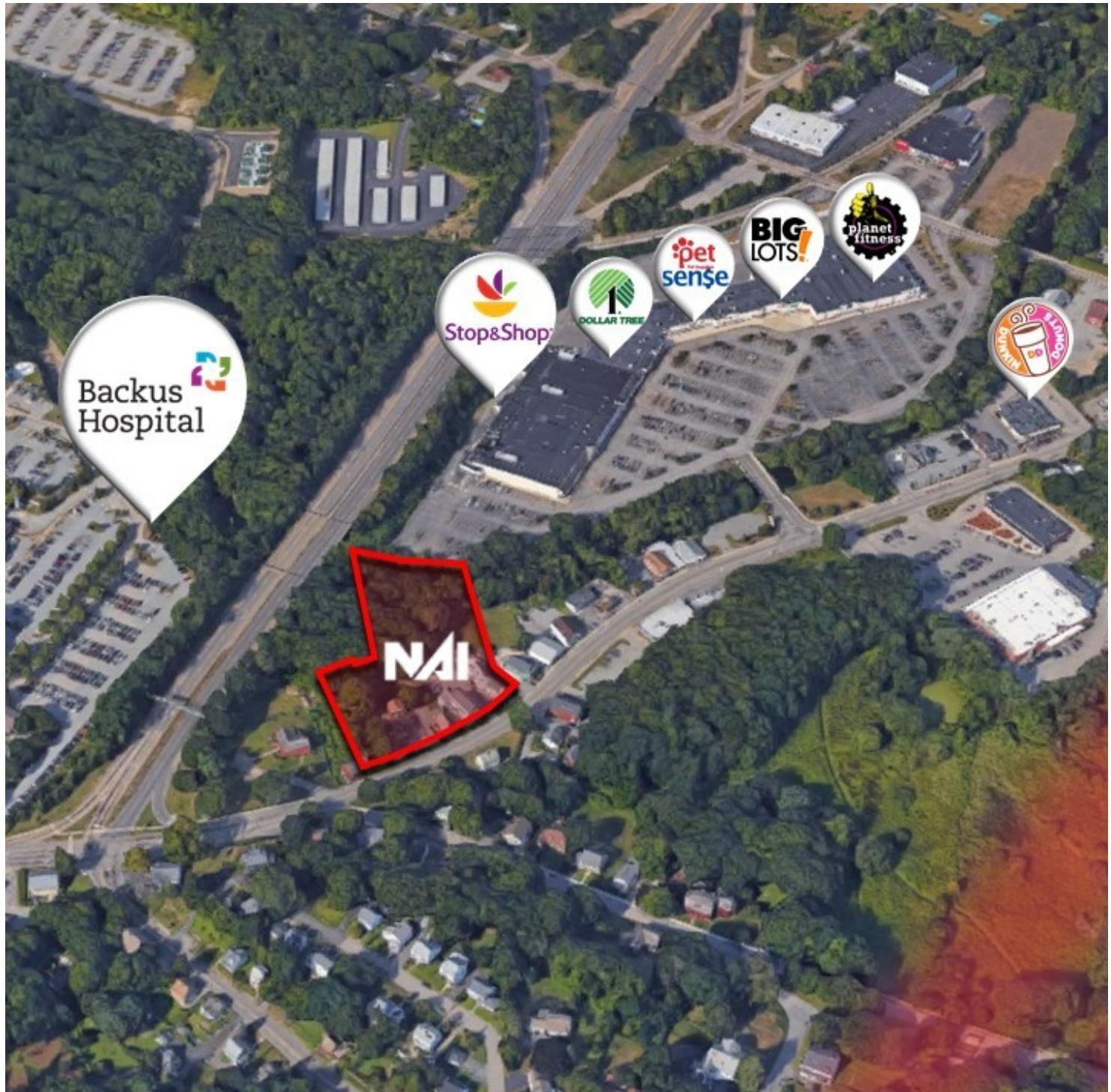
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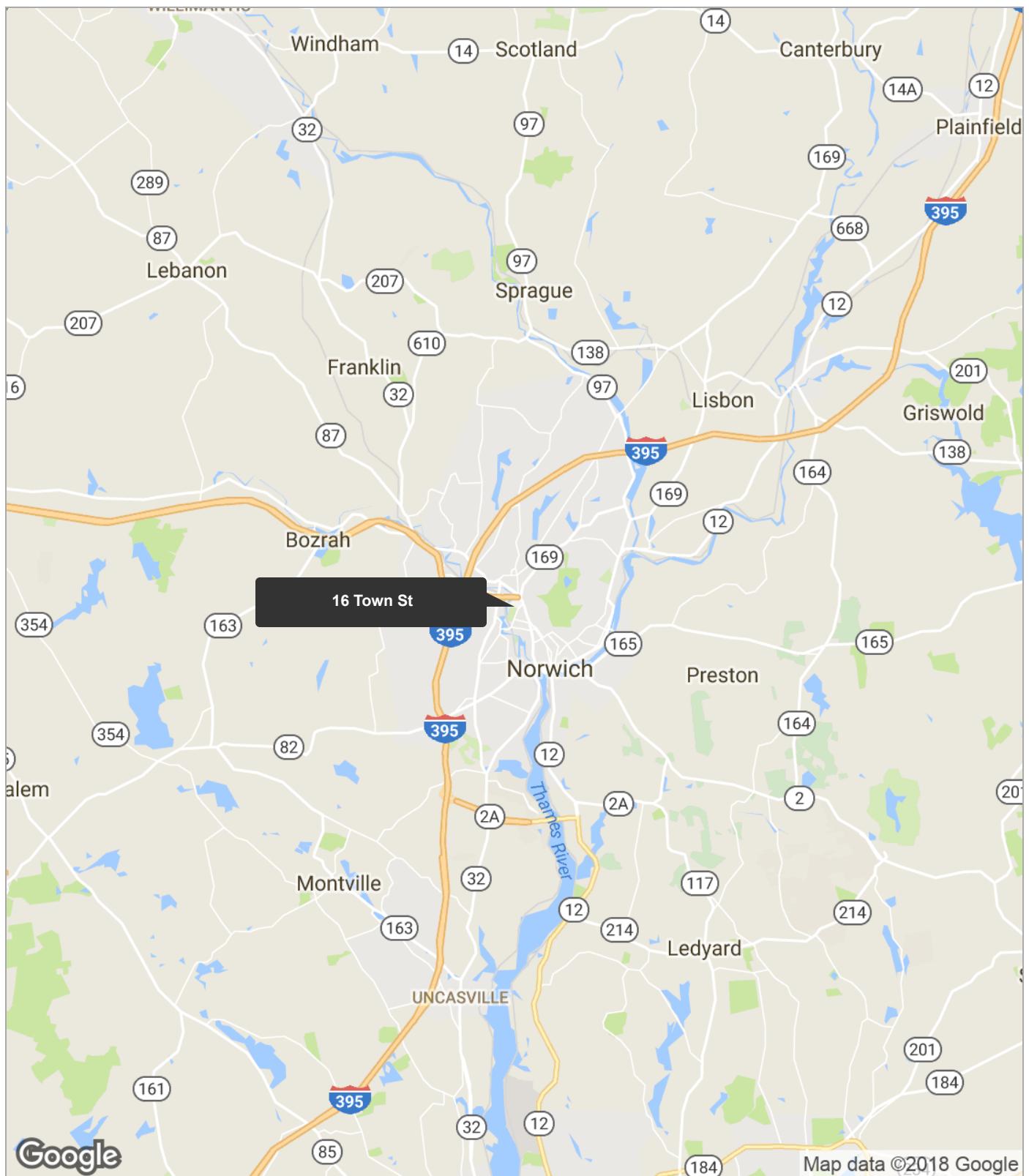
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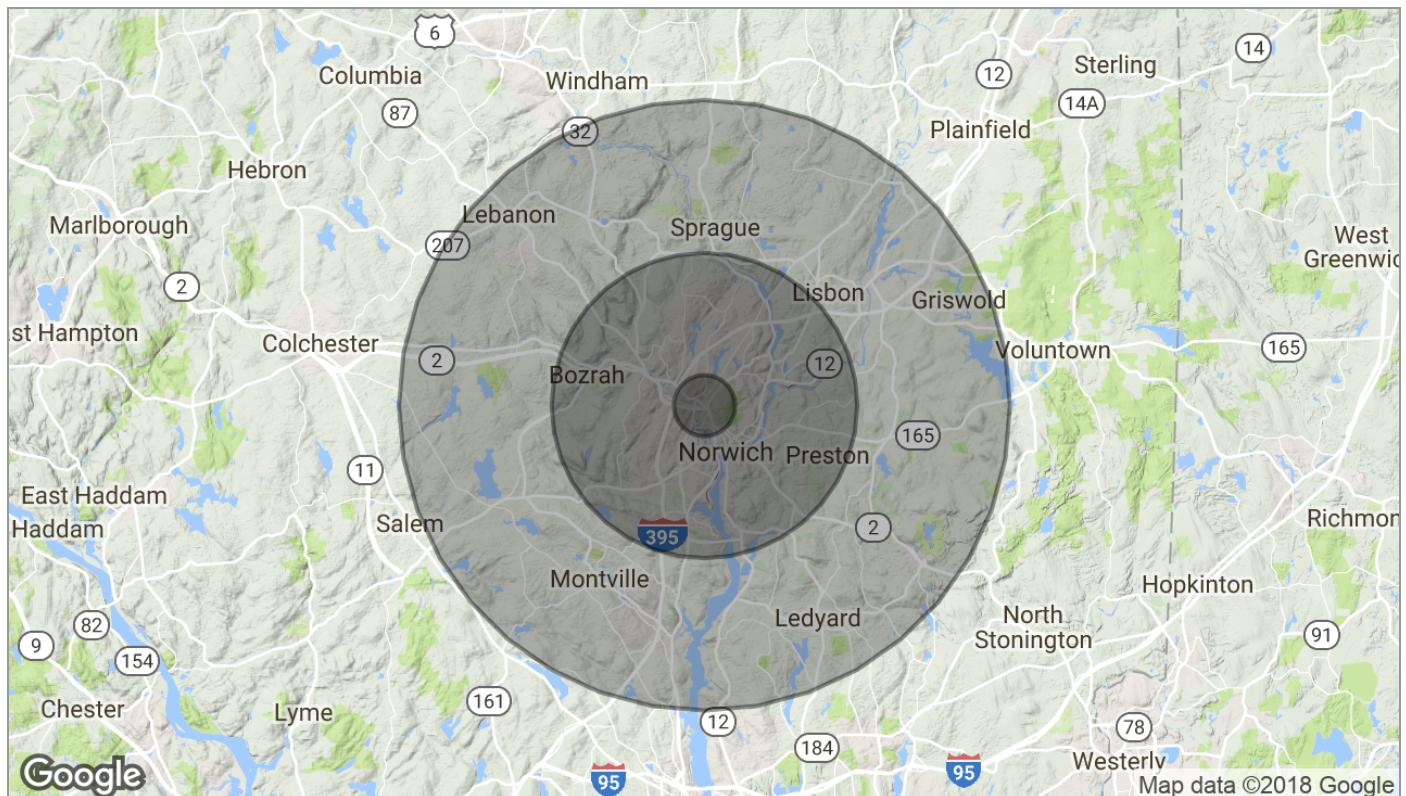
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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	248	13,720	72,984
MEDIAN AGE	46.8	45.0	44.4
MEDIAN AGE (MALE)	46.8	45.1	43.9
MEDIAN AGE (FEMALE)	46.8	44.8	44.7

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	101	5,699	29,201
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$132,779	\$110,756	\$106,742
AVERAGE HOUSE VALUE	\$400,737	\$427,887	\$421,345

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	98.0%	95.5%	94.5%
% BLACK	0.0%	0.6%	1.1%
% ASIAN	0.0%	0.5%	1.3%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.4%	1.9%	1.4%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.8%	3.3%	3.6%

\* Demographic data derived from 2010 US Census



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