

FOR LEASE

RETAIL / RESTAURANT / OFFICE



51-53 Broadway, Norwich, CT 06360

FOR LEASE
\$11/sf plus
utilities

Norm Peck

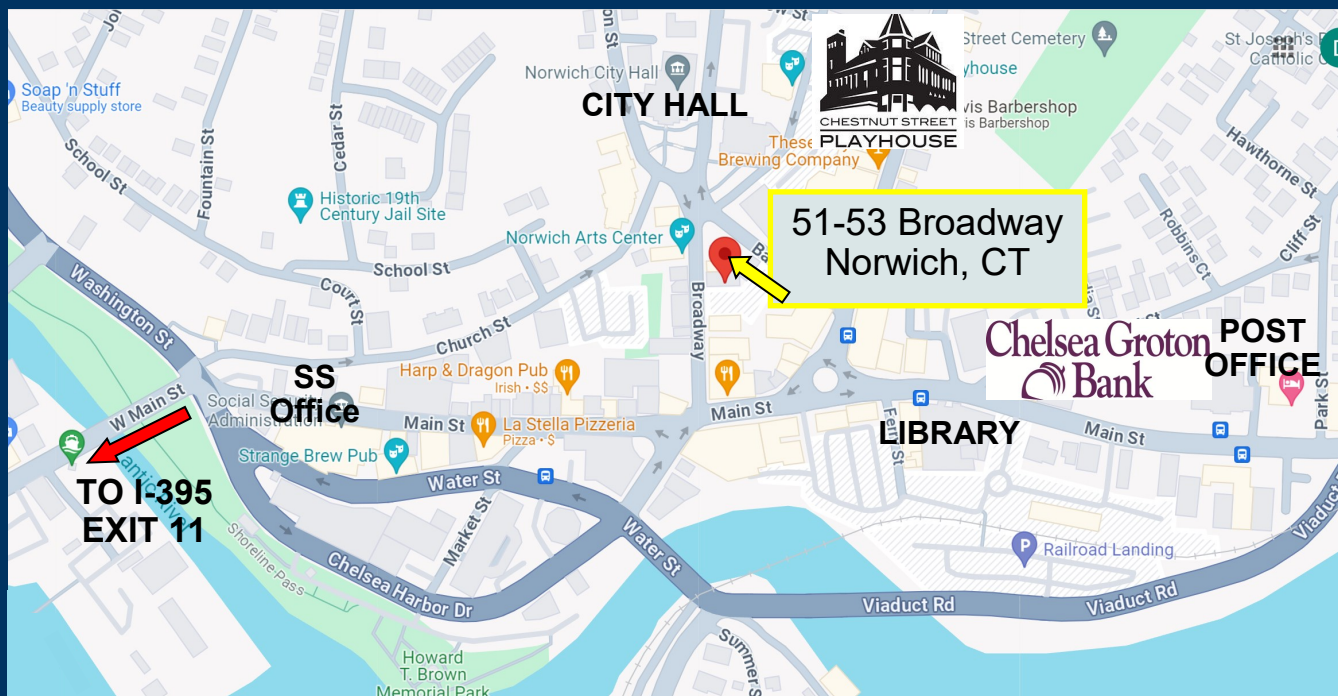
Signature Properties
of New England

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

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

- 2,000sf space has been totally renovated, w/ two private bathrooms
- Remaining space wide open
- New sprinkler system, elec system, and HVAC
- New LED lighting and a new alarm system
- Public Water/Sewer/Natural Gas
- 7,700 ADT counts
- Zone CC Chelsea Commercial
- On-street parking





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%

