

FOR LEASE

PROFESSIONAL OFFICE / RETAIL

138 Main St., Norwich, CT



FOR LEASE

**\$2,400/mo
& utilities**

Norm Peck

Signature Properties
of New England

1031 Norwich-New London

Turnpike #13

Uncasville, CT 06382

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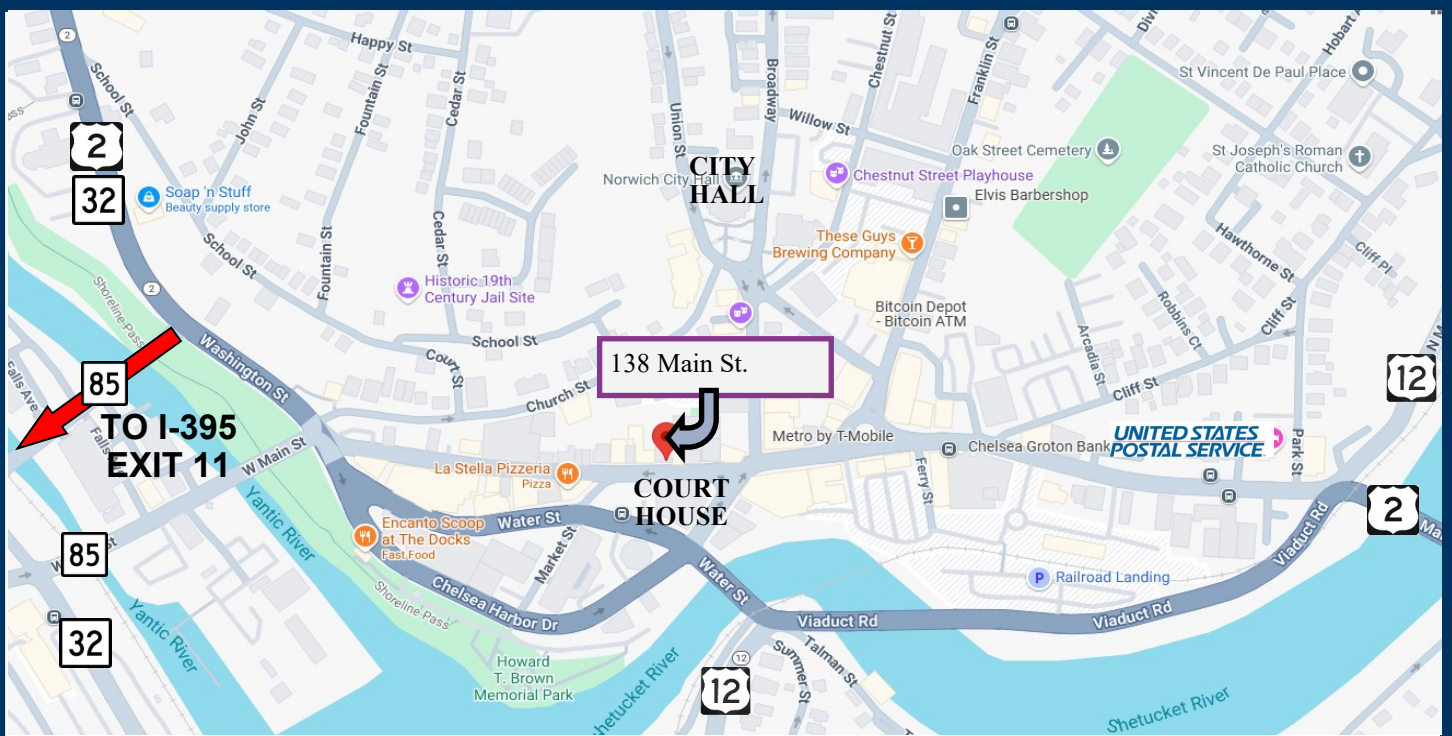
LOCATED ACROSS FROM

STATE OF CT SUPERIOR COURT - NORWICH

Next to Harp & Dragon and a walk to waterfront

- ◆ **1st floor: former attorney's office of Block & Janney**
- ◆ **2,646 SF space includes: 2 Bathrooms, kitchen, large conference room and two open areas which can be divided into private offices.**
- ◆ **2nd and 3rd floor offices may be added on**
- ◆ **On-street parking; Public lot available**





ZONE CC Chelsea Commercial District - Permitted:
 Tavern, Assembly Hall, Restaurant, Office, Club, School, Indoor Recreation, Personal Services, Bank, Gym, Retail, R&D, Veterinary clinic, and more. Downtown offers the Norwich Arts Center, the Chestnut Street Playhouse. Library is down the street.



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%