FOR LEASE

RETAIL SPACE

Signature PROPERTIES OF NEW ENGLAND

475 Hamilton Ave, Norwich, CT



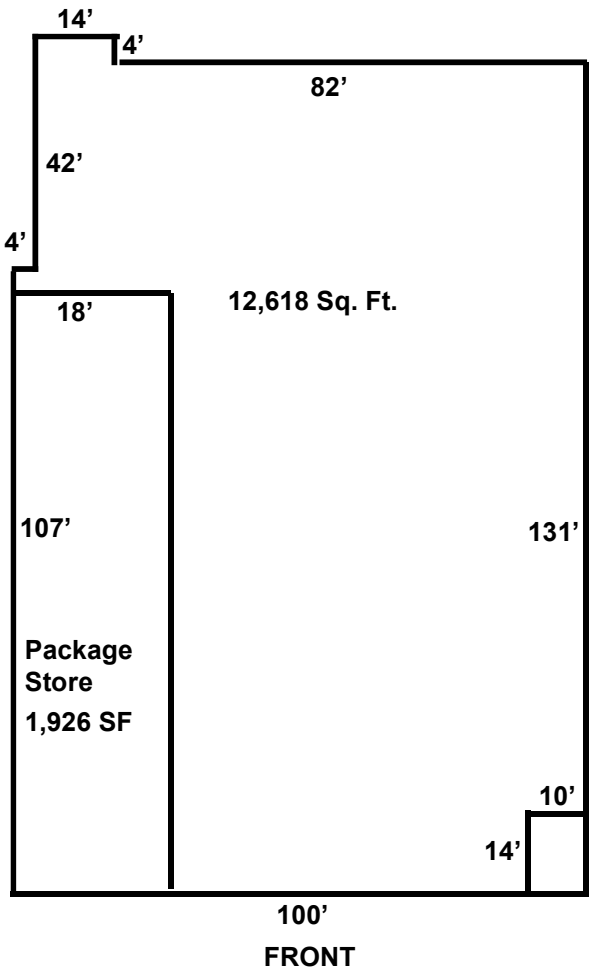
FOR LEASE
12,618 SF Available
$10/SF NNN

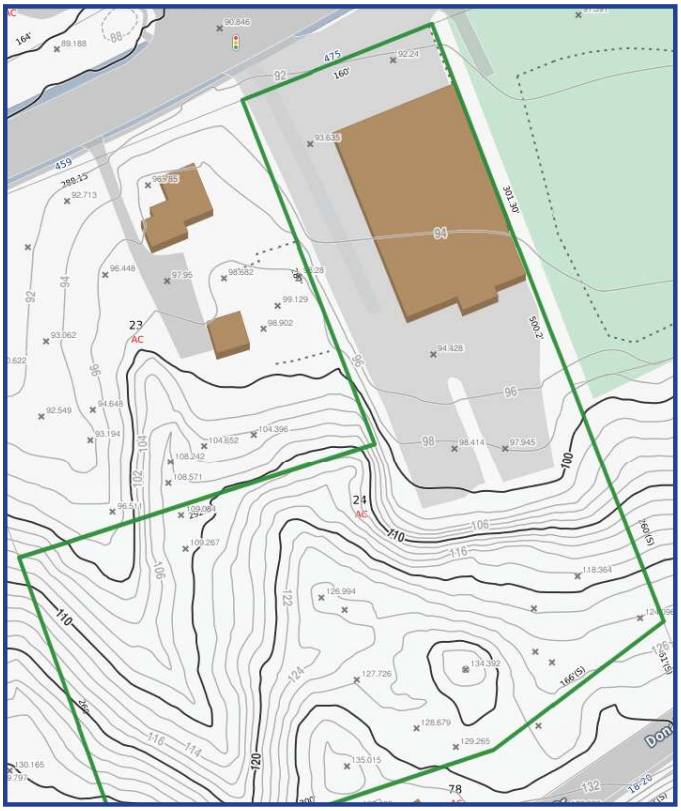
Norm Peck
Signature Properties
of New England
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- 1 story retail building on Route 165
- On 3.68 acres
- Large, flat area for added parking
- Dollar Store potential
- Owner's package store in small part of the building
- Build to suit possible; can subdivide
- Plenty of room in the rear for truck delivery
- Next door to athletic fields
- Traffic count: 5,500
- Public water & sewer; natural gas
- Zone: GC- General Commercial
- 160 feet of road frontage
- A double swing door in the back

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.







Zone: GC
General Commercial

Permitted Uses:

* Retail
* Active recreation
* Gym
* Health club
* Entertainment center
* Auto sales & repair
* Wholesale / Distribution
* Storage rental

By Special Permit:

* Auto repair
* Child day care
* Animal day care

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,933	29,456	51,280
Total Households	2,452	12,479	21,815
% HH Income $0-$30,000	28.6%	19.20%	20.61%
$30,001-$60,000	17.01%	21.43%	20.15%
$60,001-$100,000	27.85%	20.37%	21.68%
$100,000+	26.54%	31.07%	37.59%

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