



PROPERTY DESCRIPTION

General Commercial Property
 4.01 AC Site at Exit 27 off Routes 2 & 32
 3000 SF Office Building
 Annex Barn Building 1500 SF and 3000 SF Glass Greenhouse
 Additional Property available to make total acres 5.4

PROPERTY HIGHLIGHTS

- Great General Commercial Site Along Route 2 & 32
- Close to I-395 interchange
- Office Building and Annex Post & Beam Barn Building with 4500 SF Total
- Office Building Leased 100% Lease Pending on Barn
- Commercial Glass Greenhouse 3000 SF
- Owner Financing for qualified buyer
- Wonderful Business Site

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	3
Lot Size:	4.01 Acres
Building Size:	1,500 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	593	23,060	46,279
Total Population	1,370	57,174	119,483
Average HH Income	\$84,675	\$67,807	\$75,446

HUGH SCHNIP, MICP

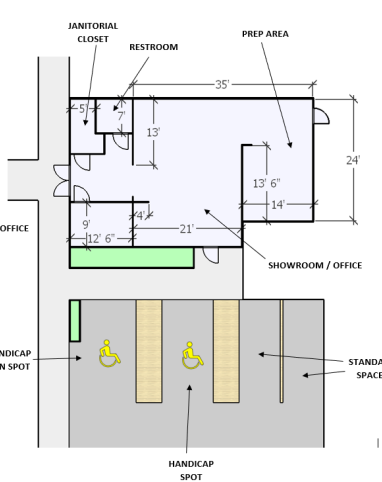
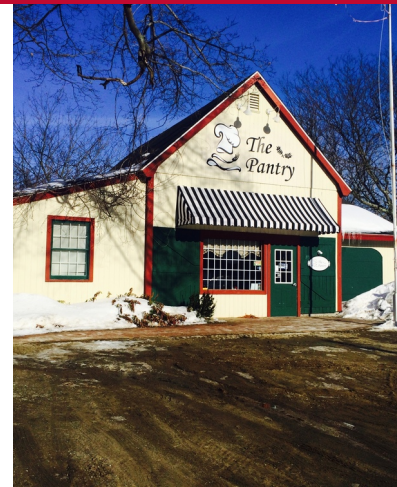
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309 OTROBANDO AVENUE • GENERAL COMMERCIAL RETAIL/OFFICE BUILDING FOR SALE

309 OTROBANDO AVE, NORWICH, CT 06360



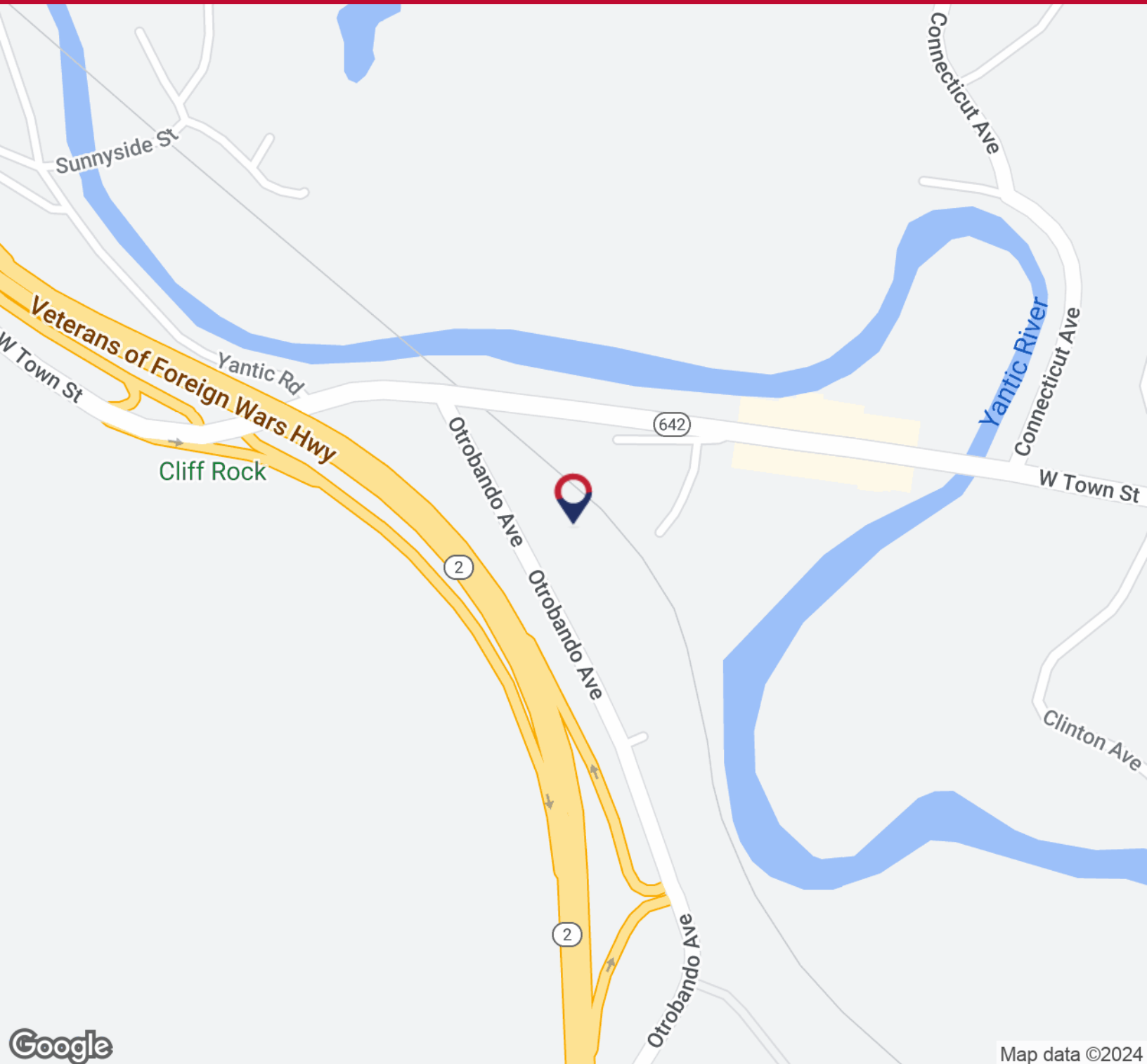
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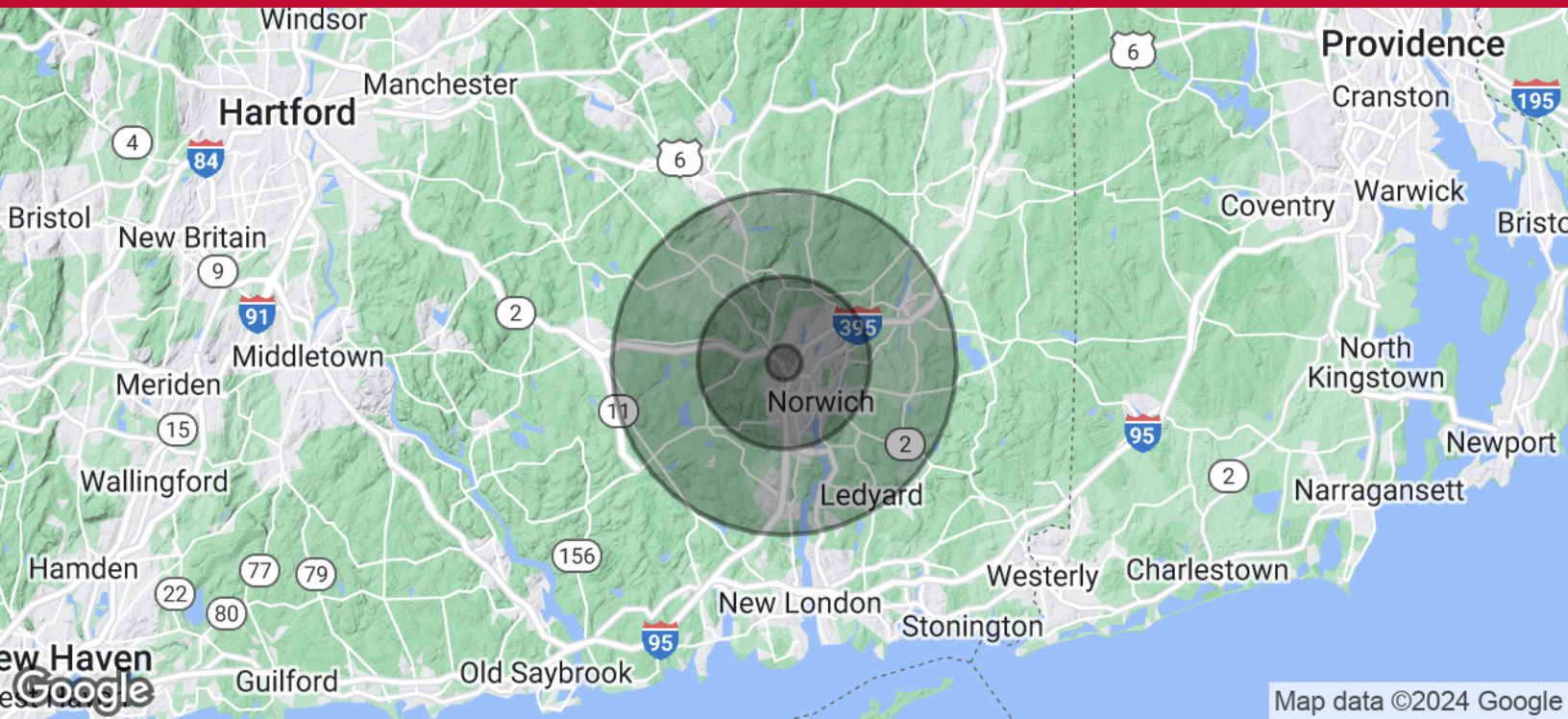
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,370	57,174	119,483
Average Age	41.1	37.4	39.4
Average Age (Male)	40.2	35.6	38.0
Average Age (Female)	42.0	39.5	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	593	23,060	46,279
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$84,675	\$67,807	\$75,446
Average House Value	\$292,238	\$227,365	\$242,536

2020 American Community Survey (ACS)

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