

NOW AVAILABLE FOR LEASE

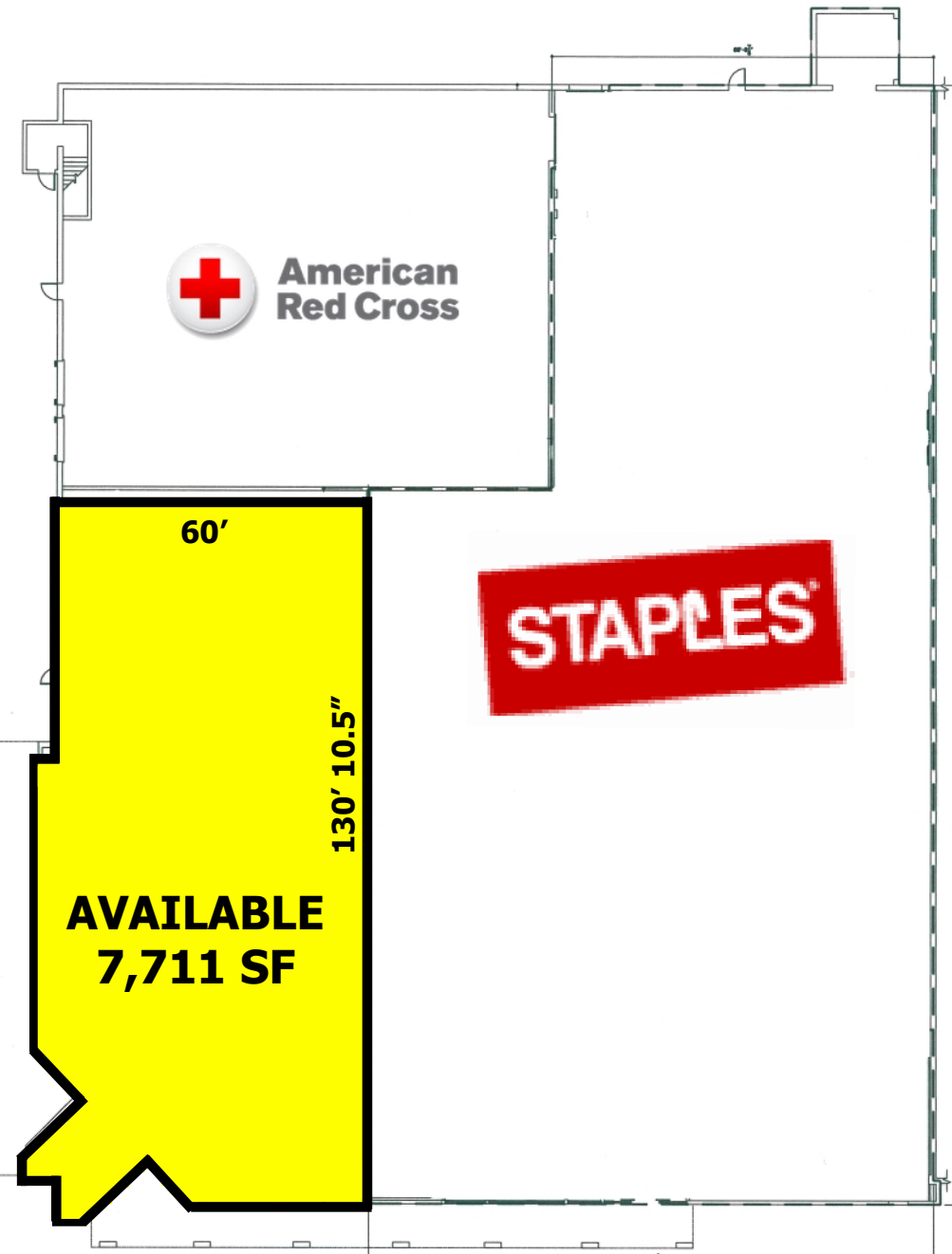
45 SALEM TURNPIKE (RTE. 82)

NORWICH, CONNECTICUT

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**FLOOR
PLAN**



FEATURES

- Tenants: Staples, River Valley Surgery Center, Sprint, KFC, Red Cross...others
- Up to 7,711 Sq. Ft. For Lease
- Traffic Count (Rte 82): 24,000 VPD
- Traffic Signal at Entrance
- Central to all of Southeastern Connecticut- Norwich, New London, Colchester, Lisbon, Willimantic & Danielson
- 1/3 Mile to Interstate 395 (Exit 80)
- Neighbors: TJ Maxx, Town Fair Tire, Big Y, ShopRite, WalMart, JoAnn's, McDonald's, Goodwill, Ninety-Nine Restaurant, Burger King, Wendy's, Rite Aid & more

DEMOGRAPHICS

	5 MILE RADIUS	7 MILE RADIUS	10 MILE RADIUS
Population	55,164	76,775	124,830
Total Households	21,654	29,995	46,193
Average Household Income	\$69,222	\$74,437	\$77,756

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