

620 W Main St



Location: New London County Cluster
 NE New London/Norwich Submarket
 New London County
 Norwich, CT 06360

Building Type: Retail
Bldg Status: Built 1971
Building Size: 8,500 SF
Typical Floor Size: -
Stories: -
Land Area: 0.69 AC
Total Avail: 8,500 SF
% Leased: 0%
Total Spaces Avail: 1
Smallest Space: 8,500 SF
Bldg Vacant: 8500

Developer: -
Management: -
Recorded Owner: 620 W Main St Llc
Expenses: 2013 Tax @ \$1.29/sf

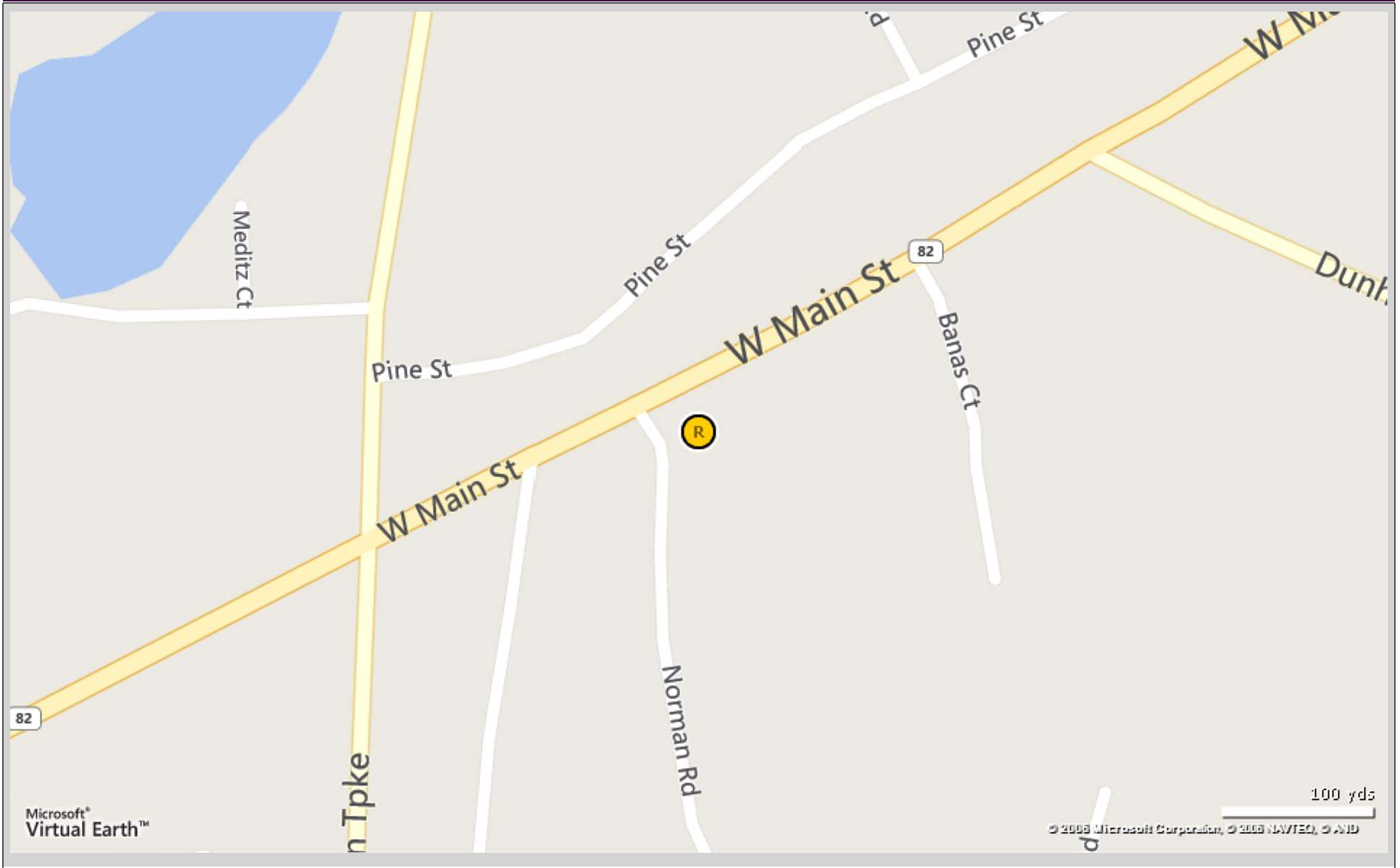
Parcel Number: NORW-000003-000948-000001

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	8,500	8,500	8,500	Withheld	Vacant	Negotiable	New

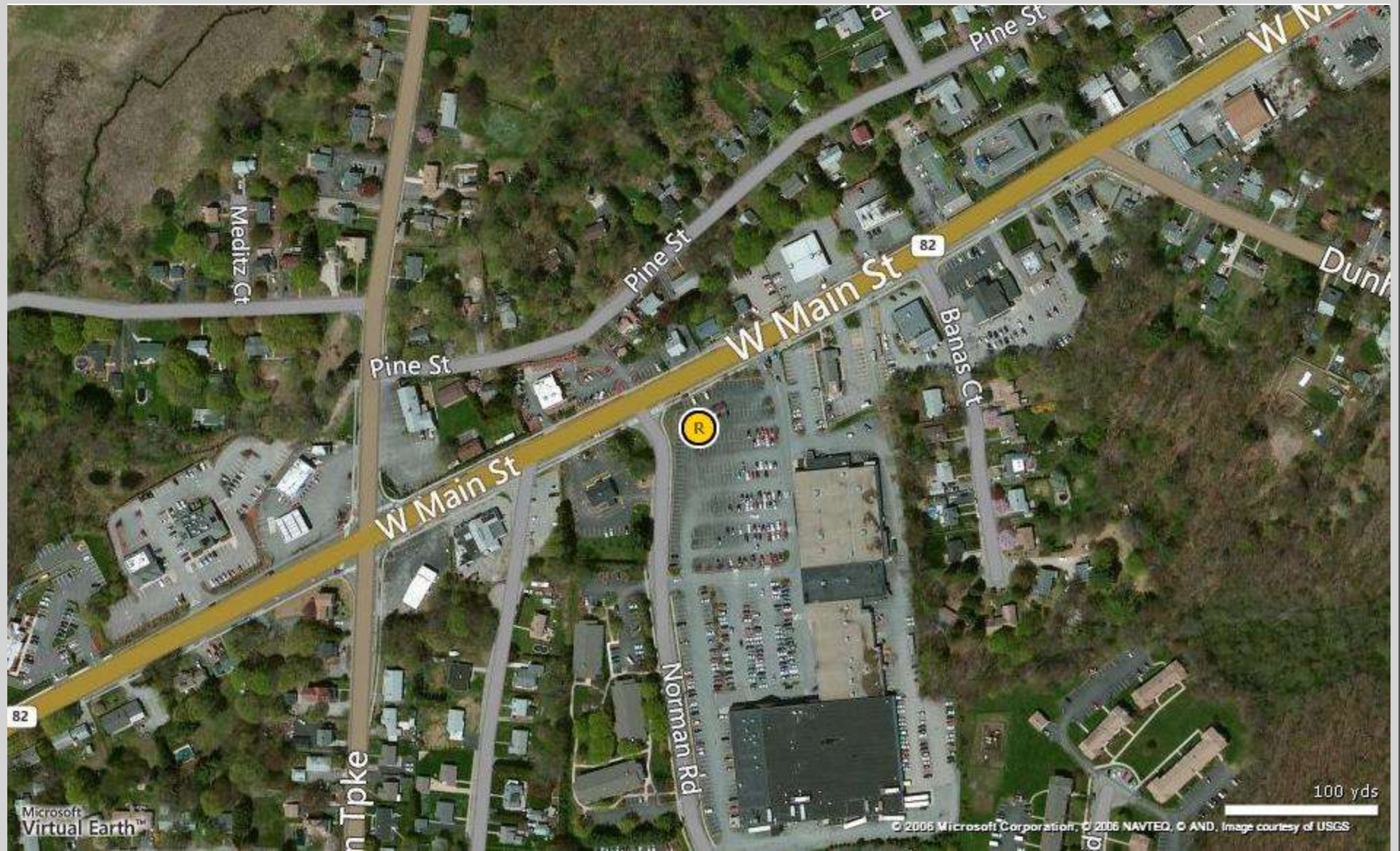
Aerial / Map Report

620 W Main St - Norwich, CT 06360



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620 W Main St - Norwich, CT 06360



Traffic Count Report

620 W Main St, Norwich, CT 06360

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 Secondary: -
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Main St	Norman Rd	0.04 SW	2012	20,637	MPSI	.03
2	W Main St	Jones Ct	0.04 NE	2012	24,360	MPSI	.11
3	W Main St	Maple St	0.10 NE	2012	18,577	MPSI	.28
4	New London Tpke	Nordon Ave	0.02 N	2012	7,732	MPSI	.55
5	Salem Tpke	Wawecus Hill Rd	0.04 NE	2012	21,538	MPSI	.70
6	I- 395	Salem Tpke	0.05 SE	2012	51,105	MPSI	.83
7	I- 395	Salem Tpke	0.14 SE	2012	43,400	MPSI	.84
8	Salem Tpke	I- 395	0.03 NE	2012	18,643	MPSI	.86
9	I- 395	Salem Tpke	0.31 N	2012	60,404	MPSI	.94
10	W Thames St	Lucas Park Rd	0.03 SW	2012	12,992	MPSI	.98



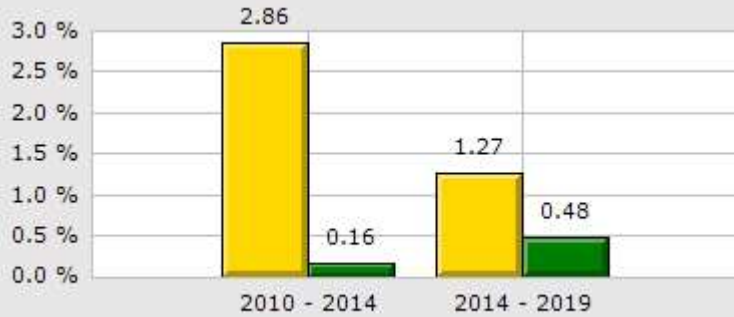
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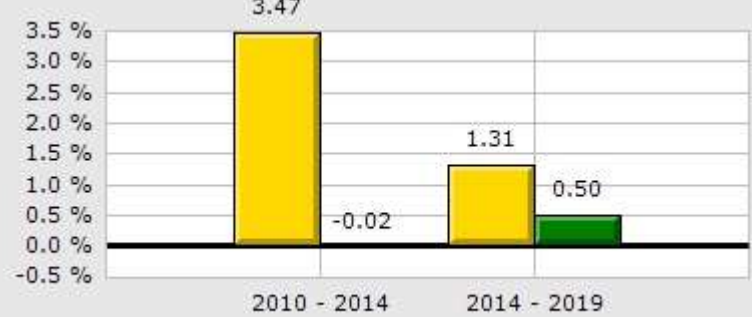
Type: Retail
County: New London

1 Mile
County

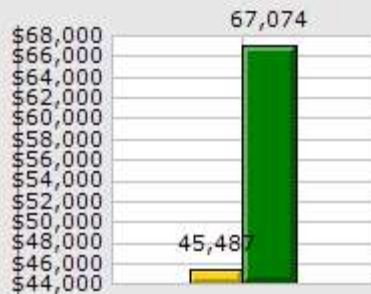
Population Growth



Household Growth



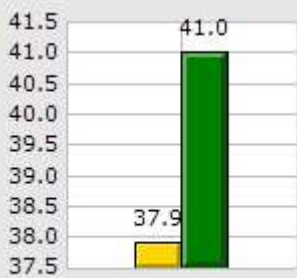
2014 Med Household Inc



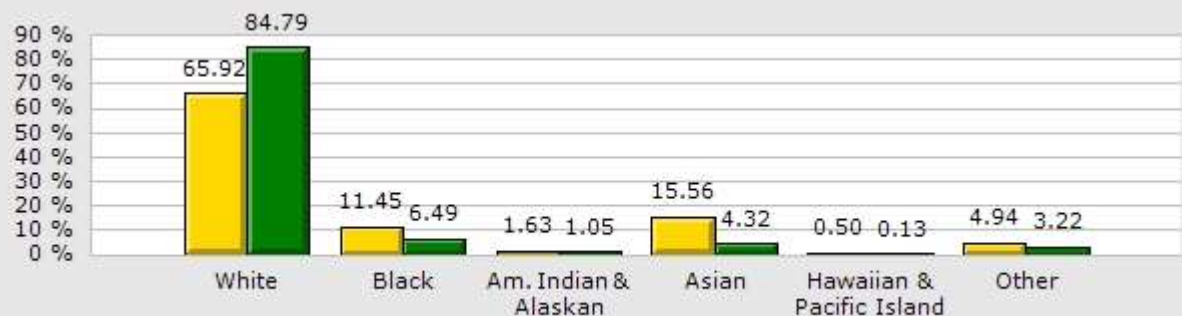
2014 Households by Household Income



2014 Median Age



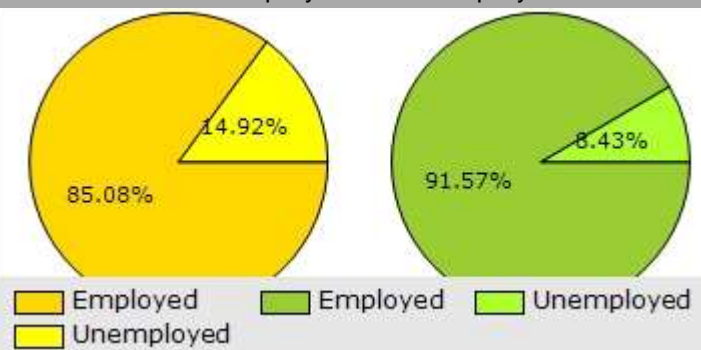
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

620 W Main St, Norwich, CT 06360				
Type: Retail				
County: New London				
	1 Mile		County	
Population Growth				
Growth 2010 - 2014	2.86%		0.16%	
Growth 2014 - 2019	1.27%		0.48%	
Employed	3,822	85.08%	134,484	91.57%
Unemployed	670	14.92%	12,384	8.43%
2014 Population by Race				
	8,029		274,503	
White	5,293	65.92%	232,756	84.79%
Black	919	11.45%	17,819	6.49%
Am. Indian & Alaskan	131	1.63%	2,869	1.05%
Asian	1,249	15.56%	11,861	4.32%
Hawaiian & Pacific Island	40	0.50%	362	0.13%
Other	397	4.94%	8,836	3.22%
Household Growth				
Growth 2010 - 2014	3.47%		-0.02%	
Growth 2014 - 2019	1.31%		0.50%	
Renter Occupied	1,515	47.14%	34,719	32.32%
Owner Occupied	1,699	52.86%	72,719	67.68%
2014 Households by Household Income				
	3,213		107,438	
Income <\$25K	943	29.35%	19,118	17.79%
Income \$25K - \$50K	733	22.81%	22,848	21.27%
Income \$50K - \$75K	499	15.53%	17,220	16.03%
Income \$75K - \$100K	427	13.29%	16,612	15.46%
Income \$100K - \$125K	311	9.68%	12,271	11.42%
Income \$125K - \$150K	144	4.48%	6,121	5.70%
Income \$150K - \$200K	105	3.27%	8,890	8.27%
Income \$200K+	51	1.59%	4,358	4.06%
2014 Med Household Inc	\$45,487		\$67,074	
2014 Median Age	37.90		41.00	



Demographic Summary Report

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 Rent/SF/Yr: Negotiable



Radius	1 Mile	3 Mile	10 Mile
Population			
2019 Projection	8,131	34,610	124,712
2014 Estimate	8,029	34,518	124,557
2010 Census	7,806	34,673	125,720
Growth 2014 - 2019	1.27%	0.27%	0.12%
Growth 2010 - 2014	2.86%	-0.45%	-0.93%
2014 Population by Hispanic Origin	1,095	4,775	10,932
2014 Population By Race	8,029	34,518	124,557
White	5,293 65.92%	24,437 70.79%	102,657 82.42%
Black	919 11.45%	3,969 11.50%	8,425 6.76%
Am. Indian & Alaskan	131 1.63%	582 1.69%	1,770 1.42%
Asian	1,249 15.56%	3,721 10.78%	6,728 5.40%
Hawaiian & Pacific Island	40 0.50%	90 0.26%	180 0.14%
Other	397 4.94%	1,719 4.98%	4,797 3.85%
Households			
2019 Projection	3,256	13,898	46,025
2014 Estimate	3,214	13,862	46,001
2010 Census	3,120	13,912	46,476
Growth 2014 - 2019	1.31%	0.26%	0.05%
Growth 2010 - 2014	3.47%	-1.11%	-0.21%
Owner Occupied	1,699 52.86%	7,352 53.04%	30,815 66.99%
Renter Occupied	1,515 47.14%	6,509 46.96%	15,185 33.01%
2014 Households by HH Income	3,213	13,859	46,001
Income: <\$25,000	943 29.35%	3,603 26.00%	7,919 17.21%
Income: \$25,000 - \$50,000	733 22.81%	3,258 23.51%	9,636 20.95%
Income: \$50,000 - \$75,000	499 15.53%	2,379 17.17%	8,117 17.65%
Income: \$75,000 - \$100,000	427 13.29%	1,933 13.95%	6,965 15.14%
Income: \$100,000 - \$125,000	311 9.68%	1,134 8.18%	5,313 11.55%
Income: \$125,000 - \$150,000	144 4.48%	561 4.05%	2,971 6.46%
Income: \$150,000 - \$200,000	105 3.27%	677 4.88%	3,428 7.45%
Income: \$200,000+	51 1.59%	314 2.27%	1,652 3.59%
2014 Avg Household Income	\$61,701	\$65,691	\$80,552
2014 Med Household Income	\$45,487	\$50,587	\$65,513



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Building Type: General Retail Total Available: 8,500 SF
 Secondary: - % Leased: 0%
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 Year Built: 1971



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	368	4,509	12
Retail & Wholesale Trade	72	1,001	14
Hospitality & Food Service	36	676	19
Real Estate, Renting, Leasing	27	237	9
Finance & Insurance	25	121	5
Management of Companies	0	0	0
Health Care & Social Assistance	99	880	9
Educational Services	15	543	36
Public Administration & Sales	18	650	36
Arts, Entertainment, Recreation	6	57	10
Utilities & Waste Management	5	18	4
Construction	17	56	3
Manufacturing	7	37	5
Agriculture, Mining, Fishing	1	3	3
Other Services	40	230	6

Consumer Spending Report

620 W Main St, Norwich, CT 06360

Building Type: General Retail

Secondary: -

GLA: 8,500 SF

Year Built: 1971

Total Available: 8,500 SF

% Leased: 0%

Rent/SF/Yr: Negotiable



2014 Annual Spending (\$000s)	1 Mile	3 Mile	10 Mile
Total Specified Consumer Spending	\$77,930	\$344,466	\$1,347,539
Total Apparel	\$4,646	\$20,155	\$74,788
Women's Apparel	1,868	8,106	30,362
Men's Apparel	964	4,337	16,533
Girl's Apparel	358	1,489	5,464
Boy's Apparel	246	1,017	3,777
Infant Apparel	213	898	3,156
Footwear	997	4,307	15,495
Total Entertainment & Hobbies	\$6,112	\$27,142	\$105,347
Entertainment	999	4,358	17,159
Audio & Visual Equipment/Service	3,071	13,628	50,442
Reading Materials	275	1,270	5,239
Pets, Toys, & Hobbies	1,767	7,886	32,507
Total Food and Alcohol	\$21,746	\$95,666	\$356,459
Food At Home	12,589	54,526	197,700
Food Away From Home	7,841	35,036	135,009
Alcoholic Beverages	1,316	6,104	23,750
Total Household	\$9,839	\$44,069	\$181,186
House Maintenance & Repair	1,773	7,784	33,448
Household Equip & Furnishings	4,175	18,720	74,833
Household Operations	2,946	13,102	53,162
Housing Costs	945	4,463	19,743

Consumer Spending Report

620 W Main St, Norwich, CT 06360

2014 Annual Spending (000s)	1 Mile	3 Mile	10 Mile
Total Transportation/Maint.	\$23,110	\$100,625	\$397,138
Vehicle Purchases	7,800	33,926	144,619
Gasoline	10,344	44,778	168,903
Vehicle Expenses	553	2,435	9,119
Transportation	1,964	8,598	31,764
Automotive Repair & Maintenance	2,450	10,887	42,733
Total Health Care	\$3,912	\$17,357	\$68,687
Medical Services	2,155	9,621	38,855
Prescription Drugs	1,361	5,990	23,183
Medical Supplies	397	1,746	6,649
Total Education/Day Care	\$4,405	\$20,259	\$84,259
Education	2,889	13,260	54,067
Fees & Admissions	1,516	6,999	30,191