

684 W Main St



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

Building Type: Retail/Auto Repair
Bldg Status: Built 1961
Building Size: 3,659 SF
Typical Floor Size: 3,659 SF
Stories: 1
Land Area: 0.58 AC
Total Avail: -
% Leased: 100%
Total Spaces Avail: 0
Smallest Space: 0 SF
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: Pjc Norwich Rlty Llc
Expenses: 2014 Tax @ \$1.76/sf

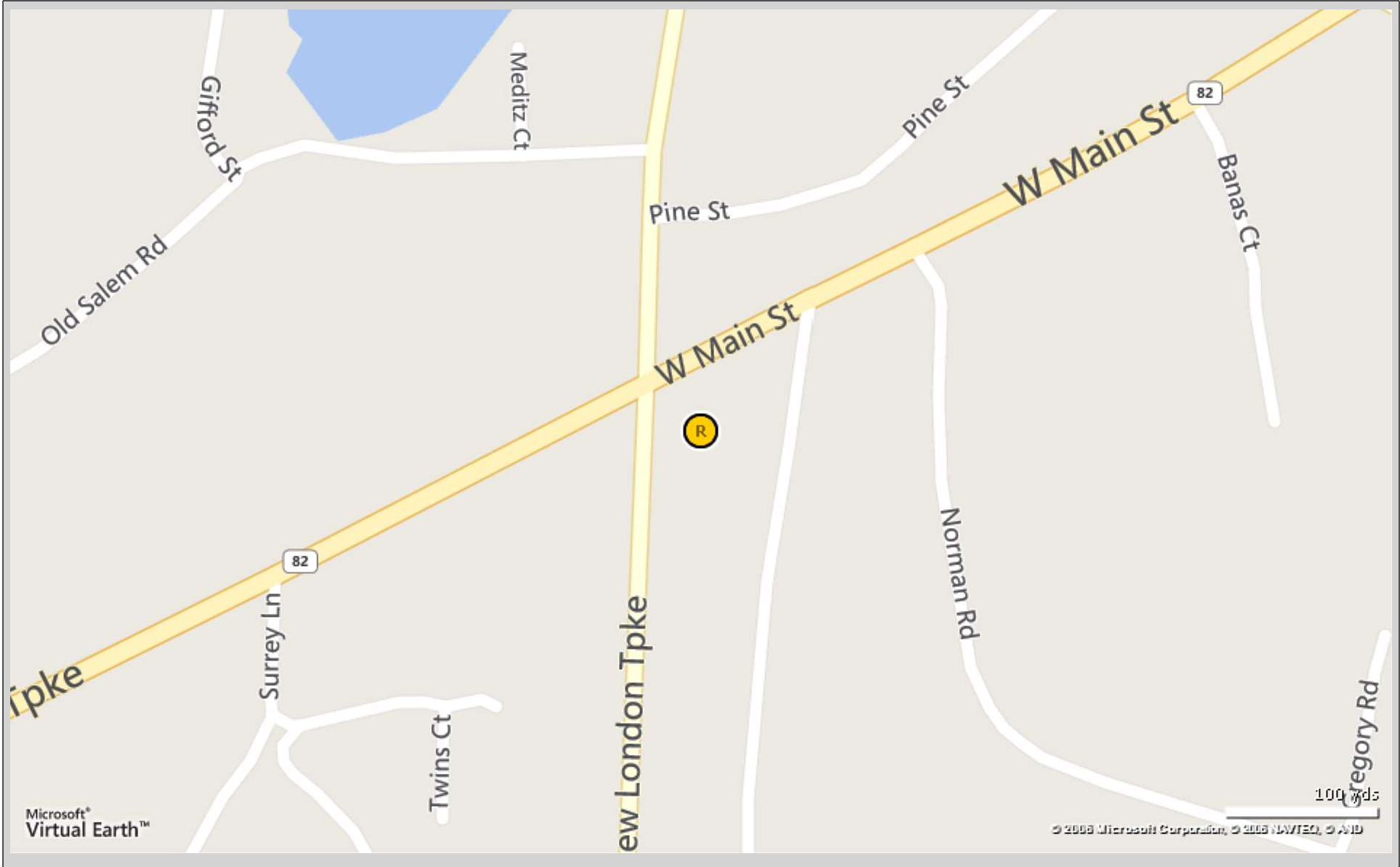
Parcel Number: NORW-000010-000280-000001

Amenities: Pylon Sign

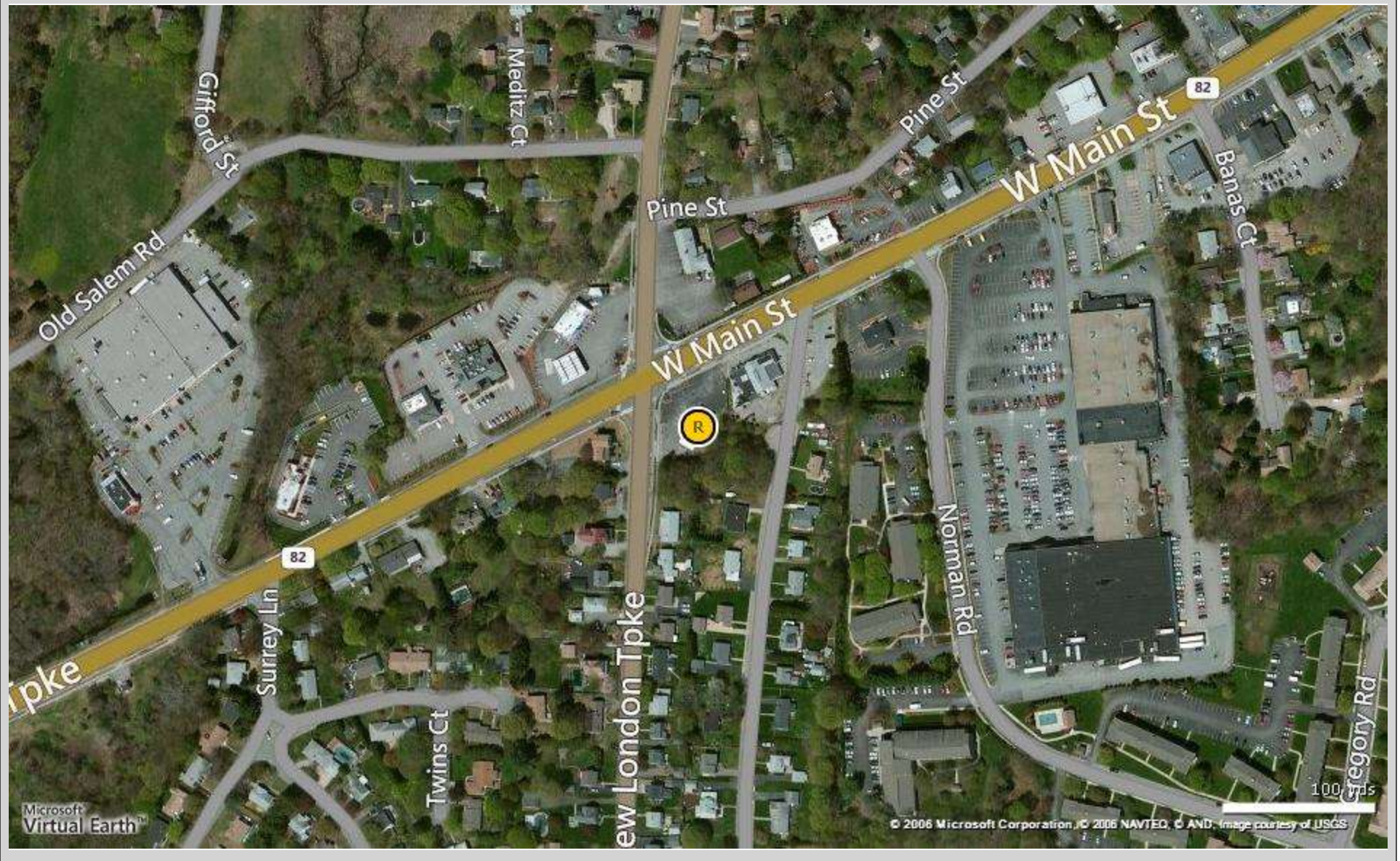
Street Frontage: 175 feet on W Main St
140 feet on New London Tpke

Parking: 20 free Surface Spaces are available; Ratio of 5.47/1,000 SF

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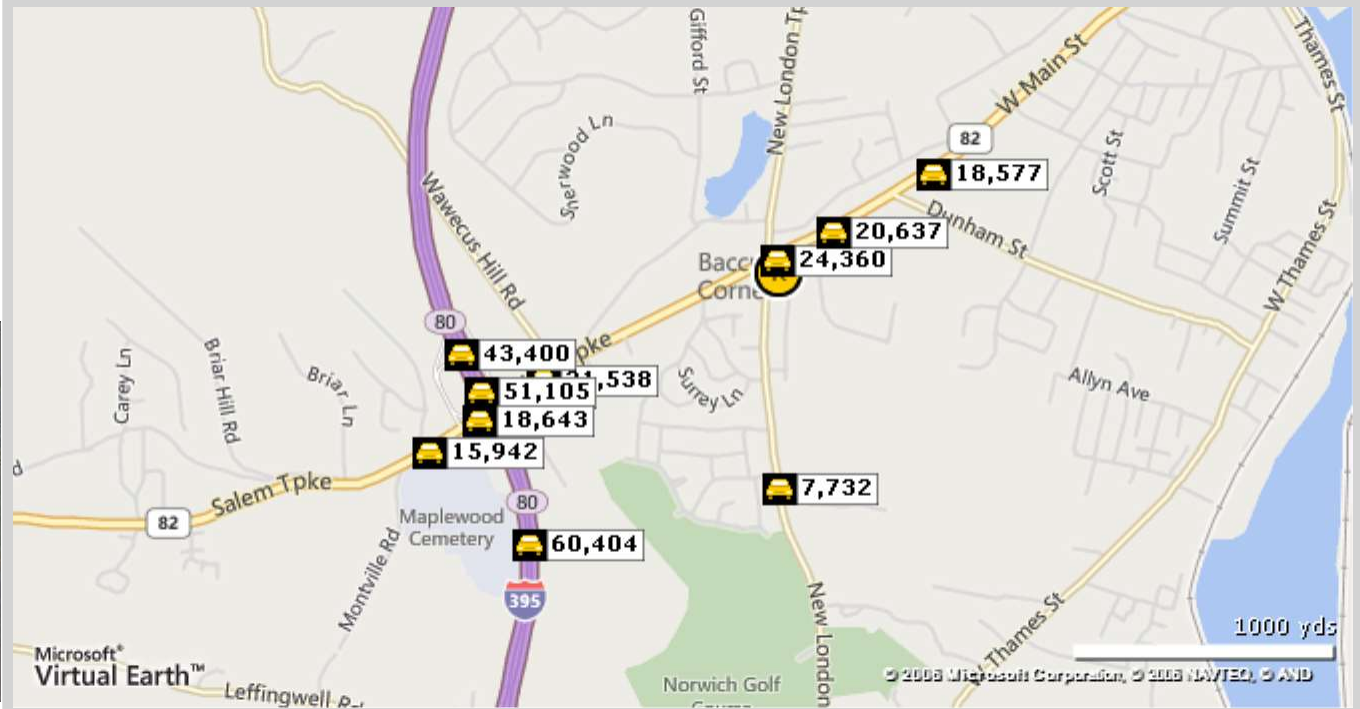
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Traffic Count Report

684 W Main St, Norwich, CT 06360

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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	Jones Ct	0.04 NE	2012	24,360	MPSI	.03
2	W Main St	Norman Rd	0.04 SW	2012	20,637	MPSI	.15
3	W Main St	Maple St	0.10 NE	2012	18,577	MPSI	.41
4	New London Tpke	Nordon Ave	0.02 N	2012	7,732	MPSI	.48
5	Salem Tpke	Wawecus Hill Rd	0.04 NE	2012	21,538	MPSI	.57
6	I- 395	Salem Tpke	0.05 SE	2012	51,105	MPSI	.71
7	I- 395	Salem Tpke	0.14 SE	2012	43,400	MPSI	.73
8	Salem Tpke	I- 395	0.03 NE	2012	18,643	MPSI	.74
9	I- 395	Salem Tpke	0.31 N	2012	60,404	MPSI	.82
10	Salem Tpke	Laura Blvd	0.02 SW	2012	15,942	MPSI	.87

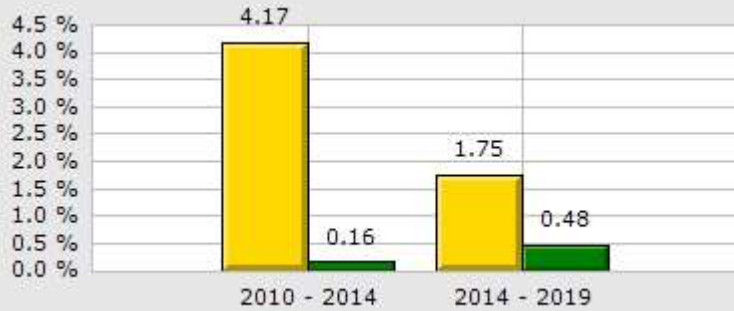


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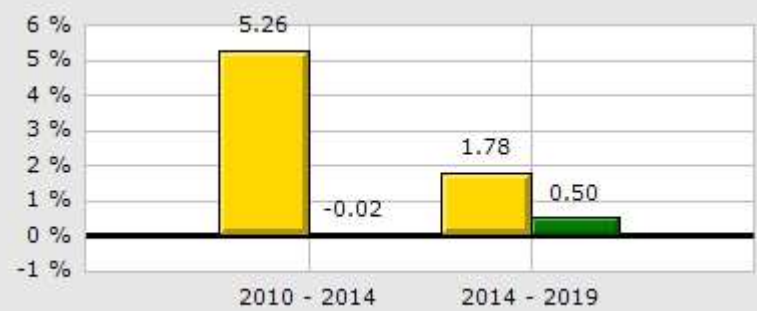
Type: Retail/Auto Repair
 County: New London

1 Mile
 County

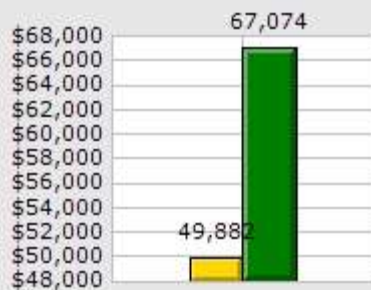
Population Growth



Household Growth



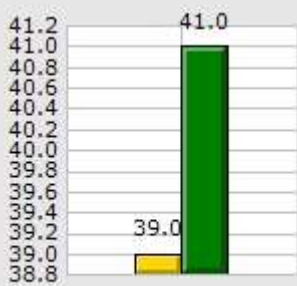
2014 Med Household Inc



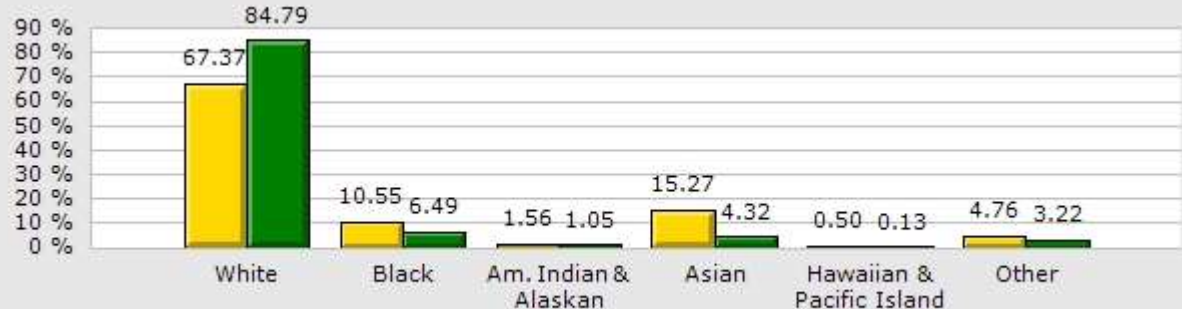
2014 Households by Household Income



2014 Median Age



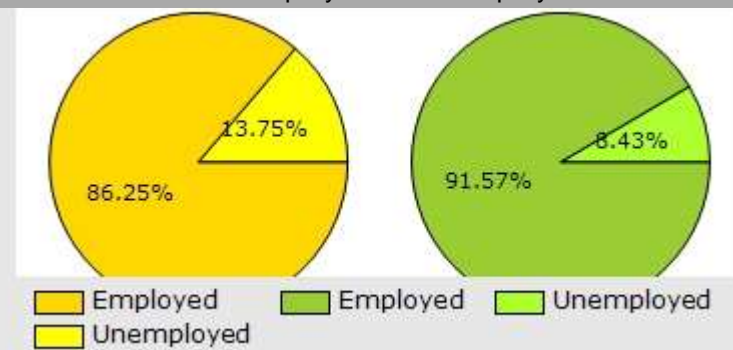
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

684 W Main St, Norwich, CT 06360

Type: Retail/Auto Repair
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	1 Mile		County	
Population Growth				
Growth 2010 - 2014	4.17%		0.16%	
Growth 2014 - 2019	1.75%		0.48%	
Employed	3,525	86.25%	134,484	91.57%
Unemployed	562	13.75%	12,384	8.43%
2014 Population by Race				
	7,192		274,503	
White	4,845	67.37%	232,756	84.79%
Black	759	10.55%	17,819	6.49%
Am. Indian & Alaskan	112	1.56%	2,869	1.05%
Asian	1,098	15.27%	11,861	4.32%
Hawaiian & Pacific Island	36	0.50%	362	0.13%
Other	342	4.76%	8,836	3.22%
Household Growth				
Growth 2010 - 2014	5.26%		-0.02%	
Growth 2014 - 2019	1.78%		0.50%	
Renter Occupied	1,293	44.33%	34,719	32.32%
Owner Occupied	1,624	55.67%	72,719	67.68%
2014 Households by Household Income				
	2,915		107,438	
Income <\$25K	860	29.50%	19,118	17.79%
Income \$25K - \$50K	599	20.55%	22,848	21.27%
Income \$50K - \$75K	459	15.75%	17,220	16.03%
Income \$75K - \$100K	414	14.20%	16,612	15.46%
Income \$100K - \$125K	299	10.26%	12,271	11.42%
Income \$125K - \$150K	138	4.73%	6,121	5.70%
Income \$150K - \$200K	93	3.19%	8,890	8.27%
Income \$200K+	53	1.82%	4,358	4.06%
2014 Med Household Inc	\$49,882		\$67,074	
2014 Median Age	39.00		41.00	



Demographic Summary Report

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Radius	1 Mile	3 Mile	10 Mile
Population			
2019 Projection	7,316	33,529	125,108
2014 Estimate	7,190	33,411	124,971
2010 Census	6,902	33,468	126,136
Growth 2014 - 2019	1.75%	0.35%	0.11%
Growth 2010 - 2014	4.17%	-0.17%	-0.92%
2014 Population by Hispanic Origin	902	4,387	10,565
2014 Population By Race	7,190	33,411	124,971
White	4,845 67.39%	23,831 71.33%	103,279 82.64%
Black	759 10.56%	3,832 11.47%	8,487 6.79%
Am. Indian & Alaskan	112 1.56%	556 1.66%	1,774 1.42%
Asian	1,097 15.26%	3,508 10.50%	6,606 5.29%
Hawaiian & Pacific Island	35 0.49%	87 0.26%	193 0.15%
Other	342 4.76%	1,598 4.78%	4,632 3.71%
Households			
2019 Projection	2,969	13,439	46,186
2014 Estimate	2,917	13,390	46,171
2010 Census	2,794	13,400	46,654
Growth 2014 - 2019	1.78%	0.37%	0.03%
Growth 2010 - 2014	5.26%	-0.74%	-0.21%
Owner Occupied	1,624 55.67%	7,202 53.79%	30,830 66.77%
Renter Occupied	1,293 44.33%	6,189 46.22%	15,342 33.23%
2014 Households by HH Income	2,915	13,391	46,171
Income: <\$25,000	860 29.50%	3,433 25.64%	8,010 17.35%
Income: \$25,000 - \$50,000	599 20.55%	3,150 23.52%	9,783 21.19%
Income: \$50,000 - \$75,000	459 15.75%	2,308 17.24%	8,171 17.70%
Income: \$75,000 - \$100,000	414 14.20%	1,875 14.00%	6,932 15.01%
Income: \$100,000 - \$125,000	299 10.26%	1,103 8.24%	5,275 11.42%
Income: \$125,000 - \$150,000	138 4.73%	546 4.08%	2,945 6.38%
Income: \$150,000 - \$200,000	93 3.19%	664 4.96%	3,403 7.37%
Income: \$200,000+	53 1.82%	312 2.33%	1,652 3.58%
2014 Avg Household Income	\$63,487	\$66,136	\$80,142
2014 Med Household Income	\$49,882	\$50,987	\$64,804



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	356	4,588	13
Retail & Wholesale Trade	59	1,015	17
Hospitality & Food Service	29	602	21
Real Estate, Renting, Leasing	26	232	9
Finance & Insurance	25	122	5
Information	5	29	6
Scientific & Technology Services	28	104	4
Management of Companies	0	0	0
Health Care & Social Assistance	90	1,045	12
Educational Services	13	450	35
Public Administration & Sales	18	651	36
Arts, Entertainment, Recreation	6	57	10
Utilities & Waste Management	6	21	4
Construction	9	30	3
Manufacturing	6	32	5
Agriculture, Mining, Fishing	1	3	3
Other Services	35	195	6

Consumer Spending Report

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2014 Annual Spending (\$000s)	1 Mile	3 Mile	10 Mile
Total Specified Consumer Spending	\$71,865	\$334,704	\$1,350,170
Total Apparel	\$4,232	\$19,591	\$75,108
Women's Apparel	1,718	7,894	30,504
Men's Apparel	879	4,208	16,547
Girl's Apparel	322	1,445	5,492
Boy's Apparel	221	989	3,804
Infant Apparel	193	881	3,213
Footwear	899	4,174	15,547
Total Entertainment & Hobbies	\$5,653	\$26,403	\$105,620
Entertainment	901	4,225	17,204
Audio & Visual Equipment/Service	2,837	13,246	50,633
Reading Materials	265	1,248	5,279
Pets, Toys, & Hobbies	1,650	7,684	32,503
Total Food and Alcohol	\$19,953	\$92,782	\$357,156
Food At Home	11,482	52,826	198,161
Food Away From Home	7,252	34,028	135,217
Alcoholic Beverages	1,220	5,928	23,779
Total Household	\$9,315	\$43,121	\$181,934
House Maintenance & Repair	1,704	7,642	33,510
Household Equip & Furnishings	3,929	18,254	75,075
Household Operations	2,783	12,865	53,621
Housing Costs	900	4,361	19,728

Consumer Spending Report

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2014 Annual Spending (000s)	1 Mile	3 Mile	10 Mile
Total Transportation/Maint.	\$21,028	\$97,443	\$397,449
Vehicle Purchases	6,977	32,748	144,586
Gasoline	9,436	43,354	169,028
Vehicle Expenses	532	2,436	9,193
Transportation	1,828	8,366	31,865
Automotive Repair & Maintenance	2,255	10,538	42,777
Total Health Care	\$3,677	\$16,933	\$68,973
Medical Services	2,024	9,382	38,975
Prescription Drugs	1,280	5,852	23,329
Medical Supplies	373	1,699	6,669
Total Education/Day Care	\$4,093	\$19,664	\$84,010
Education	2,657	12,819	53,756
Fees & Admissions	1,436	6,845	30,254

