

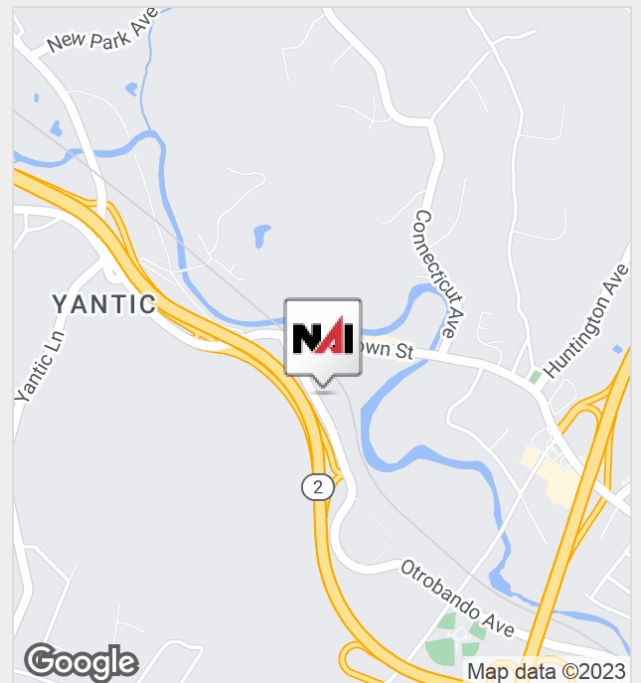


## 309 Otrobando Avenue

309 Otrobando Avenue, Norwich, Connecticut 06360

### Property Features

- General Commercial Zone -Visible to 40,000 Cars per Day on Routes 2 & 32
- 4 acres of development land with all utilities. Additional 1.2 acres available
- Exit 27 off Routes 2 & 32 at Otrobando Avenue and West Town Street
- 1 Mile from I-395
- Over 1000 Feet of Frontage - Pylon Signs Allowed
- Buildings include 3000 square feet office
- 3000 Square Feet Glass Greenhouse
- 1500 Square feet retail restaurant building and 400 Square Feet Gift Shop building.



For more information:

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**Development Site**

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## Property Details

<b>Site Area</b>	4.01 Acres	<b>City Water / Well</b>	City
<b>Frontage</b>	600	<b>Sewer / Septic</b>	Both
<b>Zoning</b>	General Commercial	<b>Environmental Assessment</b>	-
<b>Assessment</b>	\$509,000	<b>Access / Visibility</b>	Excellent
<b>Mill Rate</b>	27.23	<b>Location Setting</b>	Excellent
<b>Estimated Taxes Per Sq Ft</b>	\$1.76	<b>Traffic Count</b>	9,300 at West Town Street/ Ortobando Ave Intersection

## Demographics

1 Mile      5 Miles      10 Miles

<b>Total Households:</b>	600	23,113	46,486
<b>Total Population:</b>	1,390	57,251	119,948
<b>Average HH Income:</b>	\$85,007	\$67,829	\$75,537

## Property Highlights

- General Commercial Zone
- 4 acres of development land with all utilities
- Exit 27 off Routes 2 & 32 at Otrobando Avenue and West Town Street

