

BANK • GAS • RESTAURANT SITE FOR SALE, LEASE, BUILD TO SUIT

40 Norwich Road • Quaker Hill, CT 06375

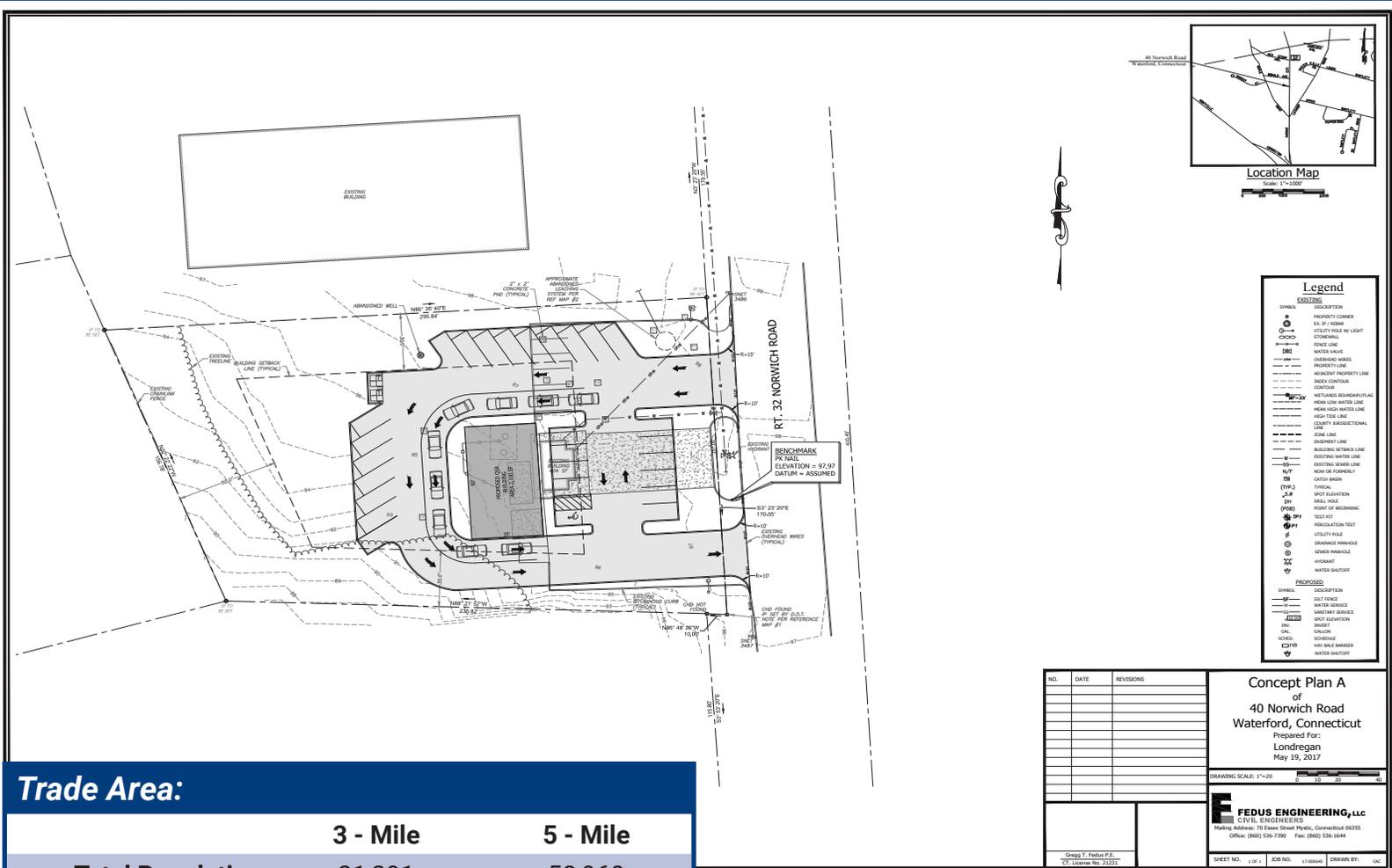


Highlights:

- One level acre zoned General Commercial
- Two curb cuts
- 167' of frontage on State Route 32
- Opposite newly expanded Cumberland Farms
- Next to Liberty Bank anchored neighborhood strip center
- Perfect Coffee QSR site
- Great Bank Branch opportunity

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Trade Area:

	3 - Mile	5 - Mile
Total Population	21,291	58,960
Total Households	6,157	20,463
Med. HH Income	\$74,586	\$57,653
Owner Occ. Housing	4,658	11,309
Renter Occ. Housing	1,500	9,154
Total Businesses	557	2,804
Total Employees	5,296	38,997

Property Profile:

Land Area:	1 Acre
Frontage:	167 Feet
Curb Cuts:	Two
Zone:	GC - Commercial
Traffic Count:	10,000 ADT
Services:	Municipal Water, Electric

For More Information Contact:
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