

SALE / LEASE

9 NORFOLK RD

9 Norfolk Rd Torrington, CT 06790



PROPERTY DESCRIPTION

Freestanding office building with strong street presence on high-traffic Route 4 in Torrington's West End. The property offers ample on-site parking, excellent visibility, and a flexible layout well-suited for medical practices, law offices, massage therapy, and a wide range of professional or wellness uses.

PROPERTY HIGHLIGHTS

- Prominent Route 4 location -- the primary corridor connecting Northwest Connecticut's major towns
- Flexible ownership or lease options available
- Private off-street parking lot
- 11,000+ cars per day

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$3,000 per month (Gross)
Available SF:	1,682 SF
Lot Size:	0.21 AC
Building Size:	1,682 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,405	11,971	17,182
Total Population	3,023	27,529	40,445
Average HH Income	\$76,404	\$82,598	\$95,159

Gary Giordano
(860) 485-2079



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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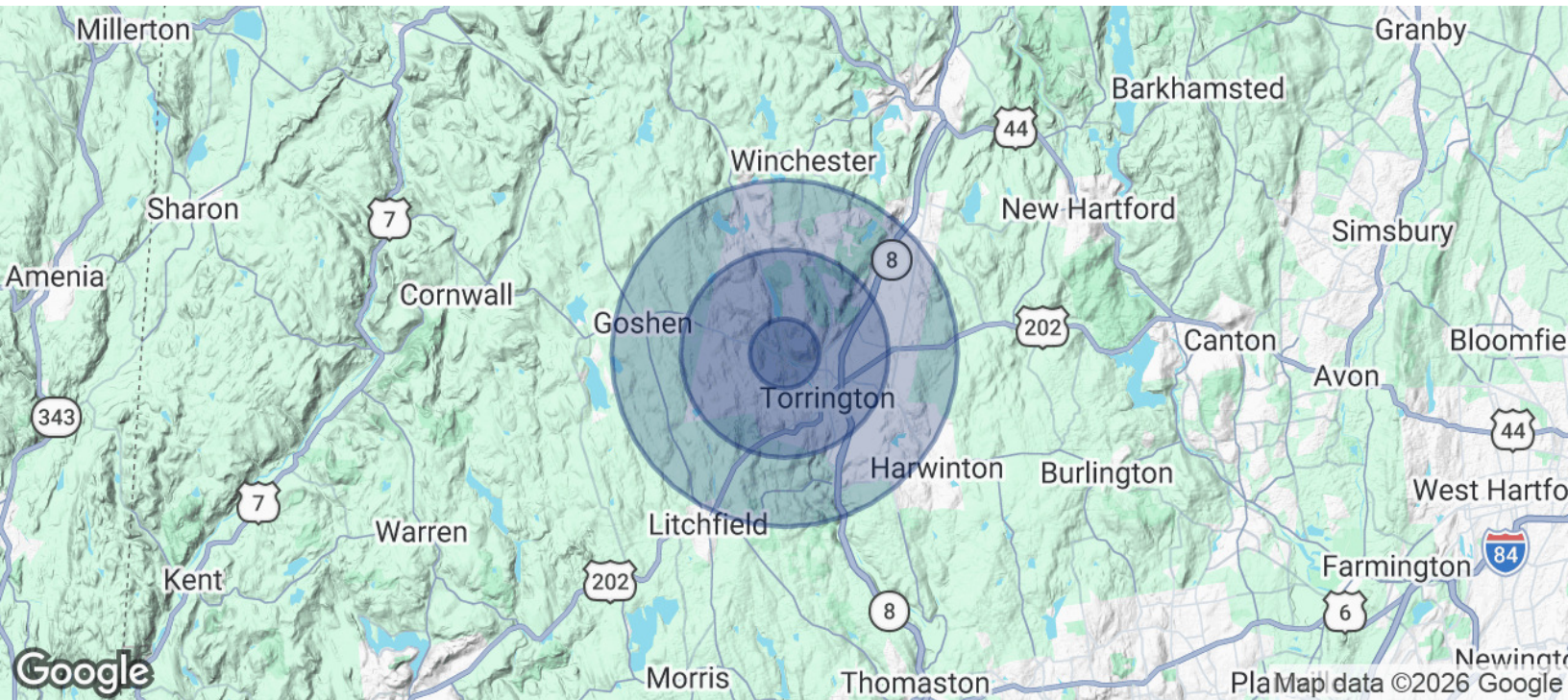
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,023	27,529	40,445
Average Age	41.2	43	43.9
Average Age (Male)	36.7	40.8	41.7
Average Age (Female)	40.6	44.3	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,405	11,971	17,182
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$76,404	\$82,598	\$95,159
Average House Value	\$186,168	\$202,569	\$242,404

2023 American Community Survey (ACS)

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