



3 NORTH 2ND AVE TAFTVILLE, CT. 06380

PREMIER RETAIL SPACE FLEXIBLE SPACES AVAILABLE!

Ground-Level Retail:
On Norwich Ave (5,438 SQ FT) Ideal for restaurants, breweries, cafés, supermarkets, and pubs with outdoor seating and prime parking.

First-Floor Storefronts :
On North 2nd Ave (400- to 1,381 SQ FT) Perfect for salons, photo studios, fast-casual dining, urgent care, cannabis shops, and boutique retail.

Second-Floor Studio :
(6,000 SQ FT) With high ceilings & abundant natural light, this space is ideal for a gym, open photography studio, or creative workspace.

ANCHORED BY SUCCESS!
The plaza is anchored by a well-established pharmacy that has been a staple in the community for over 10 years, guaranteeing steady foot traffic and credibility.

WHY TAFTVILLE LANDING?

✓ **PRIME LOCATION:** Strategically positioned along Norwich Avenue, a bustling corridor with over 9,400 vehicles passing daily. Your business will be front and center, capturing both local and through traffic!

✓ **BUILT-IN CUSTOMER BASE:** Over 600 residential units nearby, housing an estimated 1,200 – 1,800 potential customers right at your doorstep.

✓ **A Historic Landmark, Modernized for Success:** This beautifully restored historic building seamlessly blends character with state-of-the-art functionality, making it an unforgettable dining destination.

✓ **A SPACE FOR EVERY BUSINESS:**
Whether you're launching a restaurant, brewery, boutique, urgent care, salon, fitness studio, cannabis shop, or office, we have a space that fits your needs!

UNIQUE SELLING POINTS!

- ✓ **HIGH VISIBILITY:** On a major road with constant exposure.
- ✓ **HISTORIC CHARM, MODERN APPEAL:** A unique mix of old-world character & modern convenience.
- ✓ **OWNER FLEXIBILITY:** The owner, a seasoned contractor, is ready to deliver spaces in vanilla box condition to match your business needs.
- ✓ **EXCEPTIONAL ACCESSIBILITY:** Close to I-395, walkable neighborhood, and public transit access.

**Your Business Belongs at:
Taftville Landing**

**DON'T MISS THIS
EXCLUSIVE
OPPORTUNITY!**

