

Retail Space Available For Lease

Marcus Plaza

624 West Main Street (Route 82), Norwich, CT



Property Information

| | | | |
|-------------------------|--|--------------------|--|
| Address: | 624 West Main Street (Route 82), Norwich CT | Frontage: | 310 ± SF along West Main Street and 941 ± SF along Norman Road |
| Available Space: | 2,500 ± SF 3,850 ± SF 10,800 ± SF | Water: | Municipal |
| Total SF: | Approximately 147,130 ± SF | Sewer: | Municipal |
| Land Area: | 10.72 ± Acres | Gas: | Municipal |
| Parking Spaces: | 550 ± Spaces | Zoning: | PC (Planned Commercial) |
| Parking Ratio: | 3.75 / 1,000 GLA ± | Year Built: | 1971, subsequently renovated; new façade in 2013, outparcel building constructed in 2016 |
| Traffic Counts: | 18,700 ± VPD via West Main Street | | |

Demographics

| | 1 Miles | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Population: | 7,090 | 33,717 | 54,031 |
| Average HH Income: | \$68,764 | \$72,686 | \$76,953 |



624 West Main Street is a highly visible 147,130 ± SF retail shopping center located in the heart of Norwich, Connecticut and is situated on 10.72 ± Acres along West Main Street (Route 82). With strong daily traffic and easy access to I-395, the site draws consistent activity from surrounding residential and retail neighborhoods.

Current tenants include national and regional brands such as ShopRite, T.J. Maxx, Dollar Tree, M&T Bank, GoHealth Urgent Care and Verizon Wireless, creating a dynamic tenant mix that supports steady foot traffic. Nearby retailers include Big Y, Starbucks, and Walmart.

624 West Main Street offers a prime location for retailers and service providers looking to establish a presence in one of Southeastern Connecticut's most active retail corridors.

For Sale or Leasing Information:

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