

FOR SALE/LEASE

426 Salem turnpike, bozrah

DEMOGRAPHICS

POPULATION

1 mile: 938
3 miles: 12,251
5 miles: 46,708

HOUSEHOLDS

1 mile: 382
3 miles: 4,901
5 miles: 18,144

AVG. HOUSEHOLD \$

1 mile: 119,078
3 miles: 103,841
5 miles: 92,012



FOR SALE/LEASE: \$995,000

Investment/Owner User Retail Property

4 tenants at property with 2 empty first floor units

Unit 1: \$1,800/month Gross + Utilities, 1,500 SF

Unit 2: \$2,200/month Gross + Electric, 1,500 SF

Units can be combined for a total of 3,000 SF

- Located just over Norwich town line, down the road from Walmart, Big Y, and Tractor Supply
- Easy access to I-395, 4 min drive or 1.7 miles to ramp
- Other Tenants in Building: Bozrah Pizza, Currie's Plumbing & HVAC, US Mail

Contact for Details:

SAM LYMAN

Phone
(860) 876-0359

Email
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 (860) 600-4400 | (617) 600-4400  retradeCRE.com

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EXTERIOR PHOTOS



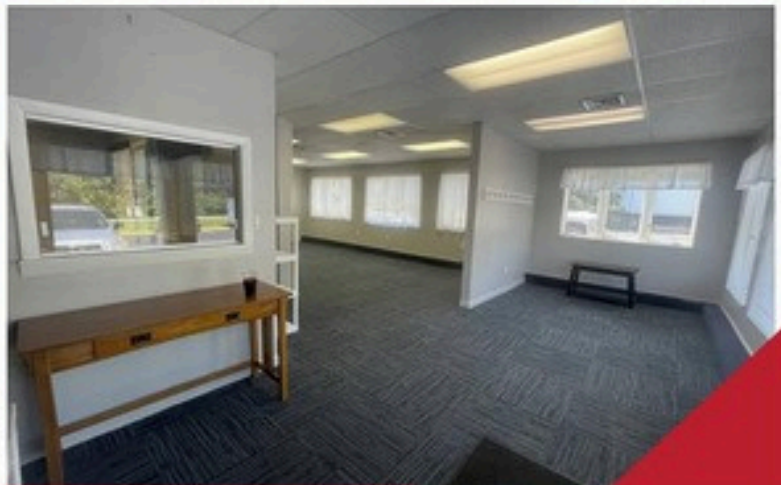
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UNIT 1

PROPERTY PHOTOGRAPHS

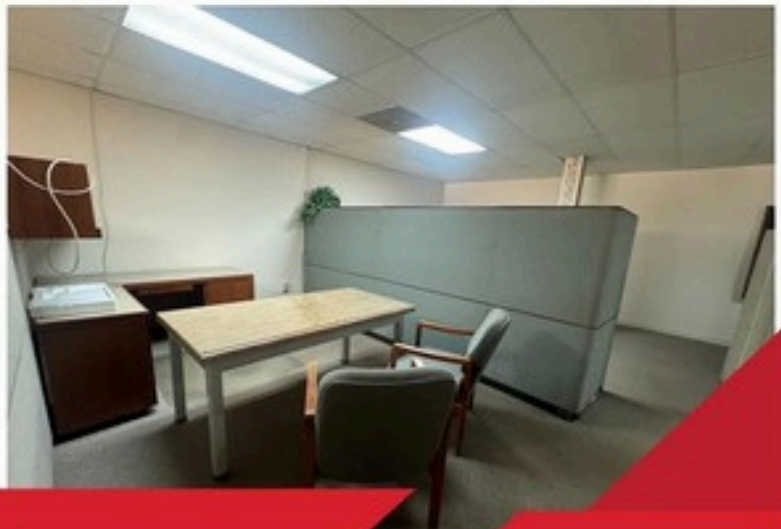


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UNIT 3

PROPERTY PHOTOGRAPHS



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RETAIL MAP



NEARBY AREAS

- Tractor Supply
- Walmart
- Big Y
- McDonald's
- Starbucks
- Town Fair Tire
- Hartford Healthcare
- Holiday Inn
- Hampton Inn
- Goodwill
- USPS
- Moove-In Storage

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