

# 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: \$2,000/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  
SL@retradeCRE.com

**retrade**

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

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# EXTERIOR PHOTOS



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# UNIT 1

## PROPERTY PHOTOGRAPHS

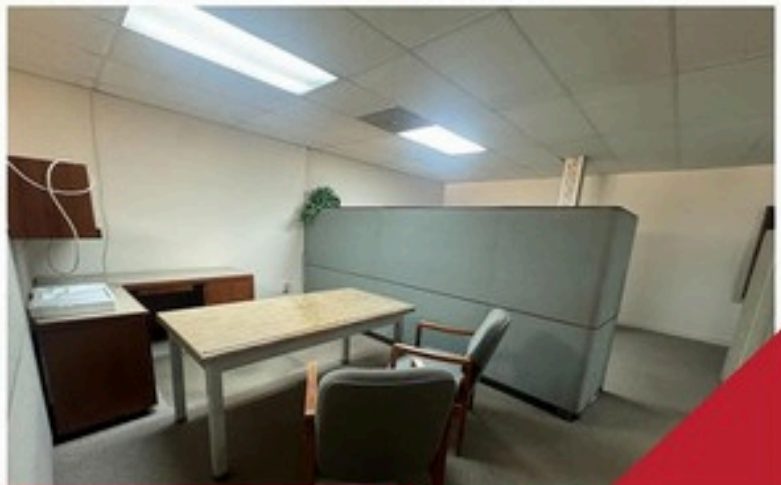
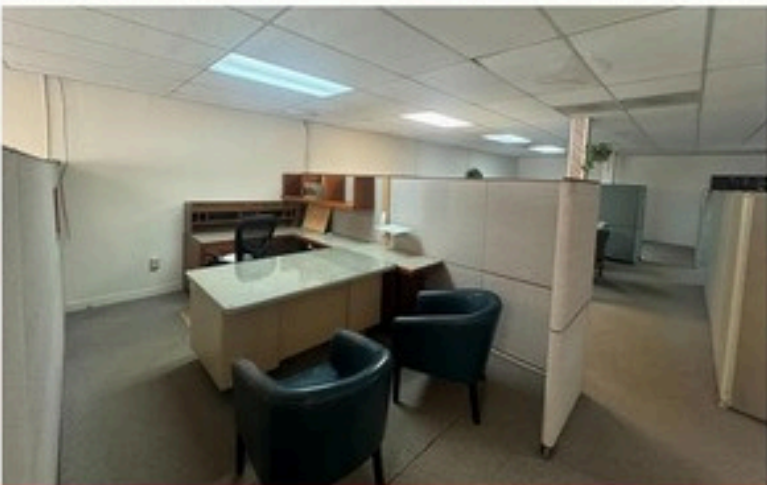


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# UNIT 3

## 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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