

689 WEST THAMES ST., NORWICH, CT

Former Gas Station Site

Owner Will Build To Suit

FOR SALE
\$599,000
FOR LEASE
\$40,000/Yr. NNN

- ⇒ Sold As Is
- ⇒ Previously Approved for another gas station
- ⇒ Former Sunoco Station
- ⇒ Acres: 0.89
- ⇒ Public Water & Sewer
- ⇒ Zone: GC General Commercial
- ⇒ Taxes: \$5,737
- ⇒ Frontage: 200 Ft.
- ⇒ Traffic Count: 11,100
- ⇒ On busy Route 32

**IMPORTANT OPERATING
INFO ON NEXT PAGE**

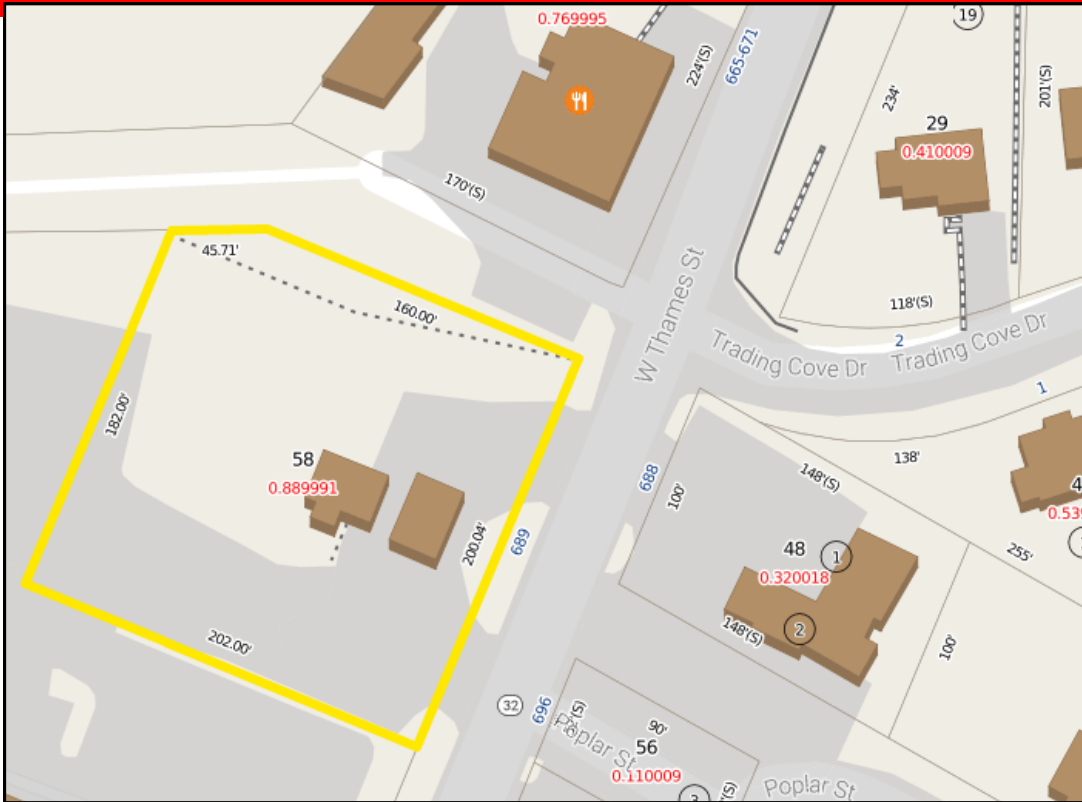


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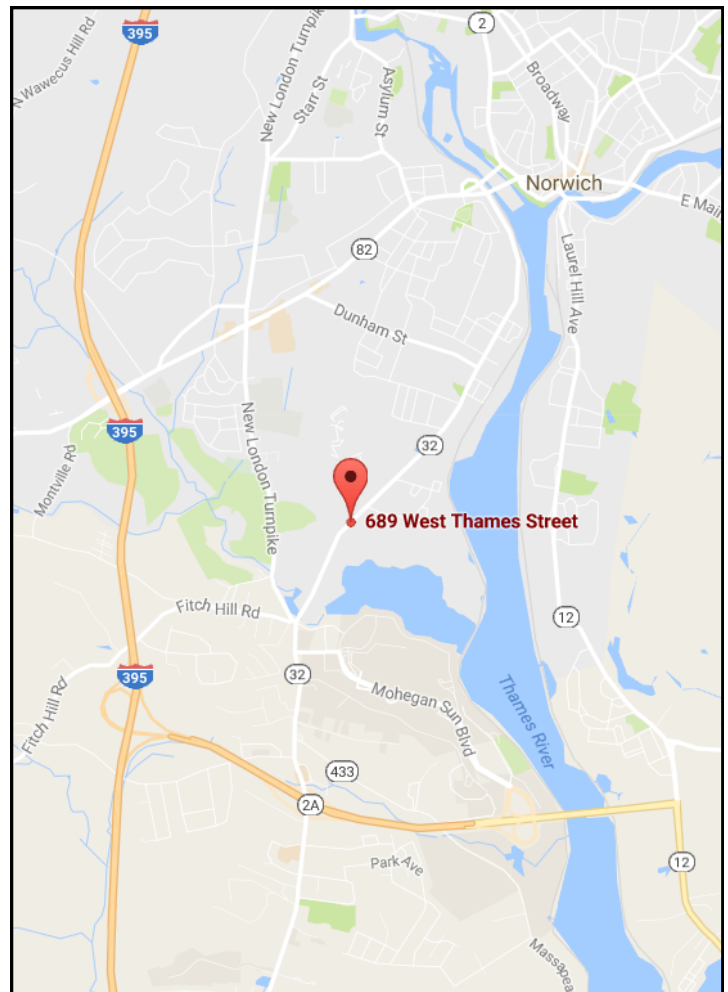
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HISTORY

The previous gas station at this location before it was demolished had a 600 SF convenience store. The tenant sold approximately 70,000 gallons per month. There were two pumps. The store paid approximately \$6,000 per month in rent with no gasoline commissions. They were responsible for all repairs except for repairs to the gasoline equipment and the cost for insurance.



Demographics	1 MILE	3 MILES	5 MILES
Total Population	4,470	29,911	56,476
Total Households	1,782	11,935	22,061
Average Household Income	\$58,699	\$69,377	\$73,564

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/ Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

