

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360

AVAILABLE 1,150 SF - 3,337 SF

AREA TENANTS



PROPERTY INFORMATION

- GLA: 31,086 SF
- Parking Spaces: 220
- Well maintained building in highly visible location just off I-395, Exit 11
- Ample road frontage on Salem Turnpike and Old Salem Road
- Signalized Intersection
- Pylon Sign
- Taxes, Insurance, and CAM = : \$10.09 SF

SPACE DETAILS

- Available: 1,150 SF - 3,337 SSF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,807	30,474	53,912
MEDIAN HH INC	\$74,942	\$74,938	\$79,231
AVERAGE HH INC	\$95,166	\$93,646	\$97,727



www.CharterRealty.com

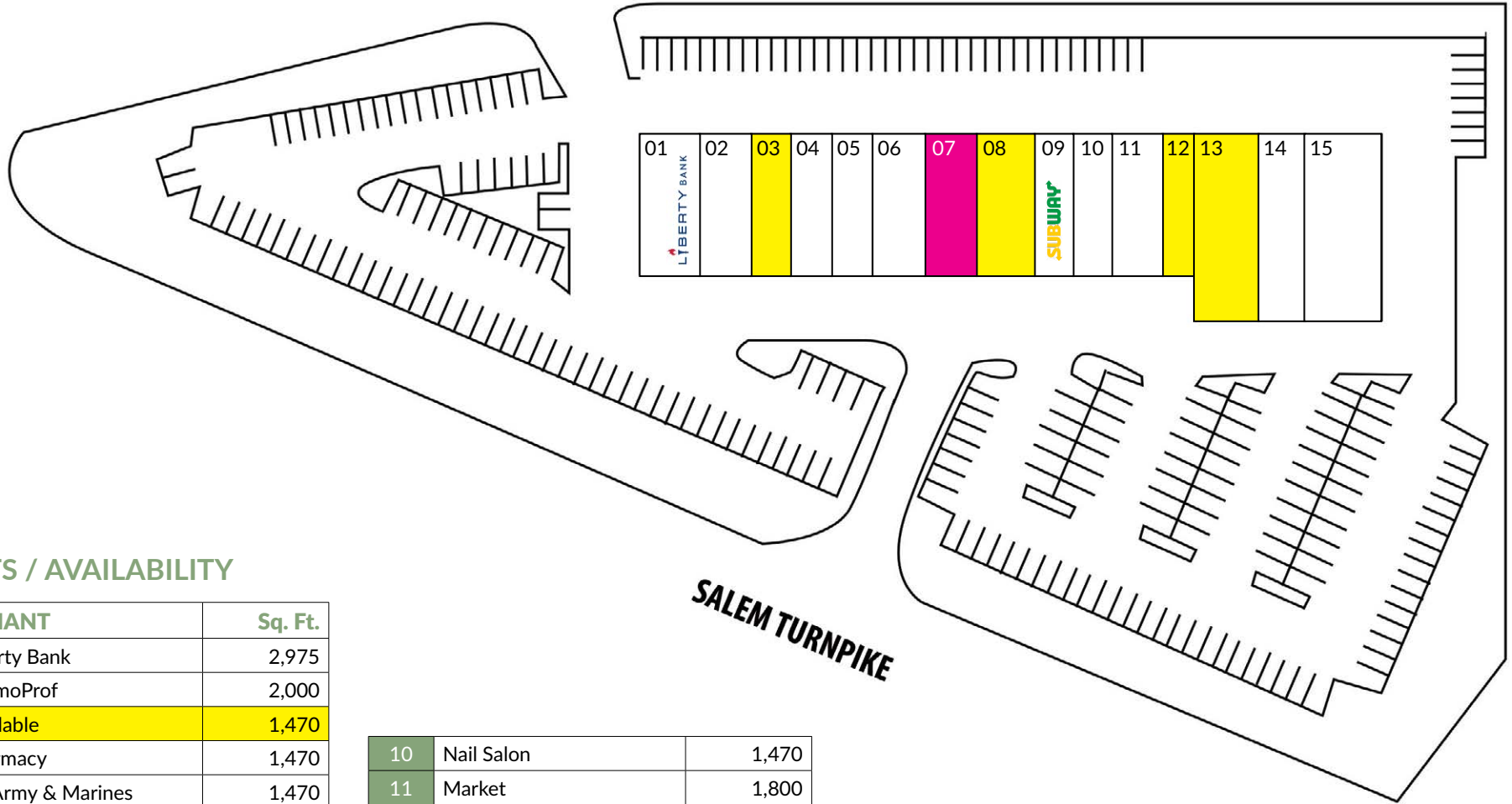
FOR MORE INFORMATION CONTACT:

KERRY WOOD | 475.288.7040 | Kerry@CharterRealty.com

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360

OLD SALEM RD



TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Liberty Bank	2,975
02	CosmoProf	2,000
03	Available	1,470
04	Pharmacy	1,470
05	US Army & Marines	1,470
06	Hair Unique	1,900
07	LOI Pending	1,900
08	Available	2,100
09	Subway	1,470

10	Nail Salon	1,470
11	Market	1,800
12	Available	1,150
13	Available	3,337
14	Uniforms	2,263
15	Chinese Restaurant	4,000

 LOI



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **5,807**

Households: **2,466**

Daytime Population: **5,063**

Median Age: **41.5**



Average Household Income: **\$95,166**

Median Household Income: **\$74,942**

3 MILE RADIUS:



Total Population: **30,474**

Households: **12,611**

Daytime Population: **22,060**

Median Age: **38.8**



Average Household Income: **\$93,646**

Median Household Income: **\$74,938**

5 MILE RADIUS:



Total Population: **53,912**

Households: **22,155**

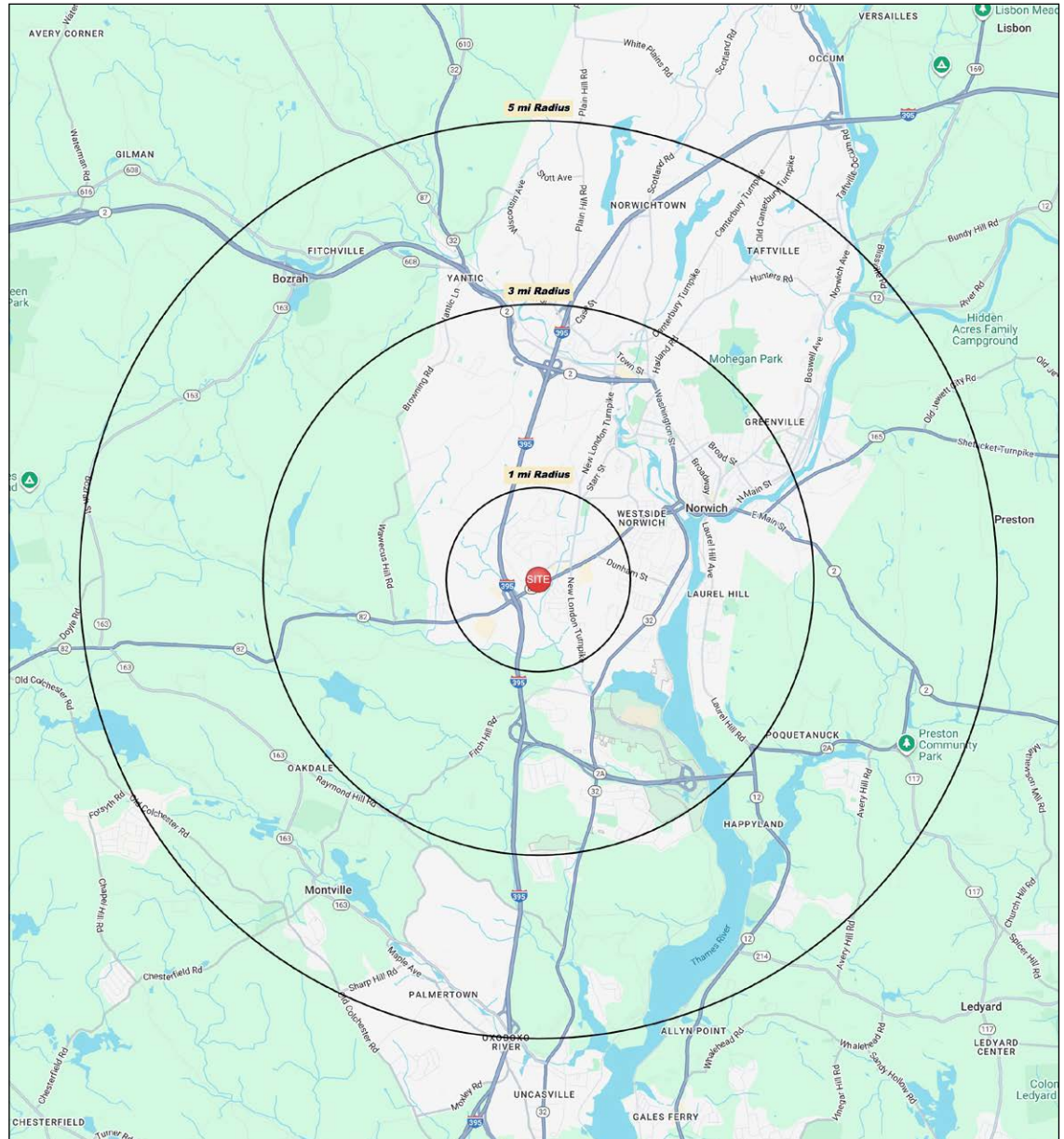
Daytime Population: **38,293**

Median Age: **39.6**



Average Household Income: **\$97,727**

Median Household Income: **\$79,231**



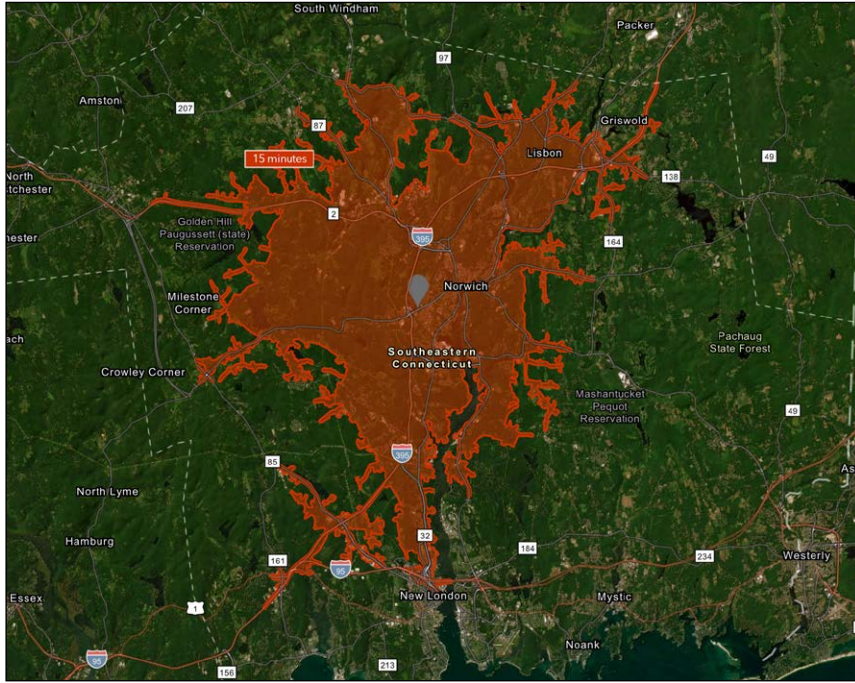
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360

15 MINUTE DRIVE TIME



KEY FACTS

77,535

Population

\$78,309

Median Household Income

40.5

Median Age

76,902

Daytime Population

TAPESTRY SEGMENTS

Moderate Metros

4,608 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Dreambelt

3,738 households

Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35-74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

Household Types

Married couples

Typical Housing

Single Family

Room to Roam

3,266 households

Socioeconomic Traits

Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.

Household Types

Married couples with no kids

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$710,462,148

EDUCATION

Bachelor's Degree or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$343,011

ANNUAL HOUSEHOLD SPENDING

\$3,504

Eating Out

\$2,135

Apparel & Services

\$6,515

Groceries

\$200

Computer & Hardware

\$6,744

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

SALEM PLAZA

77 SALEM TURNPIKE | NORWICH, CT 06360



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.