

FOR LEASE | RETAIL SPACE

South Plaza, 5640 NY Route 12, Norwich NY 13815



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

- ❖ South Plaza is strategically positioned in the dominant retail district and located on NYS Rt 12 the main highway running thru Norwich
- ❖ Traffic Generators: Super Walmart, Lowes, Price Chopper & Chobani
- ❖ Anchor Tenants: Tractor Supply, Dollar General, Label Shopper, Real Deals & Aaron's Rents. Outparcels: Burger King, Sunoco & NBT Bank
- ❖ Available Space: 14,844± sf former grocery junior anchor store
- ❖ Leasing: sublease until 4/30/2021 or owner direct long-term lease

KEY FEATURES

- ☐ 145,180± SF GLA plaza with about 590± car parking
- ☐ 15-mile trade area has 38,707 population
- ☐ Anchor position fronting main plaza entrance



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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Main: 315.736.1555

READY TO MAKE A DEAL? CLICK HERE NOW!

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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LATITUDE

42.556070

LONGITUDE

-75.526740



DEMOGRAPHICS

| By Radius | 5 Mile | 10 Mile | 15 Mile |
|-------------------|----------|----------|----------|
| Population | 13,025 | 22,906 | 38,707 |
| Households | 5,515 | 9,558 | 16,173 |
| Median HH Income | \$41,437 | \$44,622 | \$45,142 |
| Average HH Income | \$51,257 | \$54,620 | \$55,420 |
| | | | |
| | | | |

SOURCE: ESRI Report

TRAFFIC COUNTS

| Roadway | Volume Count |
|--------------|--------------|
| NYS Route 12 | 12,556 AADT |

SOURCE: NYSDOT



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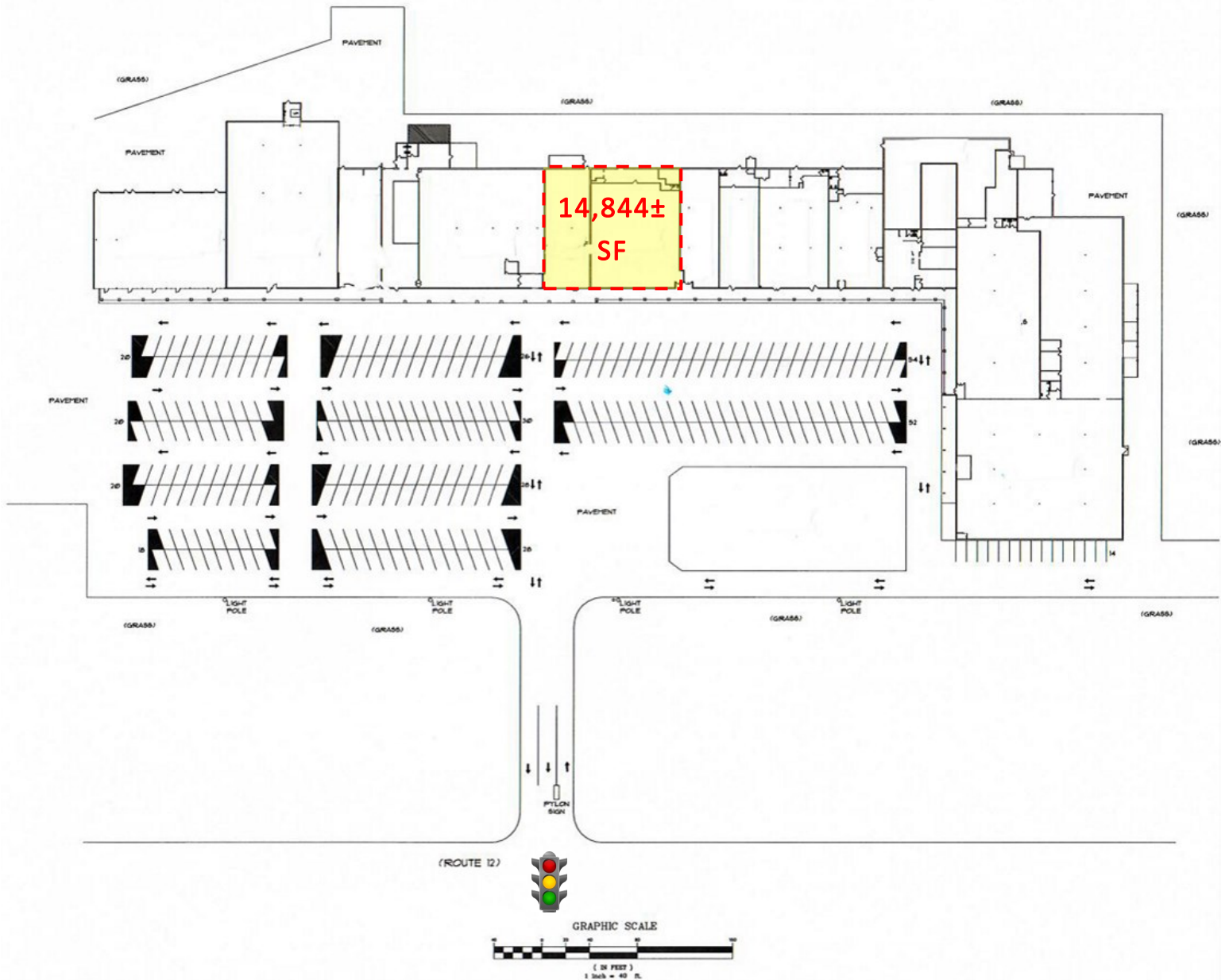
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SITE PLAN OF SOUTH PLAZA



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PROPERTY OVERVIEW

| | |
|-------------------------------|---|
| Common Name: | South Plaza |
| Legal Address: | 5640 NYS Route 12 Norwich NY 13815 Town of Norwich Chenango County |
| Nearest Cross Streets: | Hale Street |
| Proximity to Highway: | 35± miles approximately from Routes I-81 & I-88 |
| Public Transportation Access: | Chenango County Public Transit |
| Parcel Size / Frontage: | 35.83± acres / TBD± road frontage |
| Parking Spaces: | 590± surface lot |
| Year Built / Last Renovated: | 1965 / 2016 estimated |
| Total Building Area: | 145,180± SF |
| Available Spaces: | 14,844± SF anchor |
| HVAC: | Rooftop units |
| Sprinkler System: | Yes |
| Utilities: | Public sewer & water / NYSEG gas & electric |
| Signage: | Storefront and pylon possible |
| Ceiling Height: | 15'± estimated |
| Loading Facilities: | 1 overhead door / 1 dock bay |
| Zoning: | Commercial |
| Lease Rate: | \$7,500 monthly base rent |
| Lease Type: | N-N-N |
| CAM/INS/TAXES: | \$ 2.00± SF |

Additional Info:

❖ Former Save A Lot grocery store available for sublease until 4/30/2021 or long-term lease direct



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