

ROUTE 12 RETAIL CORRIDOR — NORWICH, NY

South Plaza

5640 NY-12 • Norwich, NY 13815 • Chenango County

A recently renovated shopping center in the heart of Norwich's retail corridor. Join new tenants Ollie's and Harbor Freight, alongside Label Shopper, Dollar General, and Aaron's. Shadow tenants include Burger King and NBT Bank, with the center sitting across the street from a grocery-anchored shopping center. Pylon signage, NNN leases, and a signalized entrance.

25,250 SF LARGEST SUITE
AVAILABLE NOW

1,816 SF SMALLEST SUITE
AVAILABLE NOW

9,049 AADT NEAREST
TRAFFIC COUNT

01

New tenants Ollie's & Harbor Freight

02

Pylon sign & signalized entrance

03

Across from a grocery-anchored center

04

Recently renovated NNN leases

FEATURED AVAILABILITY

Suite 1 — 25,250 SF

The largest available block at South Plaza, on an NNN basis in a recently renovated, high-traffic Route 12 shopping center.

25,250 SF
AVAILABLE NOW
LEASE TYPE
NNN

LEASE RATE
Negotiable

LEASE TERM
Negotiable

AVAILABLE SPACES & FLOOR PLAN

1,816 SF to 25,250 SF

Three suites are currently available at South Plaza on an NNN basis, alongside three suites (6, 7, and 8) leasing up to Ollie's in 2026 and Suite 2B leasing to H&R Block.



Suite 6-7-8 floor plan, ±26,974 SF tenant space, leasing to Ollie's in 2026. Not to scale.

SUITE	TENANT	LEASE TYPE	LEASE RATE	SIZE
Suite 1 Available	Available	NNN	Negotiable	25,250 SF
Suite 15 Available	Available	NNN	Negotiable	22,525 SF
Suite 12 Available	Available	NNN	Negotiable	4,600 SF
Suite 6 Leasing 2026	Ollie's	NNN	Negotiable	14,844 SF
Suite 8 Leasing 2026	Ollie's	NNN	Negotiable	7,500 SF
Suite 7 Leasing 2026	Ollie's	NNN	Negotiable	2,656 SF
Suite 2B Leasing 2026	H&R Block	NNN	Negotiable	1,816 SF

PROPERTY PHOTOS

A Diverse, Growing Tenant Mix

Harbor Freight is a new tenant to the shopping center, and Ollie's will be opening in late 2026. With a large pylon sign, signalized entrance, large parking field, South Plaza provides all the attributes needed for it's diverse tenant mix.



LOCATION

Norwich, NY — A Diverse Local Economy

Norwich, NY is the county seat for Chenango County, and its economy reflects far more than any single company. Rather than depending on one large employer, the city draws stability from a mix of manufacturing, healthcare, banking, and pharmaceutical operations that have each maintained a presence here for decades. South Plaza benefits directly from that diversity, drawing shoppers who work across these different sectors throughout the day and week.

This mix also insulates the local retail market from the swings that come with relying on a single industry. South Plaza sits directly across the street from a grocery-anchored shopping center, with Walmart, Lowe's, and Tractor Supply Co. a short distance south on NY-12 — placing the property at the center of the trade area these employers help sustain.

DIVERSE ECONOMIC DRIVERS

UNISON

a GE Aerospace company

Manufacturing — Unison Industries

A GE Aerospace company operating a Norwich manufacturing facility producing ignition systems, exciters, and engine harnesses for commercial and military aircraft — one of the area's largest industrial employers.

The facility's aerospace-grade production work sustains skilled manufacturing jobs in Norwich and keeps the plant tied into GE's global supply chain.



Healthcare — UHS Chenango Memorial Hospital

Part of the United Health Services system, Chenango Memorial Hospital provides inpatient, emergency, and outpatient care to Norwich and surrounding Chenango County, employing hundreds of clinical and support staff.

As one of the county's largest employers, the hospital anchors a steady, year-round base of daytime workers and patients moving through the surrounding retail corridor.



Banking & Finance — NBT Bank

Headquartered in Norwich since 1856, NBT Bank has grown into a regional financial institution with branches across New York, Pennsylvania, Vermont, Massachusetts, Connecticut, New Hampshire, and Maine, keeping its roots and a significant workforce in the city.

Corporate and back-office staff based in Norwich add a stable, salaried employment base beyond the branch network itself.



Pharmaceuticals — Norwich Pharmaceuticals (Alvogen)

Operating from a long-established Norwich manufacturing site, Norwich Pharmaceuticals is a contract development and manufacturing organization under Alvogen, producing generic and branded pharmaceutical products for customers nationwide.

The facility's long operating history in Norwich has made pharmaceutical manufacturing one of the city's most established industries.

RETAIL PERFORMANCE — PLACER.AI

Proven Demand On Route 12

Placer.ai annual visits and estimated sales for retail and dining locations within a half mile of South Plaza and the neighboring Walmart / Lowe's node, ranked highest to lowest by sales.

COMBINED TRADE-AREA VISITS
4.86M

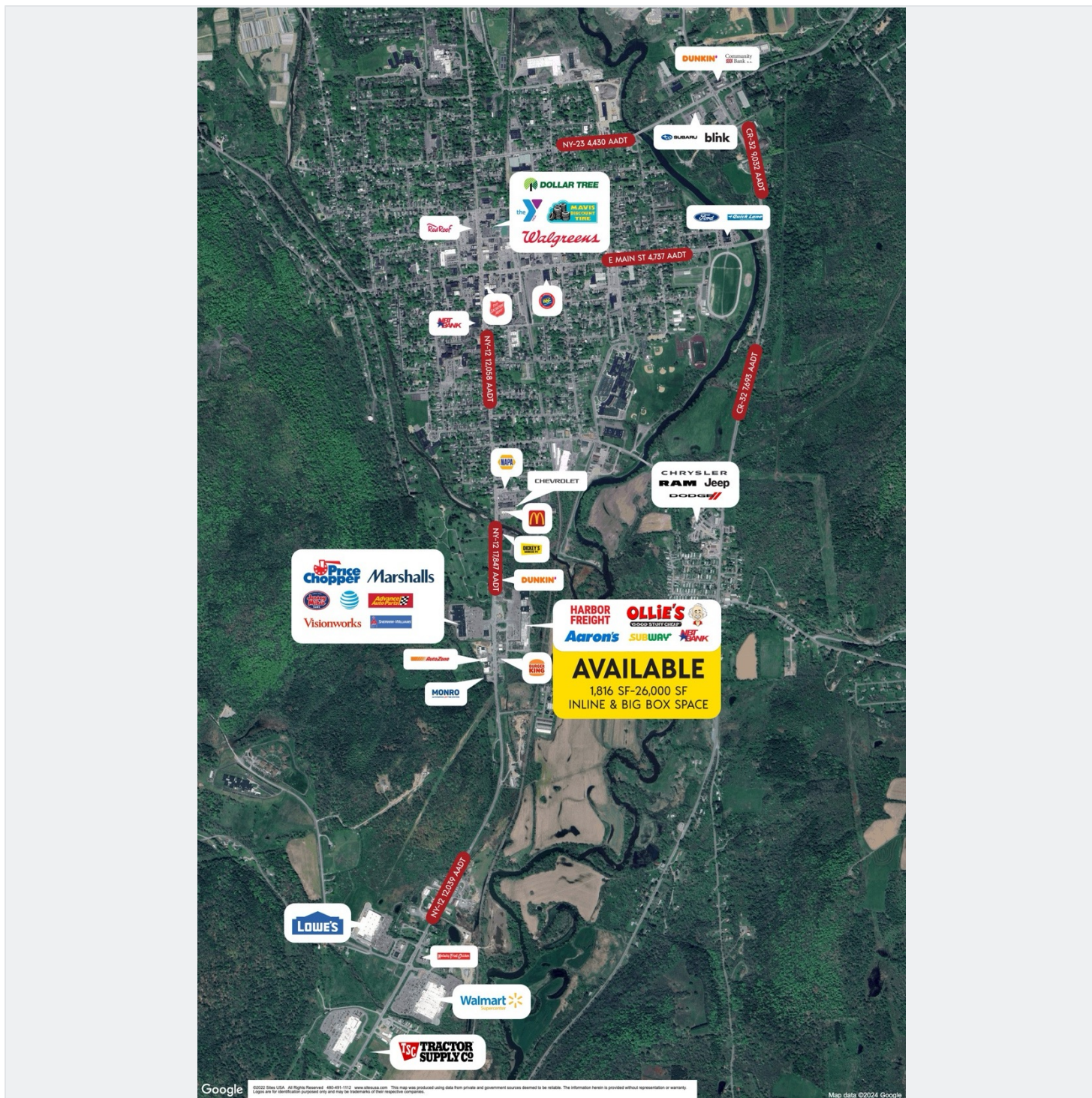
COMBINED TRADE-AREA SALES
\$166.7M

LOCATION	ANNUAL VISITS	ANNUAL SALES
Walmart	2.12M	\$95.4M
Lowe's	431.6K	\$35.2M
Marshalls	284.4K	\$11.0M
Tractor Supply Co.	225.3K	\$6.80M
McDonald's	738.9K	\$5.49M
Dunkin' Donuts	435.5K	\$2.55M
Burger King	320.3K	\$2.92M
Sherwin-Williams Paint Store	20.3K	\$1.96M
Label Shopper — South Plaza	48.2K	\$1.18M
Dollar General	75.8K	\$1.33M
SUBWAY	93.8K	\$1.05M
Dickey's Barbecue Pit	41.5K	\$951K
Harbor Freight Tools	24.7K	\$924K

Source: Placer.ai via Sitewise Pro (data pulled September 24, 2025). South Plaza figures reflect the ten locations within 0.5 miles of 5650 NY-12; Walmart, Lowe's, and Tractor Supply Co. reflect the three locations within 0.5 miles of 5403 NY-12. Combined totals reflect all thirteen locations shown.

TRADE AREA AERIAL

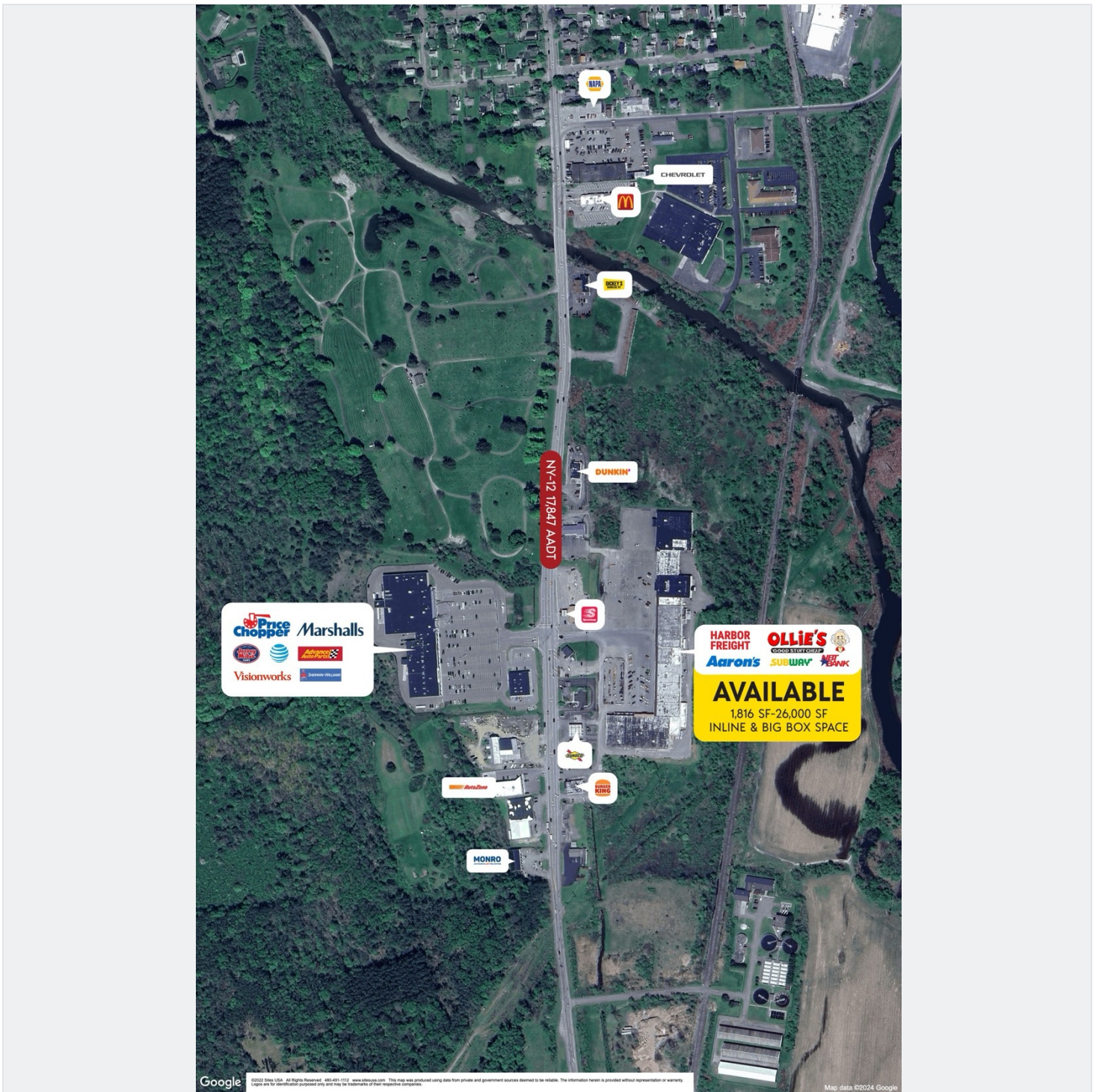
The Route 12 Corridor



Trade-area aerial of South Plaza and the surrounding NY-12 corridor, showing Price Chopper, Marshalls, Lowe's, Walmart, Tractor Supply Co., NBT Bank, and other co-tenants, with nearby AADT counts along NY-12, NY-23, and CR-32.

SITE AERIAL

South Plaza, Close-Up



Close-up aerial of South Plaza with the available inline and big box space marked, alongside on-site tenants Harbor Freight, Ollie's, Aaron's, SUBWAY, and NBT Bank.

DEMOGRAPHICS — 2026 ESTIMATES

The Norwich Trade Area

Estimated population, income, education, and workforce by radius from 5640 NY-12 — the Route 12 retail corridor serving Norwich and Chenango County.

15,794

POPULATION 7-MILE RADIUS

12,676

POPULATION 15-MIN DRIVE

\$85.5K

AVG HH INCOME 5-MILE RADIUS

5,429

TOTAL EMPLOYEES 7-MILE RADIUS

2026 ESTIMATE	3 MI	5 MI	7 MI	15 MIN
Population	8,962	11,438	15,794	12,676
Households	3,937	4,951	6,769	5,482
Median Age	41.8	42.5	43.4	42.7
Avg HH Income	\$82,474	\$85,543	\$86,139	\$84,077
Median HH Income	\$64,412	\$66,372	\$66,326	\$64,668
Per Capita Income	\$36,486	\$37,277	\$37,160	\$36,619
College Educated (25+)	54.7%	54.5%	53.2%	53.4%
Total Businesses	353	388	472	449
Total Employees	4,082	4,457	5,429	5,154

Source: Sites USA, 2026 estimates (2010\2013\2020 Census base with 2031 projections). Ring radii measured from 5640 NY-12. College Educated (25+) is the sum of Some College, Associate's, Bachelor's, and Graduate degree attainment.