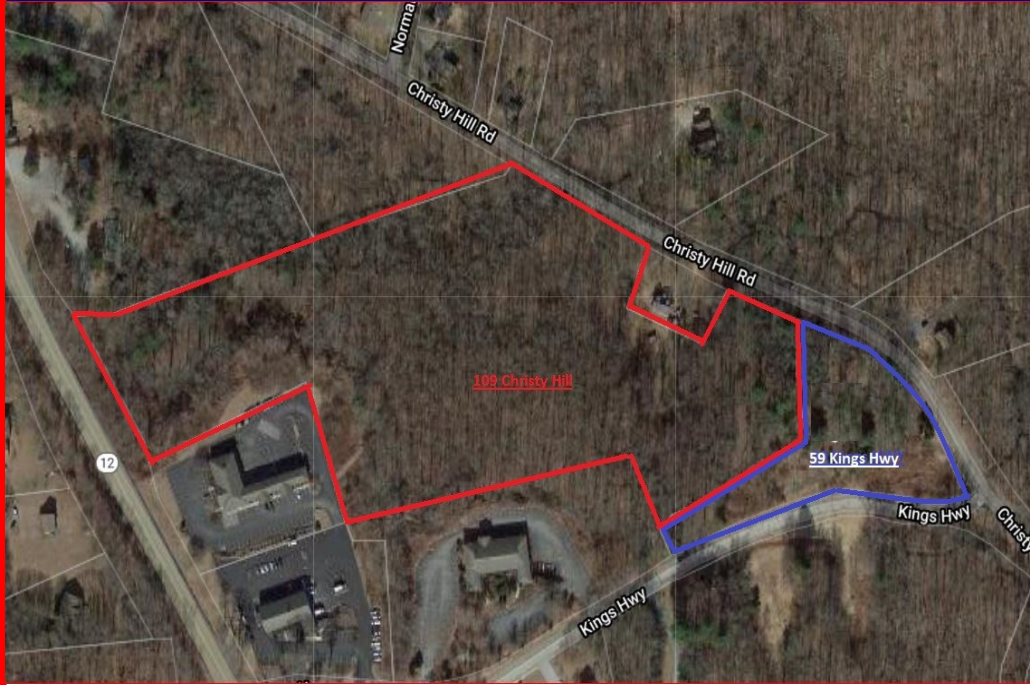


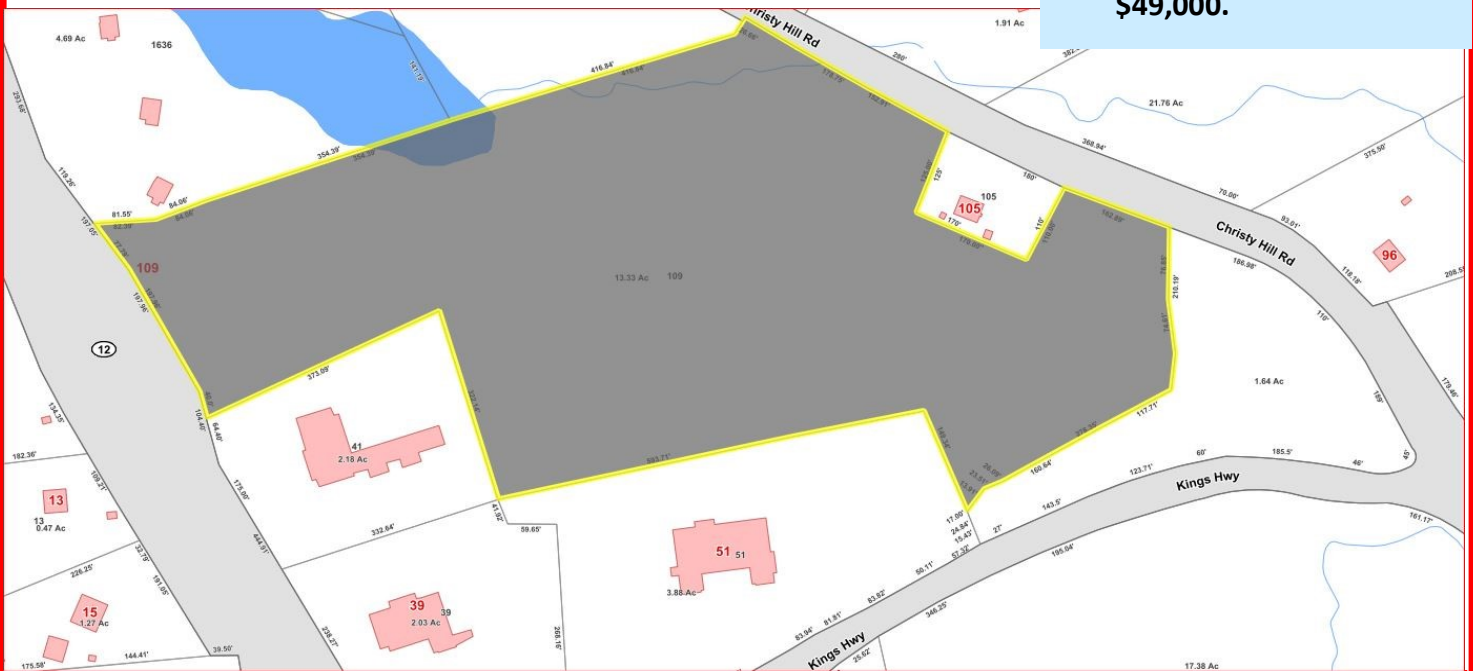
109 Christy Hill, Ledyard CT

13.33 Acres in Gales Ferry Design District



FOR SALE
\$219,000

- ⇒ Acres: 13.33
- ⇒ Public Water in Street
- ⇒ Frontage: 282' on Rte 12, & 514' on Christy Hill
- ⇒ Zone: GFDD
- ⇒ Taxes: \$8945
- ⇒ Traffic Count: 7900
- ⇒ Mixed Use, Commercial, Residential, Multifamily, Retail
- ⇒ Also for sale abutting 59 Kings HWY 1.64 Acres \$49,000.

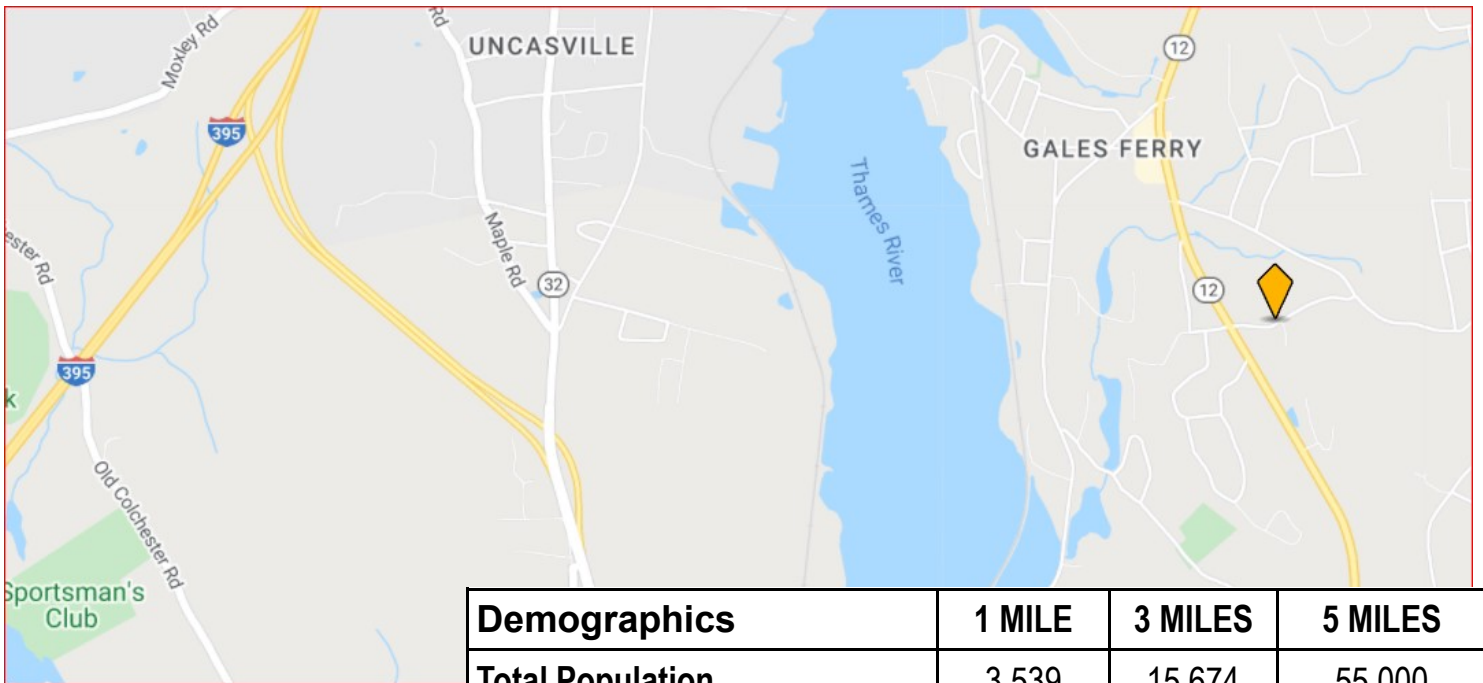
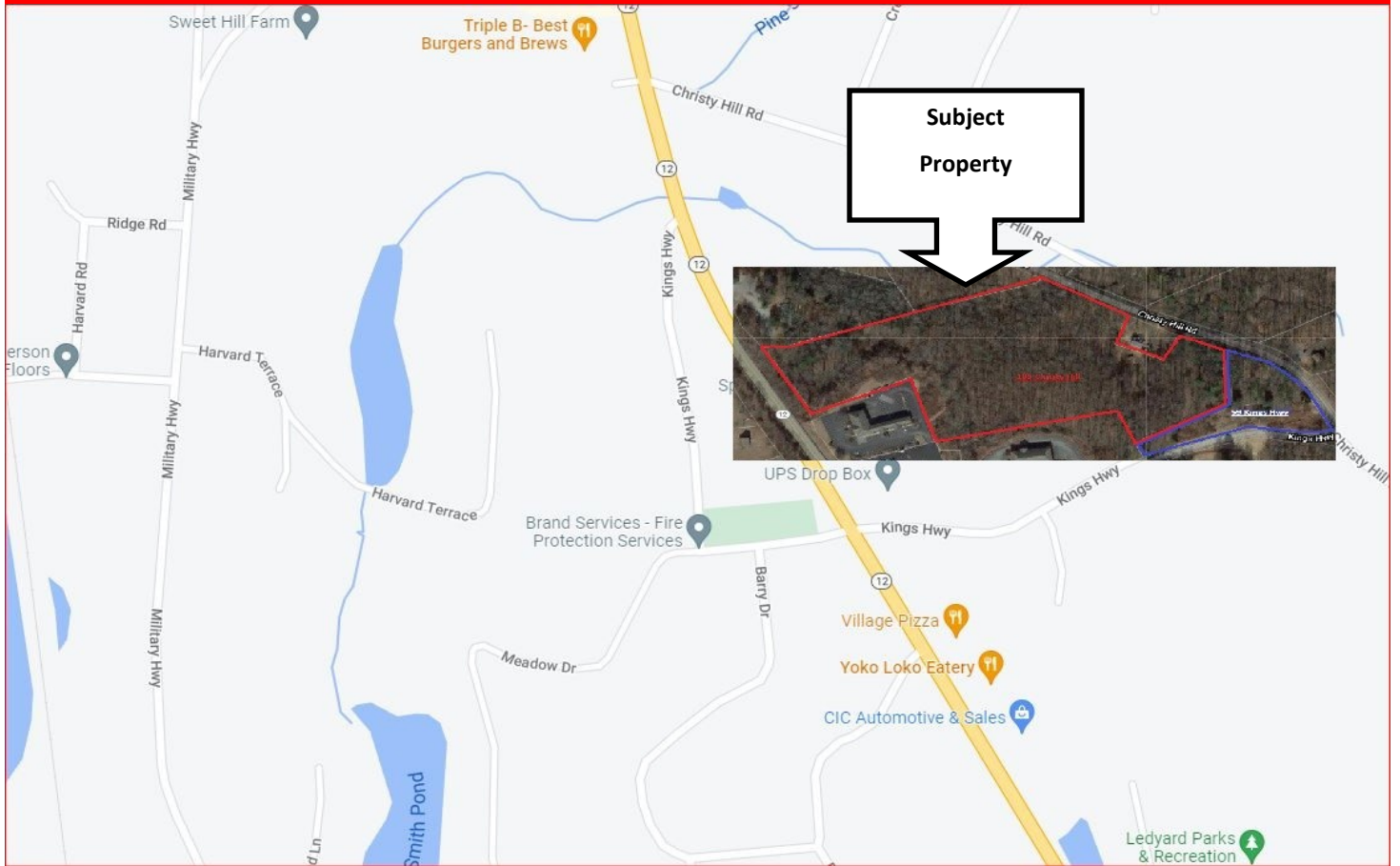


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Westbrook, CT 06498
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860-884-4666 Cell
ronl@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	3,539	15,674	55,000
Total Households	1,229	5,548	20,556
Average Household Income	\$111,545	\$100,340	\$88,678

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, 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.

DESIGN DISTRICT USES	LCDD	LCTD	MFDD	GFDD	RCCD
Accessory Dwelling (apartment)		P		P	
Accessory structures	P	P	P	P	P
Adult day care center	S	S	S	S	
Age restricted housing	P	P	P	P	
Alcoholic liquor	P	P		P	P
Amusement parks, water parks					S
Antenna & antenna towers	S	S	S	S	S
Assisted Living for Seniors	S	S		S	
Bed and Breakfast	P	P		P	P
Boat docks, slips, piers, wharves & bldgs.					P
Boat rental, sales, storage, supplies				P	P
Business Center	P	P		P	
Campground					S
Car wash	P	P		P	P
Child day care center	P	P		P	P
Civic buildings	P	P	P	P	P
Clubs	S	S		S	
Community center	P	P	P	P	
Conference center	P	P		P	P
Construction trailer – temporary	P	P	P	P	P
Convenience store	P	P		P	P
Country inn	S	S	S	S	S
Dwelling, multiple family (apts, condos)	S	S	S	S	S
Dwelling, single family		P			
Dwelling, two family (duplex)		P			
Educational institution - PUBLIC AND OR PRIVATE	P	P		P	P
Equipment sales & repair	S			S	
Excavation Operations - Major (≥300 cu yds)	S	S	S	S	S
Excavation Operations - Minor (<300 cu yds)	P	P	P	P	P
Family child day care home		P		P	
Family entertainment center	S	S		S	S
Farm & farming (>3 ACRES)	P	P	P	P	P
Farm stand (Access. Use to farm)	P	P	P	P	P
Field & Court sports, pools, spas, Golf courses, Mini-Golf	S	S	S	S	S
Financial institution	P	P		P	P
Funeral homes & undertaking	S			S	
Gas station	S	S		S	S
Group child day care home	P	P		P	
Home occupation (accessory use)		P		P	

DESIGN DISTRICT USES	LCDD	LCTD	MFDD	GFDD	RCDD
Hotel	S	S		S	S
Laundromat	S	S			
Medical and dental clinic / Hospital	S	S		S	S
Mixed (office/retail down, residential up)	P	P		P	
Motel	S	S		S	S
Motor vehicle body repair & painting	S	S		S	
Motor vehicle dealership (includes repair)	P	P		P	
Motor Vehicle service & rentals	P			P	P
Museums, art gallery, cultural institution	P	P		P	P
Nurseries, including retail & wholesale	S			S	S
Nursing home & residential care home	S	S		S	
Offices	P	P		P	P
Outdoor storage & sales	S			S	
Parking structures	S	S		S	S
Parks and playgrounds	P	P	P	P	P
Personal service establishments	P	P		P	p
Power equipment & utility trailer sales	P	P		P	
Pub & tavern	P	P		p	p
Public & Private Utility Installations	P	P	P	P	P
Recreation facility, indoor	S	S		S	S
Recreation facility, outdoor	S	S		S	S
Religious use	P	P		P	P
Repair shops (radio, tv, shoes, computer, etc.)	P	P		P	
Research & Testing - inside	P	P		P	
Resort facility					S
Restaurant, including fast food	P	P		P	P
Retail sales	P	P		P	P
Riding stable					S
Rooming & boarding (accessory use)		P		P	
RV Sales, Service, & Accessories	S			S	
Sawmill – Temporary	P	P	P	P	P
Shopping center	P	P		P	P
Solar energy systems (Accessory Use)	P	P	P	P	P
Theater, indoor (including multiplex)/Outdoor	S	S		S	S
Vehicle dispatching and repair	S	S		S	S
Veterinary office & clinic	P	P		P	P