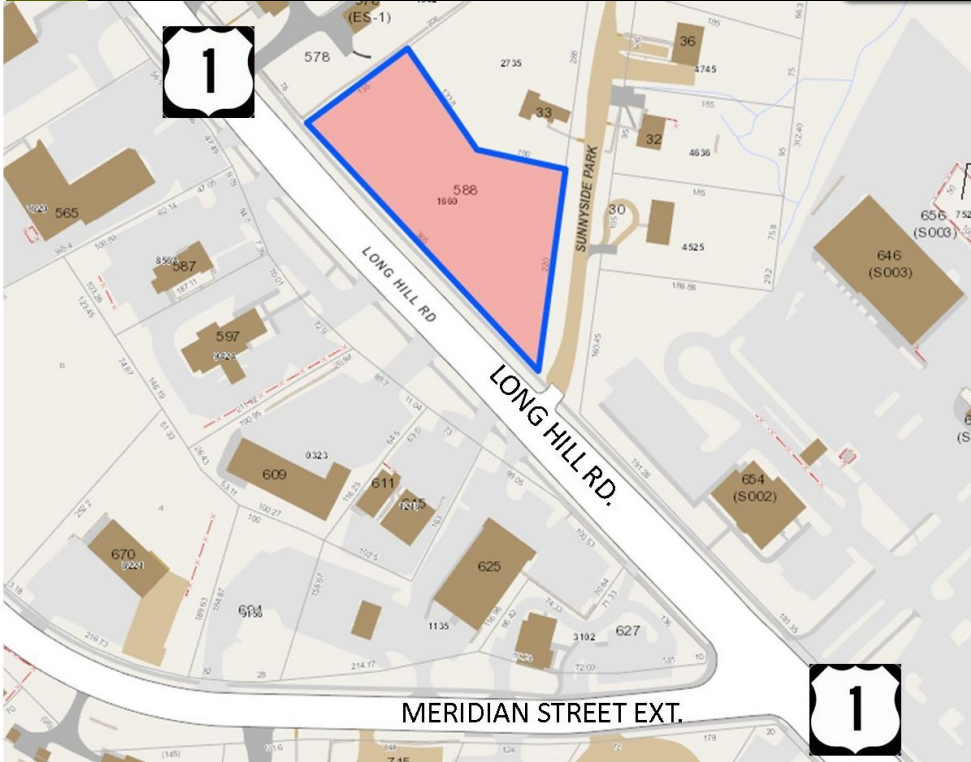


COMMERCIAL LOT FOR SALE



588 Long Hill Rd.
Groton CT

FOR
SALE

\$389,000

- » 0.93 Acre (all usable) on highly visible Route 1 (aka Long Hill Road)
- » 365' Road Frontage
- » 21,700 Average Daily Traffic Count
- » Public Water / Sewer / Gas Available
- » Zone CN - Commercial Neighborhood

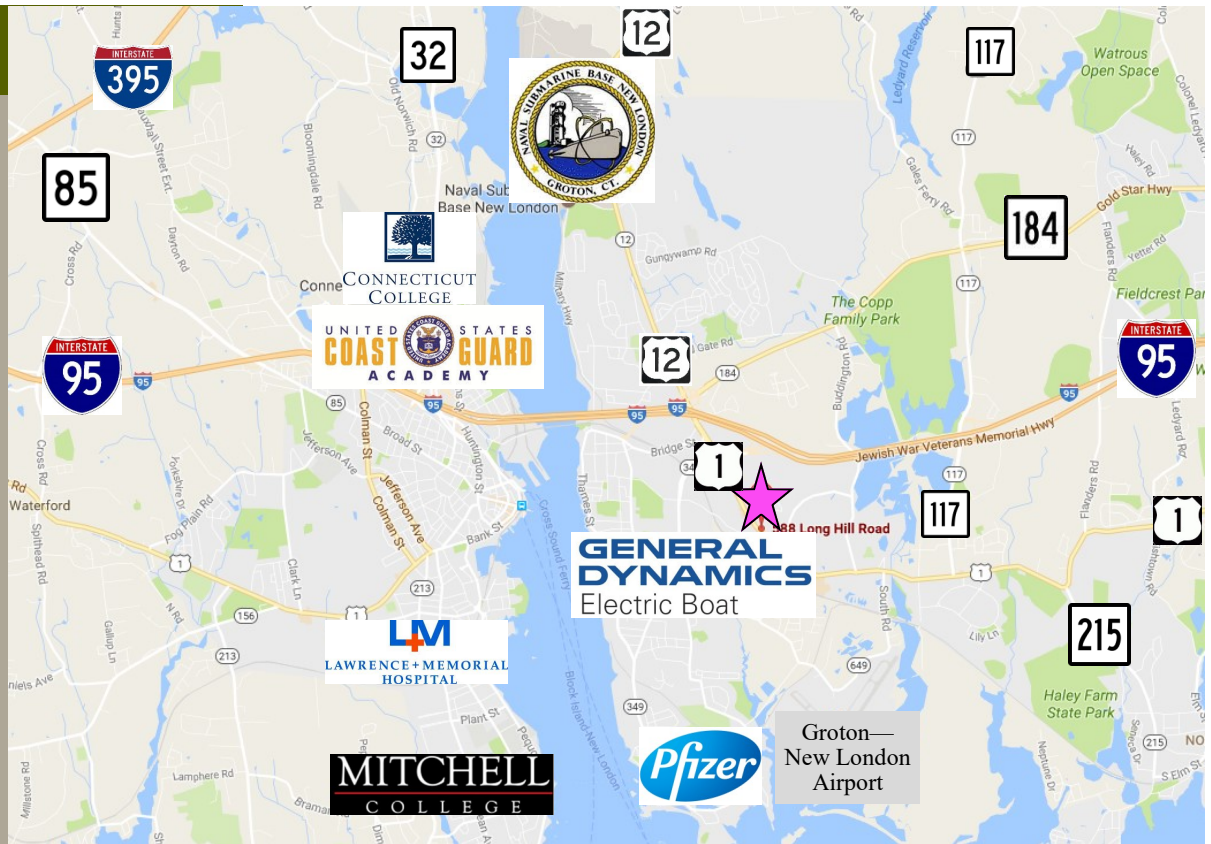
Pierce 'Pete' Connair
pconnair@pequotcommercial.com

Norm Peck
npeck@pequotcommercial.com

PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570
860-444-6661 Fax

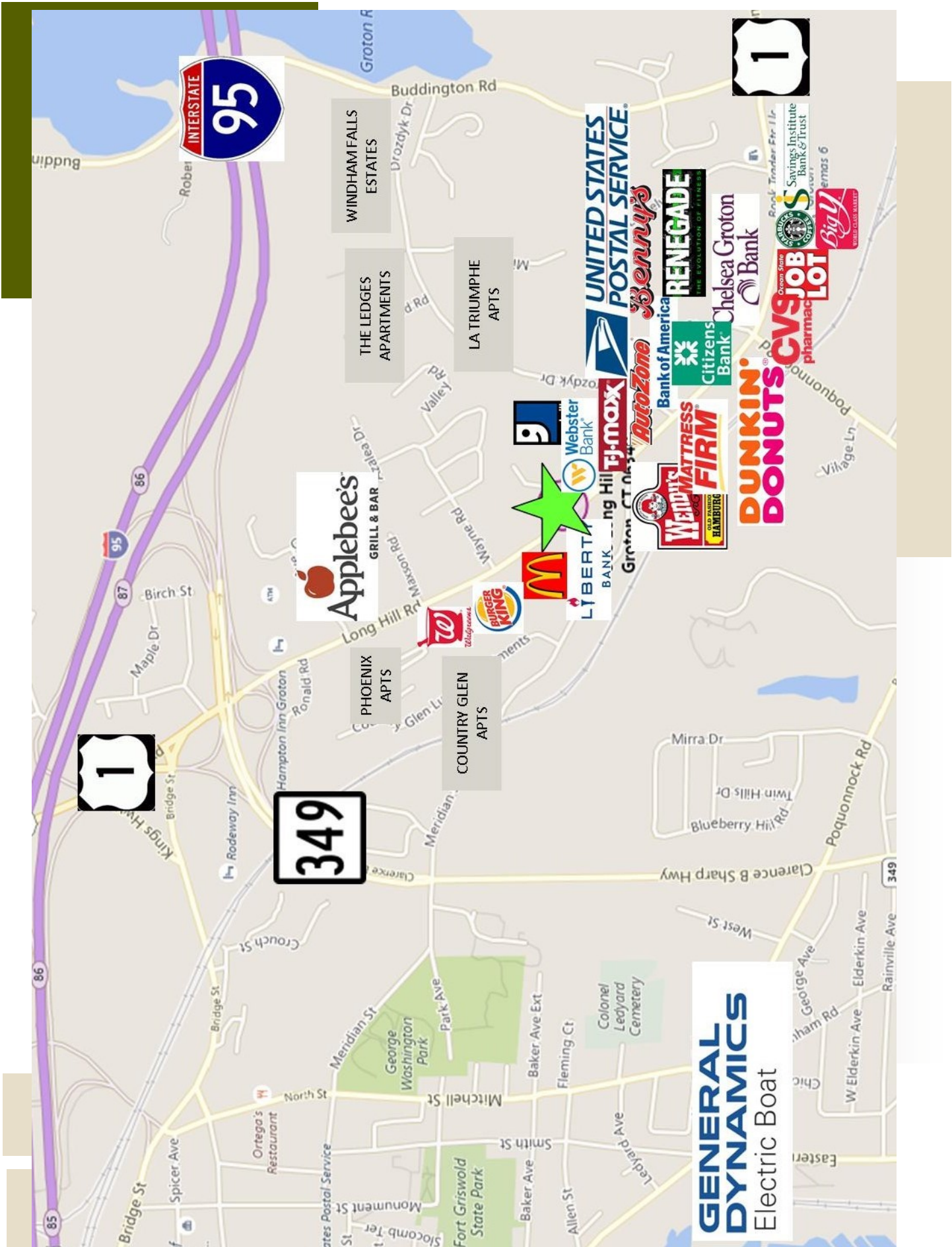


Zone CN - Commercial

Permitted Uses:

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> > Senior Housing > Day Spa > Shoe Repair > Church > Broadcast Studio > Fitness Center > Gravel Bank > Bank > Medical | <ul style="list-style-type: none"> > 1-2 Family > Private Club > Laundry > Tailoring > Medical Lab > Service > Multi-Family > Farm > Offices > Restaurant | <ul style="list-style-type: none"> > Hotel/Motel > Public Recreation > Dry Cleaning > School > R & D > Small retail > Life Care Community > Nursery > Day Care > Drive-Thru |
|---|---|---|

DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
Total Population		45,892	80,617	138,341
Total Households		20,157	33,523	58,011
Household Income	\$0—\$30,000	26.25%	22.70%	18.25%
	\$30,001-\$60,000	26.08%	24.23%	22.98%
	\$60,001-\$100,000	26.89%	25.47%	26.36%
	\$100,001+	20.38%	27.60%	32.40%



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

3.3-1.B Commercial, Neighborhood (CN)

Intent

The CN district is meant to accommodate lighter, neighborhood-serving retail in nodes or gateways that can serve as a smooth transition between commercial and residential uses. It may include one-unit dwellings, though two-unit and multi-unit dwellings are preferred, in order to support commercial uses and serve as a buffer to neighboring residential districts. The district is primarily found along or near the Route 1 corridor. High-quality, human scale design, with an emphasis on pedestrian connections and green space is desired for development in this district, as it is meant to play a transitional role between commercial and residential uses.

CN Dimensional Standards

Lot Size

- Minimum lot size: 12,000 SF
- Minimum lot width: 80 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 12 ft

Maximum Building

- Height: 3 stories/40 ft
- Coverage: 30%

Lot Area

- Minimum Lot Area Per Dwelling Unit: 2,000 SF

CN Minimum Lot Size 12,000 SF

