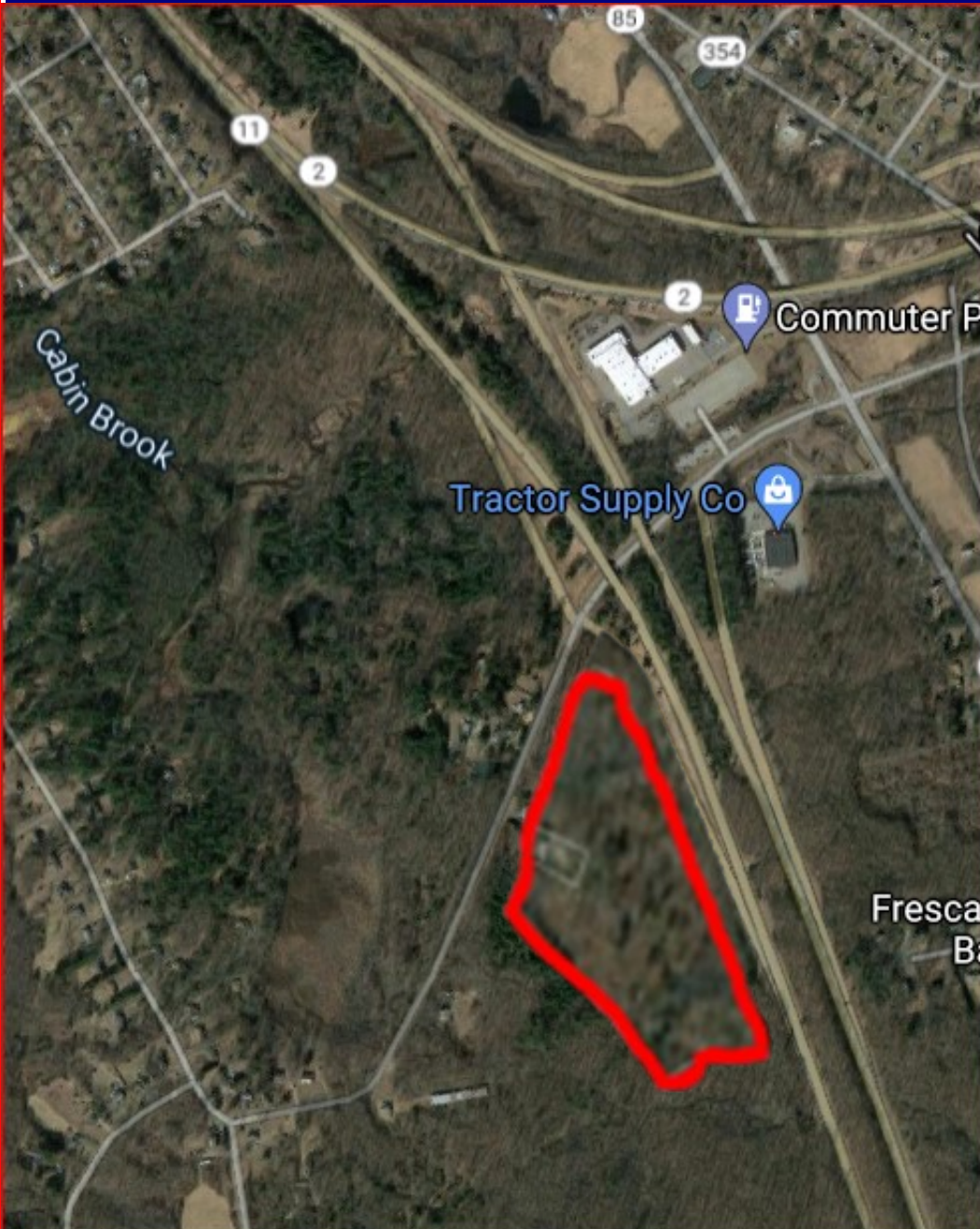


GROCERY ANCHORED RETAIL & HOTEL DEVELOPMENT SITE

Lake Hayward Rd, Colchester



FOR SALE
\$795,000

- ⇒ Acres: 19.79, (includes land with existing house)
- ⇒ Abuts Route 11
- ⇒ Public Water Sewer Gas
- ⇒ Frontage: 898 Ft.
- ⇒ Taxes: 5,899.80
- ⇒ Traffic Count: 34,400 (just before split into Rtes 2 & 11)
- ⇒ Zoned Future Development District, (FD).
- ⇒ Highest & Best Use – Retail, Restaurant, Hotel Office, Flex Space Site (proposed site plan attached)

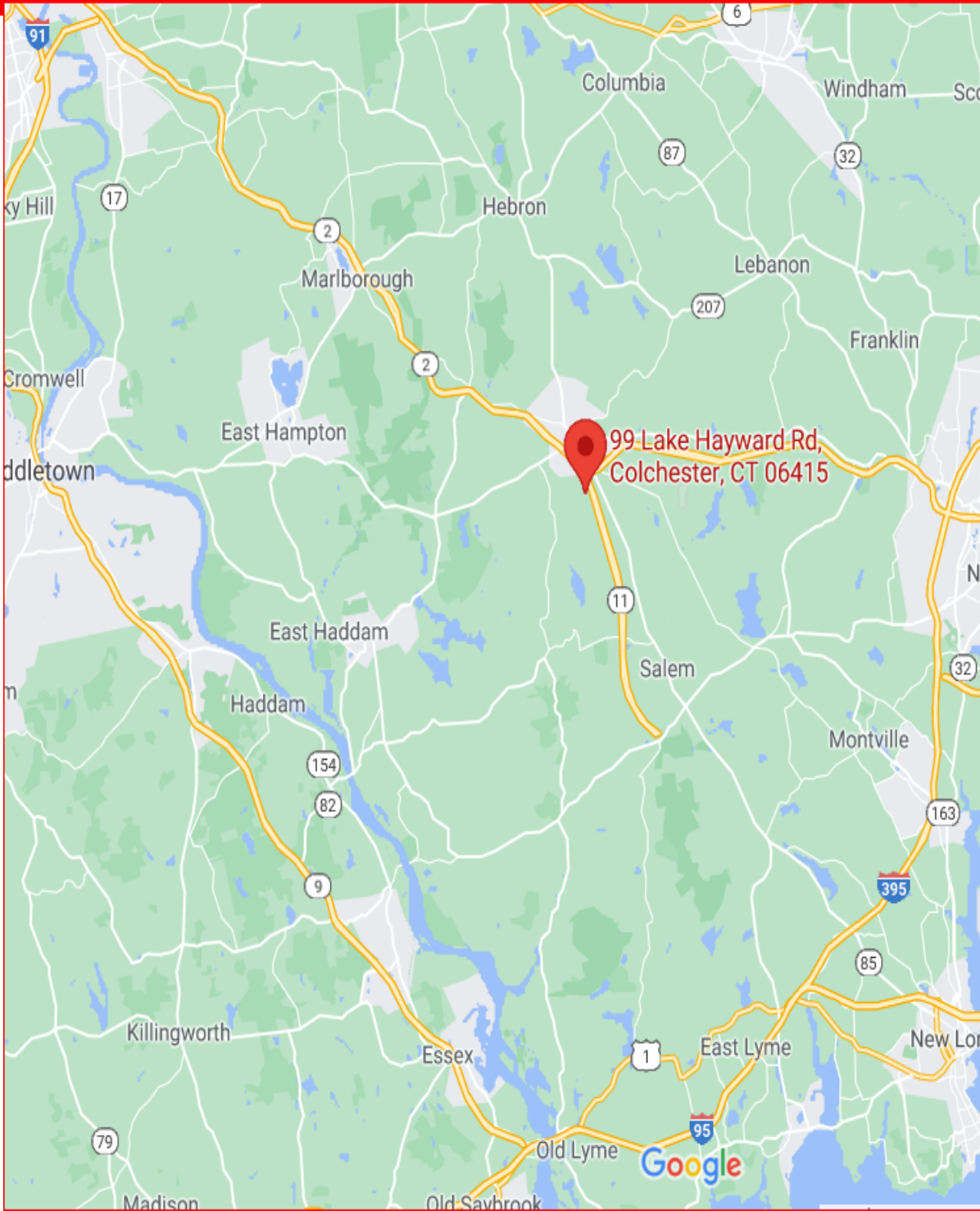
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

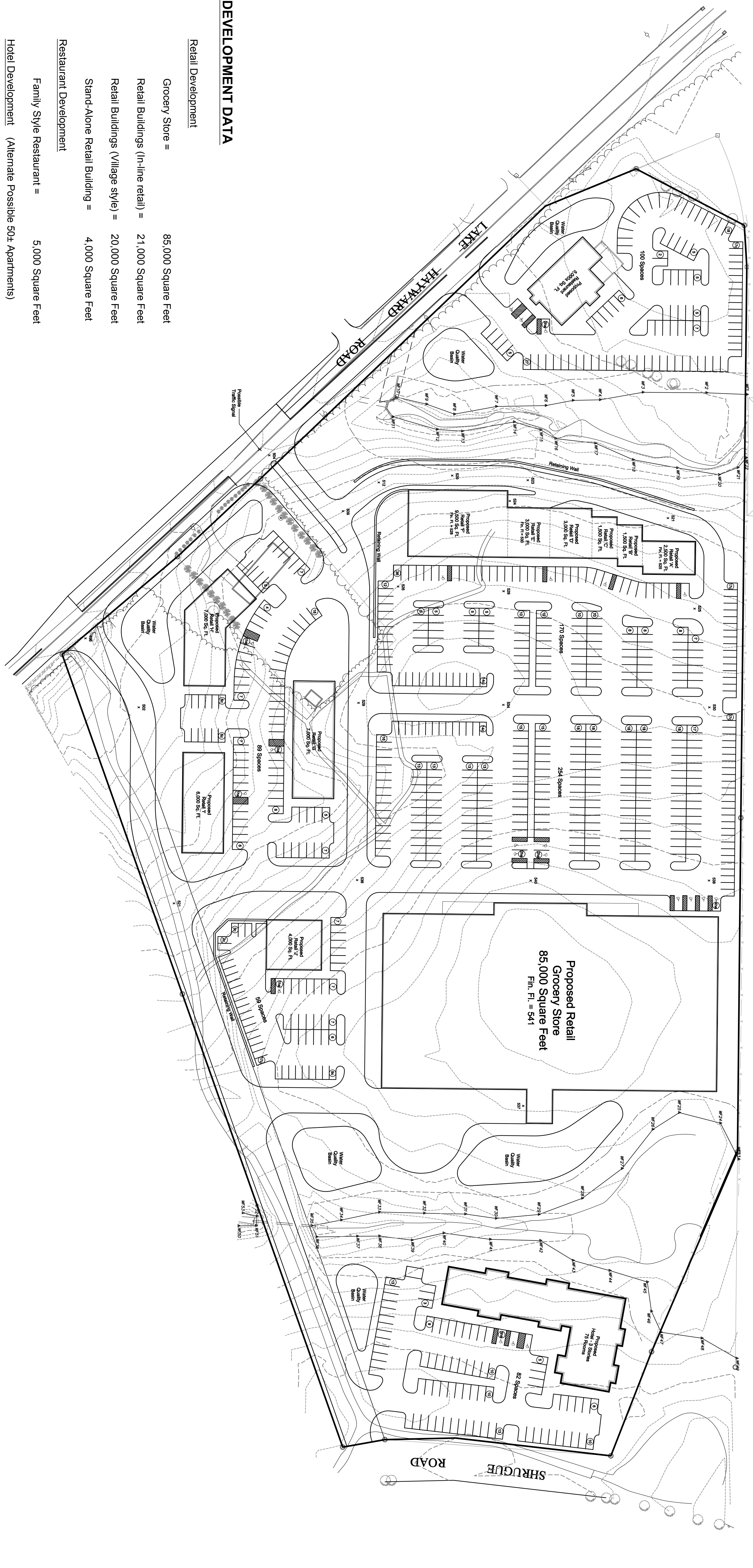
RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,540	11,523	18,989
Total Households	551	4,275	7,009
Average Household Income	\$124,799	\$120,855	\$125,092

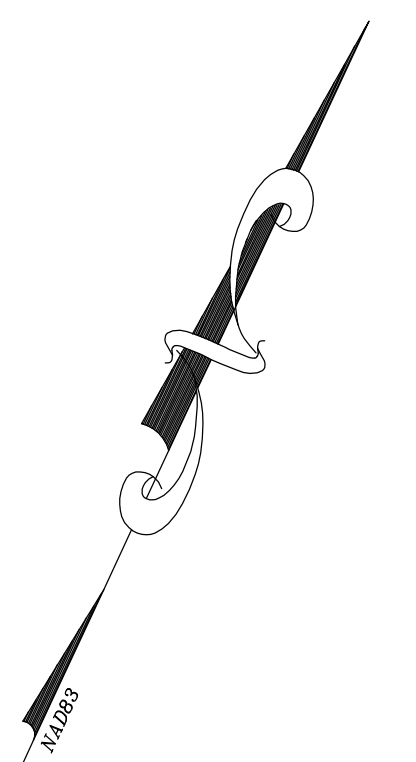
All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



SEDIMENTATION POOL
APPROXIMATE LOCATION TAKEN
FROM MAP REFERENCE #2

CONNECTICUT ROUTE 11

42" ACCMP



DEVELOPMENT DATA

Retail Development

- Grocery Store = 85,000 Square Feet
- Retail Buildings (In-line retail) = 21,000 Square Feet
- Retail Buildings (Village style) = 20,000 Square Feet
- Stand-Alone Retail Building = 4,000 Square Feet

Restaurant Development

- Family Style Restaurant = 5,000 Square Feet

Hotel Development (Alternate Possible 50+ Apartments)

- Hotel = 75 Rooms

Proposed Parking

- Retail Parking = 572 Spaces
- Restaurant Parking = 100 Spaces
- Hotel Parking = 84 Spaces
- Total Proposed Parking = 756 Spaces

Revisions:		
No.	Date	Description

PRELIMINARY MASTER PLAN
PREPARED FOR
BOB MCGOVERN
LAKE HAYWARD ROAD
COLCHESTER, CONNECTICUT

Date: 01-29-2014 Drawn by: KLL Job no: 08146
Scale: 1" = 80' Checked by: DSZ Sheet no: 1 OF 1

PD-1



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