55 RESERVOIR RD, VERNON, CT

Proposed Multi-family or Retail Development

FOR SALE: $3,850,000

⇒ **Zone: PDZ - "Planned Development Zone - I-84, Exit 67 Area"**
⇒ **Acres: 40.55**
⇒ **Abuts Burger King**
⇒ **Public Water & Sewer**
⇒ **Visibility / Frontage on I-84**
⇒ **Traffic Count: 21,500 on Reservoir Rd.**
⇒ **Traffic Count: 74,000 on I-84**
⇒ **Existing road through entire parcel**

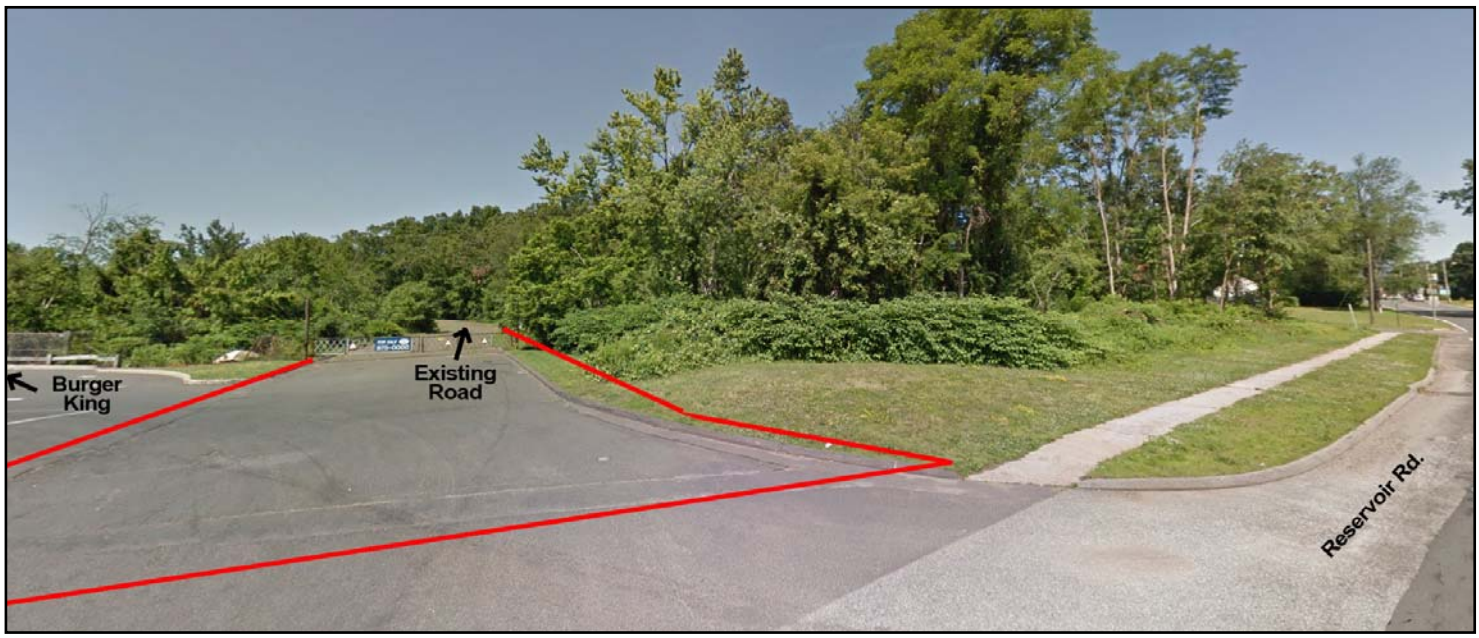
Demographics	1 MILE	3 MILES	5 MILES
Total Population	5,522	29,878	62,336
Total Households	2,541	12,759	25,606
Average Household Income	$70,693	$80,779	$96,749

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

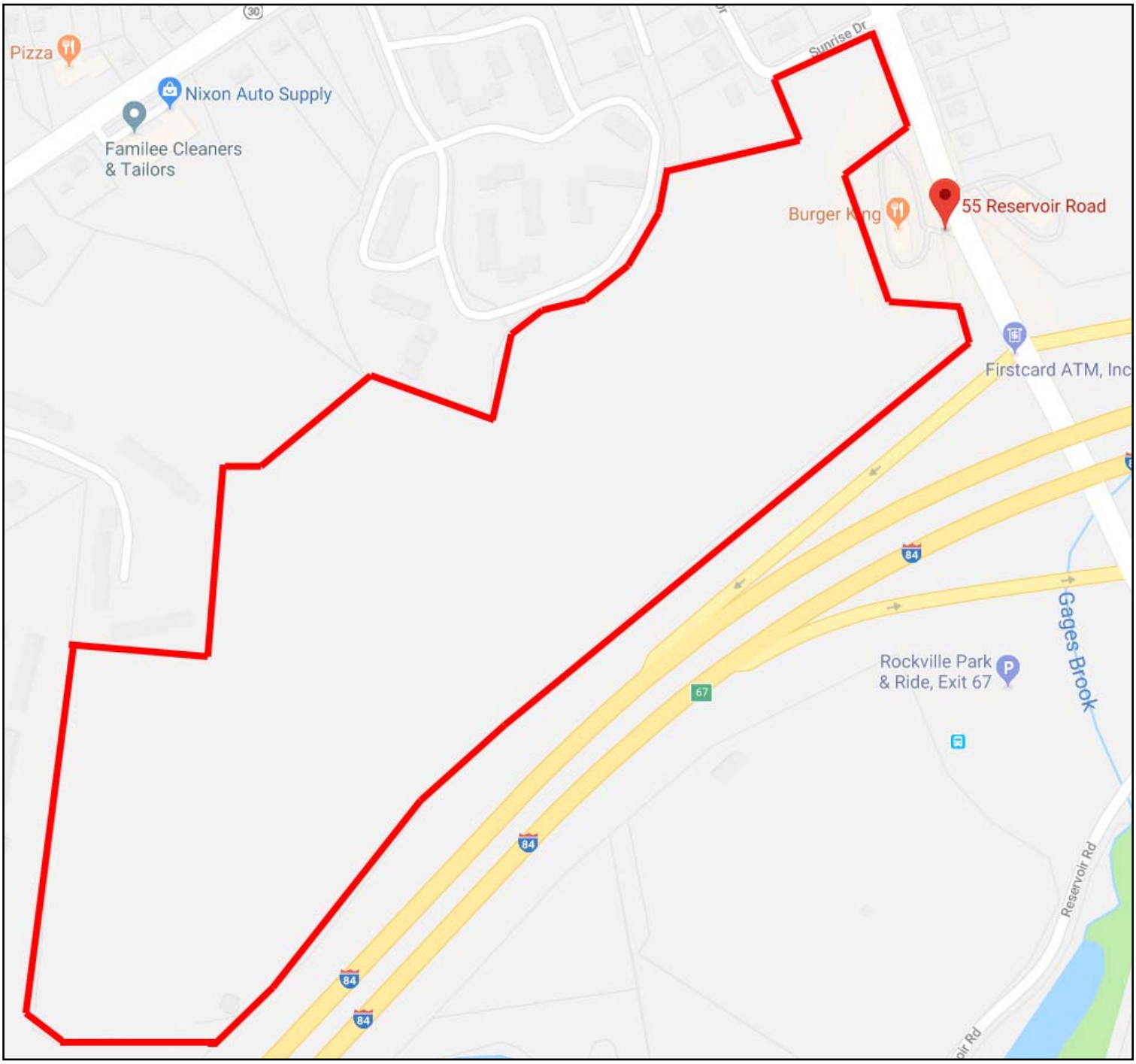


All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

PDZ - Planned Development Zone – I-84, Exit 67 Area

Allowed uses by Special Permit:

- **Manufacturing, storing, printing, publishing, processing, fabricating and packaging**
- **Single-and two-family structures**
- **Multiple, single-family and multi-family dwellings**
- **Hotels, motels, conference and convention centers, indoor theaters, and museums**
- **Research and experimental laboratories, veterinary hospitals and animal care services (excluding kennels), and medical facilities**
- **Full-service restaurants**
- **Professional office buildings, general office buildings, and office parks**
- **Retail sales and services when the lots have frontage on a State highway**
- **Drive-up service window by approval of both a Site Plan and a Special Permit**
- **Recreation facilities, education facilities, religious facilities and cultural, non-profits**
- **Plumbing, heating, electrical, industrial, and general contracting establishments, which may include showrooms**


Pizza
Nixon Auto Supply
Familee Cleaners
& Tailors
Sunrise Dr
Burger King
55 Reservoir Road
Firstcard ATM, Inc
84
Gages Brook
Rockville Park
& Ride, Exit 67
67
84
84
Reservoir Rd