

55 RESERVOIR RD, VERNON, CT

Proposed: Flex Space, Self Storage, or Last Mile Warehouse
Also Multi-family or Retail Development



FOR SALE: \$2,900,000

- ⇒ 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

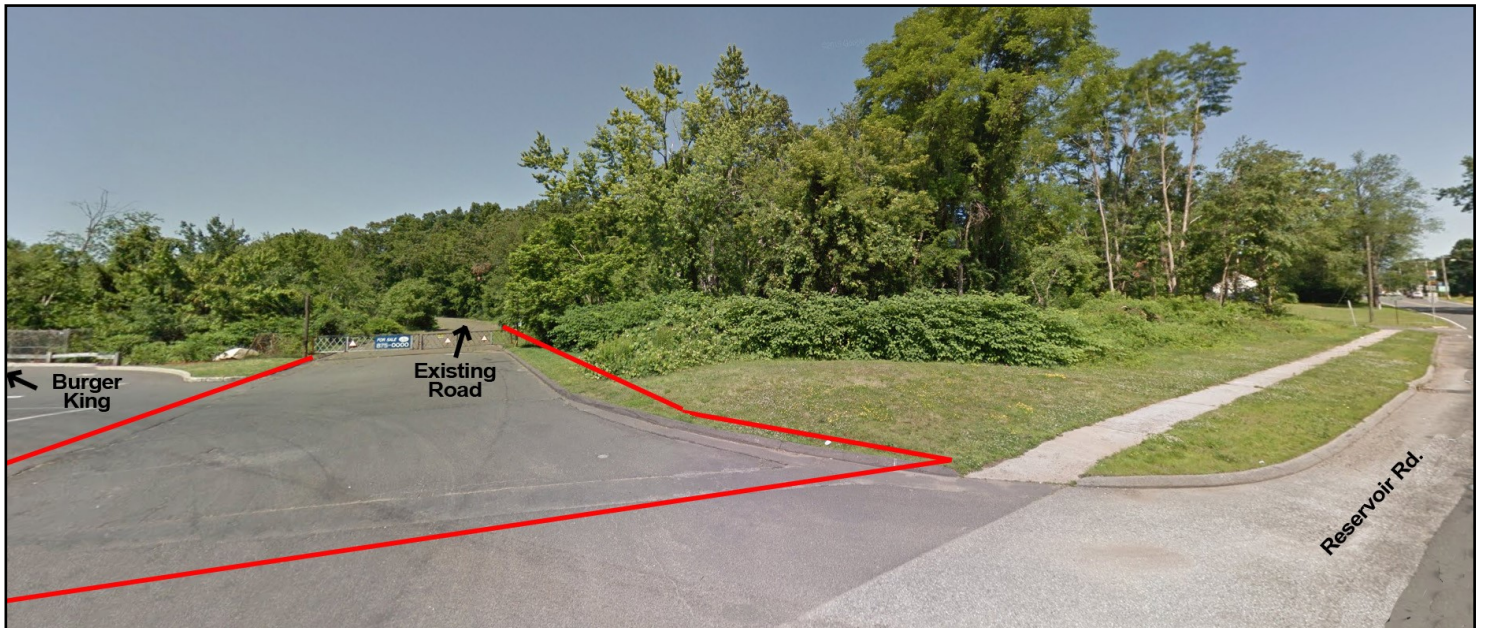
Demographics	1 MILE	3 MILES	5 MILES
Total Population	5,522	29,878	62,336
Total Households	2,541	12,759	25,606
Average Household Income	\$70,693	\$80,779	\$96,749

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

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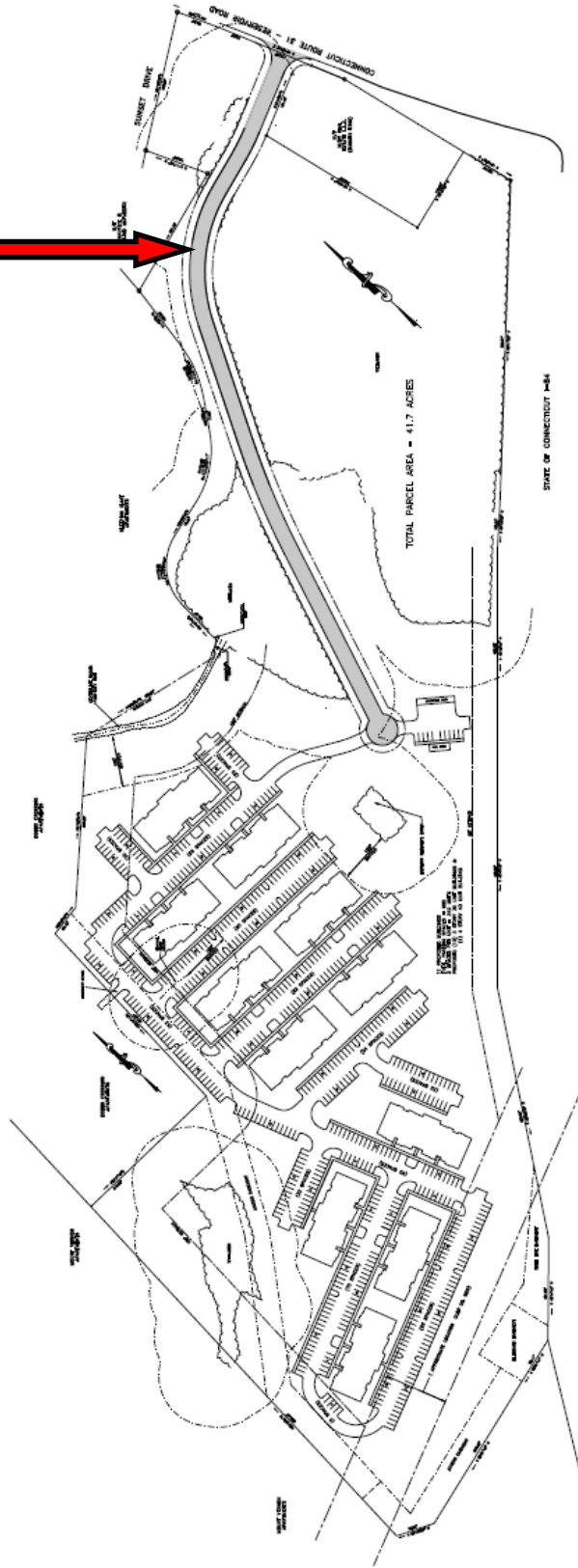
All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

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**

Existing Road 



NOTES:

1. THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES RELATIVE TO ZONING, PLANNING AND CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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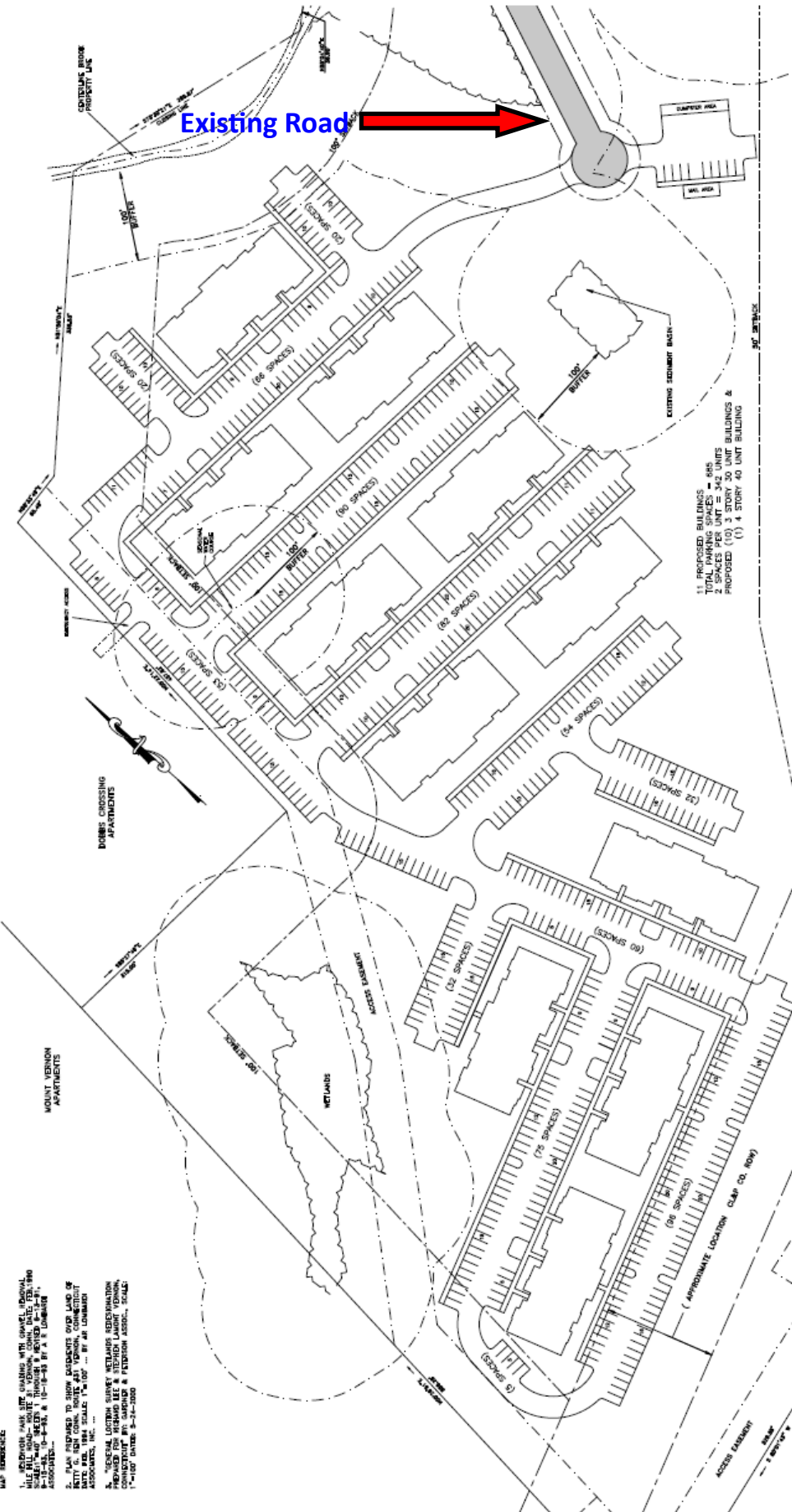
MAP REFERENCES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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<p>COMPLETION PLAN CONCEPTUAL LAYOUT #1 PREPARED FOR LEE & LAMONT REALTY 665 RESERVOIR ROAD VERNON, CONNECTICUT</p>		<p>GARDNER & PETERSON ASSOCIATES, LLC 175 HARTFORD TURNPIKE SUITE 200 HARTFORD, CONNECTICUT 06105</p>		
BY:	SCALE:	DATE:	SHEET NO.:	MAP NO.:
	1"=100'	1-18-2018	1 OF 2	1800-001
REVISIONS:				



STATE OF CONNECTICUT M-4
 STATE OF CONNECTICUT M-4
 STATE OF CONNECTICUT M-4



Existing Road

MAP REFERENCES:
 1. THE REGIONAL MAP SHEET CHANGING WITH SURVEIL, APPROXIMATE SCALE 1"=400' ... PREPARED BY THE U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C., 1968, & 1974-1975 BY A. J. LAMONT & ASSOCIATES, INC.
 2. PLAN PREPARED TO SHOW EXISTING OVER LAND OF MOUNT VERNON APARTMENTS, PREPARED BY RICHARD LEE & STEPHEN LAMONT VERNON, ASSOCIATES, INC. SCALE 1"=400' ... BY AN ORDINANCE OF THE TOWN OF VERNON, CONNECTICUT, 1974.
 3. "VERNON LOCATION SURVEY" METEOROLOGICAL INVESTIGATION PREPARED BY RICHARD LEE & STEPHEN LAMONT VERNON, ASSOCIATES, INC. SCALE 1"=400' ... BY AN ORDINANCE OF THE TOWN OF VERNON, CONNECTICUT, 1974.

1. PROPOSED BUILDINGS
 TOTAL PARKING SPACES = 685
 2. SPACES PER UNIT = 342 UNITS
 PROPOSED (1) 1 STORY 40 UNIT BUILDING

NOTES:
 1. THE SHEDS AND MAP HAVE BEEN RECORDED IN THE RECORDS OF THE TOWN OF VERNON, CONNECTICUT, AND ARE SUBJECT TO THE REVISIONS AND AMENDMENTS THEREOF AS THEY MAY BE MADE BY THE TOWN OF VERNON, CONNECTICUT.
 2. THIS PLAN IS PREPARED FOR THE RECORDS OF THE TOWN OF VERNON, CONNECTICUT, AND IS SUBJECT TO THE REVISIONS AND AMENDMENTS THEREOF AS THEY MAY BE MADE BY THE TOWN OF VERNON, CONNECTICUT.
 3. HORIZONTAL DATUM: NAD 83

COMPILED PLAN
 CONCEPTUAL LAYOUT #1
 PREPARED FOR
LEE & LAMONT REALTY
 178 HARTFORD TURNPIKE
 VERNON, CONNECTICUT
 GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 VERNON, CONNECTICUT
 BY: SCALE: DATE: 4-13-2018 SHEET NO. 3 OF 3 MAP NO. 9800-L2A



