

LAND FOR SALE

RETAIL / OFFICE DEVELOPMENTAL

1967—1981 Route 32,
Uncasville, CT 06382

FOR SALE

\$689,000

- > Assemblage of 6 lots (same owner)
- > Ideal 1.8 buildable acres Retail Development site between CVS & McDonald's.
- > Close access to I-395 and Route 2
- > About 1 mile to Mohegan Sun

Norman Peck

**Pequot
Commercial**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax
npeck@pequotcommercial.com



- > Includes 2 houses on-site. No leases.
- > Extra land in rear available zoned for parking lot.
- > Zone C-1 Commercial
- > 17,000 Daily Average Traffic Count
- > 224' Road Frontage

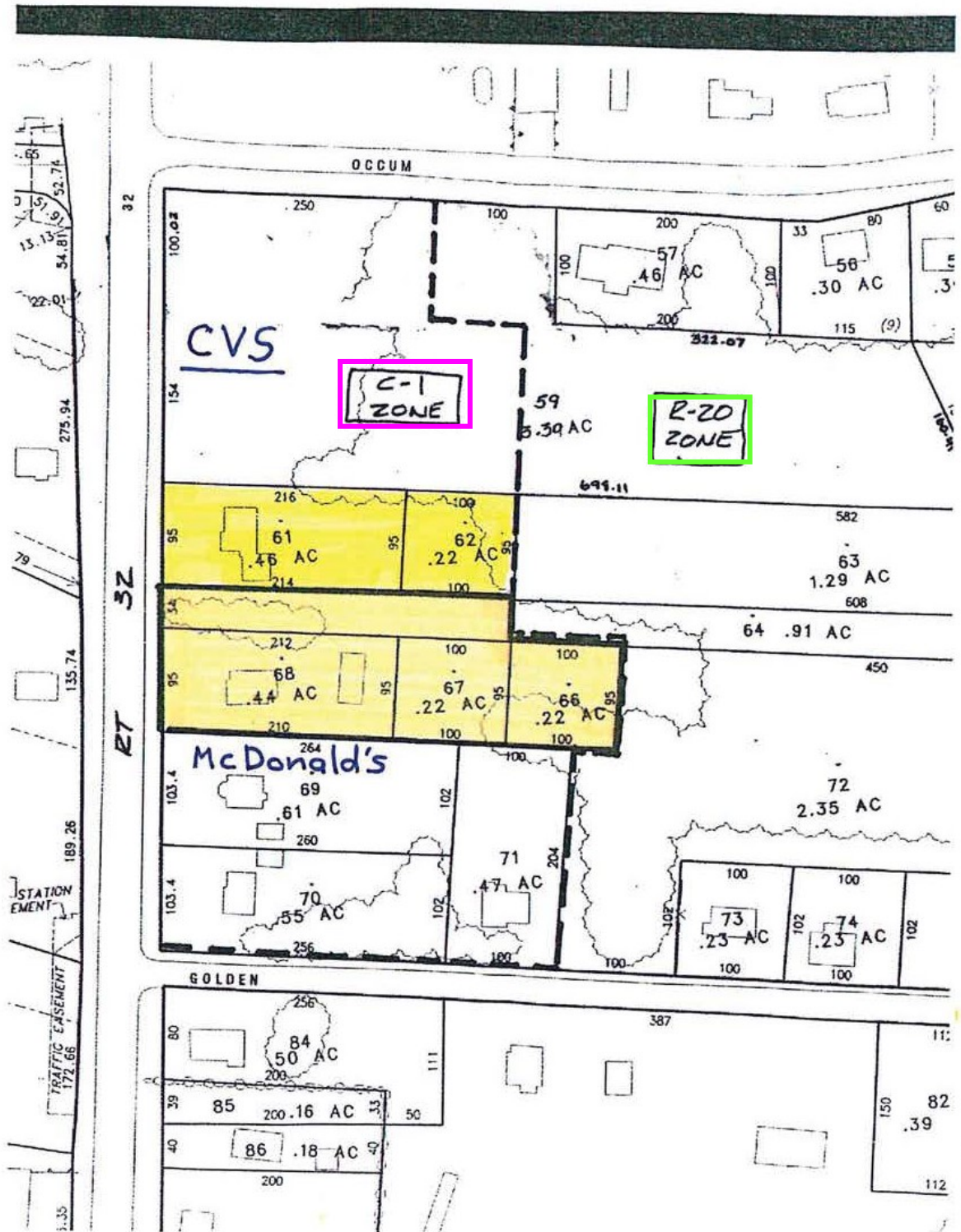


DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	22,518	52,163	152,999
Total Households	9,386	21,902	63,435
Household Income \$0—\$30,000	20.67%	21.40%	22.62%
\$30,001-\$60,000	24.24%	25.45%	22.82%
\$60,001-\$100,000	27.55%	25.31%	24.47%
\$100,001+	27.53%	27.85%	30.10%



Not to Scale—for Marketing purposes only

SITE SKETCH



SECTION 10: COMMERCIAL -1 (C-1) DISTRICT

10.1 PURPOSE

This zone is intended for businesses that provide day-to-day convenience goods and services to nearby residents. Activities would be limited to those sites which are compatible in scale with the intensity of development in the surrounding area. It is the intention of the Commission to require traffic access management within this District.

10.2 PERMITTED USES

The following uses shall be permitted within this district:

- 10.2.1 Activities involving the sale of goods or services carried out for profit.
- 10.2.2 Customer service establishments
- 10.2.3 Business and professional offices
- 10.2.4 Restaurants, including drive-up or drive-thru facilities used for the delivery of food or beverages
- 10.2.5 Government offices, libraries, schools, public safety facilities and public utilities
- 10.2.6 Child day care center, twelve (12) or more children
- 10.2.7 Accessory buildings and uses
- 10.2.8 Apartments located in space is not occupied by the primary commercial use on the property provided they are not at ground level
- 10.2.9 Telecommunication tower in accordance with Section 4.11.6 of these Regulations
- 10.2.10 Workforce housing in accordance with Section 4.11.13 of these Regulations

10.3 SPECIAL PERMITS

- 10.3.1 Convenience/gasoline sales establishments in accordance with Section 4.11.10 of these Regulations.

10.4 MINIMUM LOT SIZE

The minimum lot size in this district is 10,000 square feet if the lot is served by public sewers. If the lot is not served by public sewers, minimum lot size is 40,000 square feet.

10.5 MINIMUM LOT FRONTAGE

Each lot in this district shall have at least eighty feet (80') of frontage on a street. The minimum frontage may be reduced to sixty feet (60') by a vote of the Commission for contiguous commercial developments that combine driveways.

10.6 MINIMUM SETBACKS

- 10.6.1 FRONT YARD 30 FEET
- 10.6.2 SIDE YARD 15 FEET
- 10.6.3 REAR YARD 30 FEET
15 FEET (Commercial to Commercial or Industrial)

10.7 MAXIMUM BUILDING HEIGHT

There is no height limitation in this zone.

10.8 ENVIRONMENTAL PROTECTION

Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission and meet the requirements of the health code of the State of Connecticut.

10.9 OFF-STREET PARKING

Off-street parking, including shared parking, shall be provided for each lot in this district in accordance with the provisions of Section 18 of these Regulations.

10.10 SIGNS

All signs in this district shall conform to the provisions of Section 19 of these Regulations.