



FOR LEASE - OFFICE / RETAIL



1159 Main St., Coventry CT 06238

*For Lease 2,000sf; former fitness center;
wonderfully bright!*

- > Handicap accessible
- > Recently paved parking / driveway
- > City Sewer; Well
- > Propane gas heat
- > Owner/Agent
- > Parking in front and in back
- > 4,700 Average Daily Traffic
- > Zone VC—Village Center
- > 120'+/- Road frontage

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FOR LEASE

\$8.50/sf NNN



Street view (upper level)

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------------------|--------|--------|---------|
| Total Population | 9,731 | 41,748 | 126,122 |
| Total Households | 3,692 | 12,070 | 45,859 |
| Household Income \$0—\$30,000 | 14.00% | 22.19% | 18.84% |
| \$30,001-\$60,000 | 16.09% | 17.55% | 19.66% |
| \$60,001-\$100,000 | 23.92% | 20.12% | 22.54% |
| \$100,001+ | 45.99% | 40.14% | 38.98% |



ZONE VC— Village Center

Permitted Uses:

- Finance; Insurance; Real Estate Services ...
- Personal Services
- Art Studios/Galleries
- Tattoo Studios
- Professional Services
- Public Museums
- Office

By Special Permit:

- Retail
- Food Service Establishment
- Child/Adult Day Car Facilities
- Recreational activities
- Business Services
- Nursery School
- Taverns & Inns
- Educational institutions



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





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4. office
 5. residential uses
 6. business services
 7. retail services
- i. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations.
 - j. Car washes (Added – Effective 07/30/07)
 - k. Public Utility Stations and Buildings essential to Public Convenience or Welfare. (**Added – Effective 06/08/15**)

Section 6.10.03 Design Guidelines

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Gateway Zone, the “Design Guidelines, Village and Gateway Districts, Town of Coventry,” developed by the Green Valley Institute and dated September 2003, in rendering its decision on application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.11 Village Center Zone

Section 6.11.01 Generally Permitted Uses

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Center Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Finance, insurance, real estate services
2. Offices
3. Personal services
4. Professional services
5. Art studios/galleries

6. Residential apartment (not on primary street level)
 7. Public museums
 8. Government services
 9. Tattoo studios (Added – Effective 3/7/13)
- b. Uses Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Center Zone upon the issuance of site plan approval by the Commission:

1. Business services – data processing
2. Retail trade – up to 5,000 square feet of gross building floor area per lot
3. Municipal public parking
4. Churches and other places of religious worship

Section 6.11.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Village Center Zone:

- a. Taverns and inns
- b. Recreational activities
- c. Educational institutions and services
- d. Retail trade – over 5,000 square feet of gross building floor area per lot
- e. Food service establishment (with or without outdoor seating)
- f. Child and adult day care facilities and nursery schools
- g. Theatres
- h. In a mill structure existing as of January 1, 2005, or in an expansion thereof, the following uses may be permitted: (Revised - Effective 06/15/12)
 1. assembly
 2. factory outlet
 3. light manufacturing

4. office
5. residential uses
6. business services
7. retail services

i. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations

j. Public Utility Stations and Buildings essential to Public Convenience or Welfare (**Added – Effective 06/08/15**)

Section 6.11.03 Design Guidelines (Added – Effective 10/12/10)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Village Center Zone, the “Design Guidelines, Village and Gateway Districts, Town of Coventry,” developed by the Green Valley Institute and dated September 2003, in rendering its decision on application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase of 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.12 Neighborhood Commercial Zone (NC) Zone

Section 6.12.01 Generally Permitted Uses

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the Neighborhood Commercial Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Single-family dwellings

- b. Uses Requiring Site Plan Review by the Commission

The following uses are permitted in the Neighborhood Commercial Zone upon the issuance of site plan approval by the Commission:

1. Retail trade, with less than 5,000 square feet of gross building floor area per lot
2. Personal services