

# CLASS A OFFICE SPACE AVAILABLE

3 Boston Post Rd., Waterford, CT 06385



Above Charter Oak Federal Credit Union

For Lease: \$7/SF NNN

6,311 Usable SF

(6,804 SF Rentable)

Elevator

Second Floor

On Route 1

Open Area

Possible Basement Space

7 Private Offices

Minutes to L&M Hospital

Excellent Condition

Handicapped Accessible



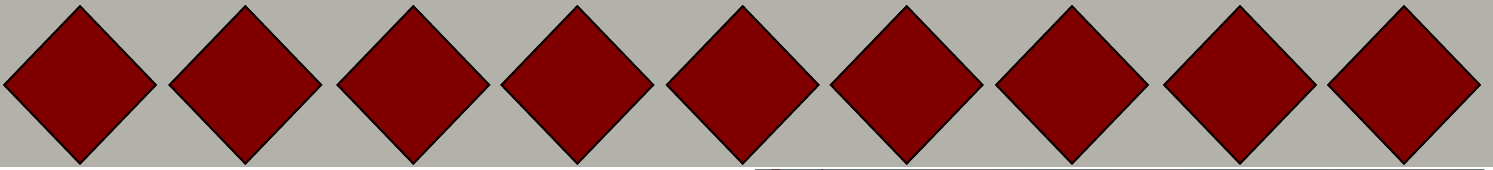
## PEQUOT COMMERCIAL

*Eastern Connecticut and Western Rhode Island's Preferred REALTORS*

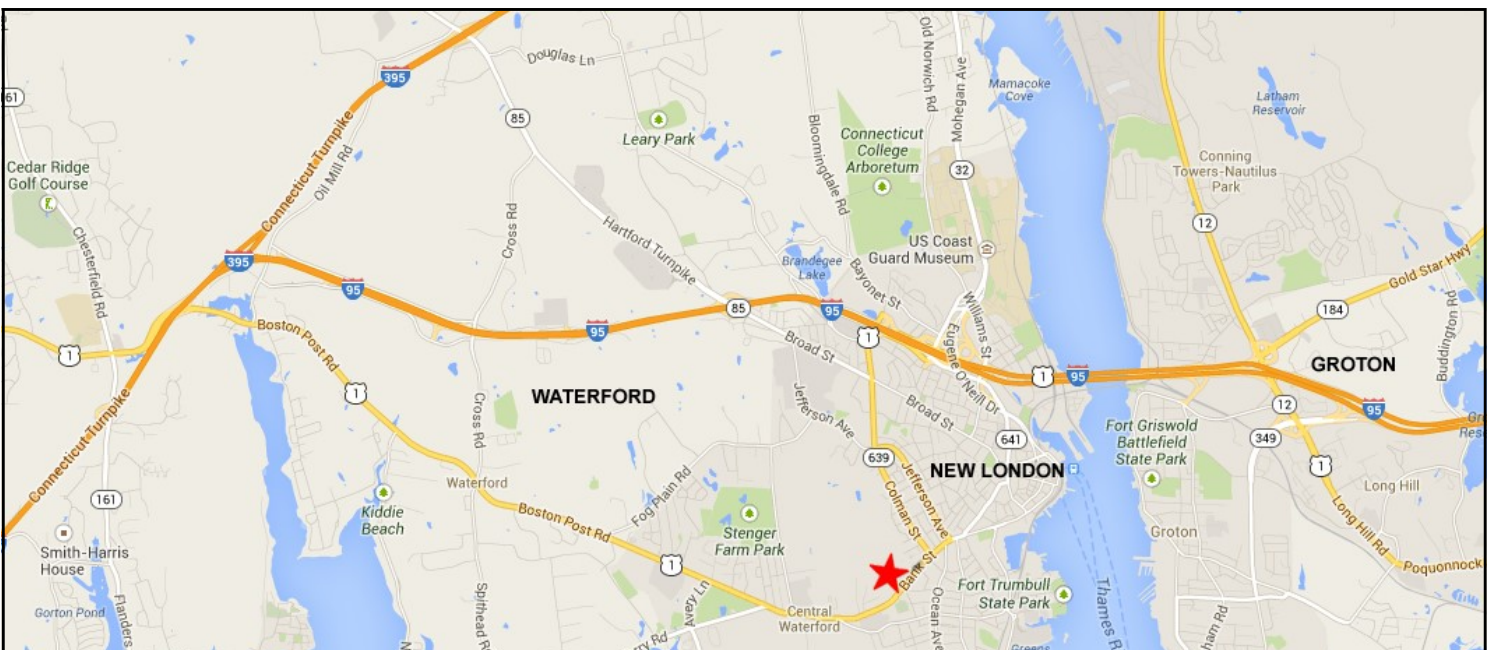
Norman Peck

860-447-9570 x133 • [npeck@pequotcommercial.com](mailto:npeck@pequotcommercial.com)

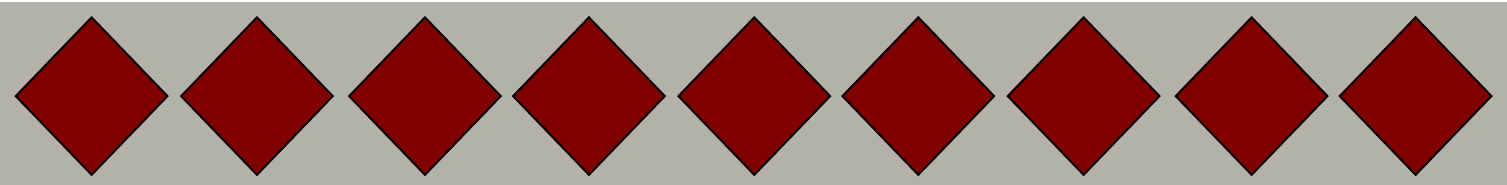




Zone: CG - General Commercial  
Town Water & Sewer  
Fiber Optic Cable  
Natural Gas Heat  
Year Built: 1988  
Acres: 2.43  
Parking Spaces: 90  
Traffic Count: 10,600

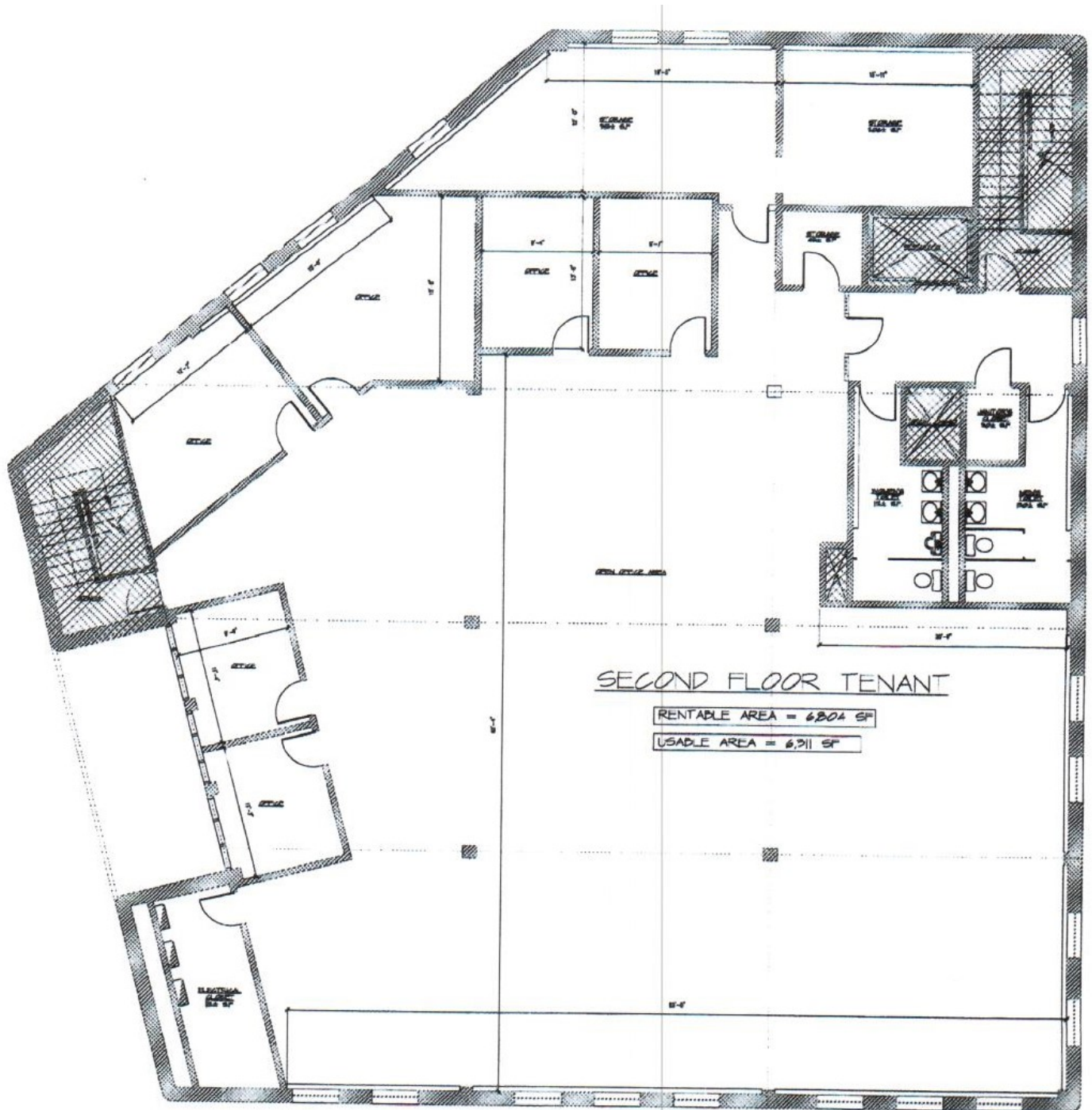
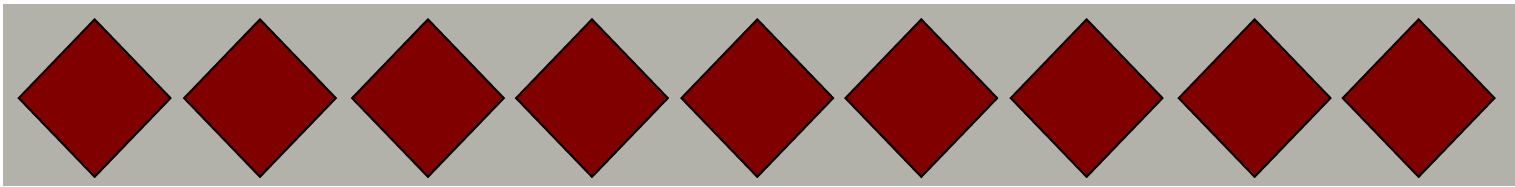






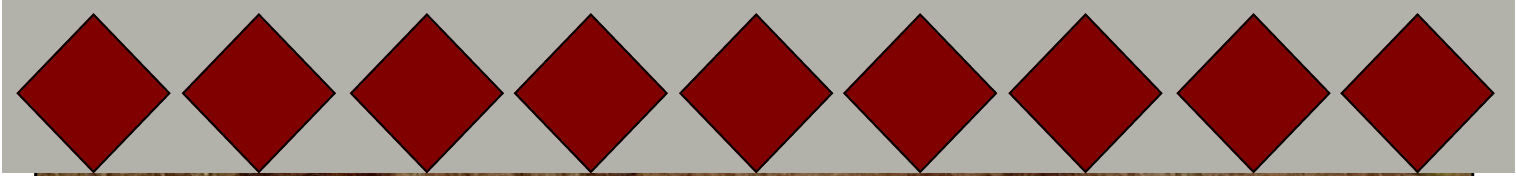
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.





1 EXISTING SECOND FLOOR PLAN  
3/8" = 1'-0"





## 3 Boston Post Road, Waterford, CT



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	49,085	76,614	140,892
Total Households	20,441	31,976	58,676
Household Income <b>\$0—\$30,000</b>	26.42%	22.93%	18.03%
<b>\$30,001-\$60,000</b>	25.42%	25.09%	22.72%
<b>\$60,001-\$100,000</b>	24.40%	26.36%	26.23%
<b>\$100,001+</b>	23.75%	25.63%	33.02%

## **SECTION 8 - GENERAL COMMERCIAL DISTRICT (C-G)**

### **8.1 GENERAL**

The minimum lot size in this district shall be 30,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

- 8.1.1 One-family dwellings.
- 8.1.2 Retail stores and service establishments.
- 8.1.3 Business offices and professional buildings.
- 8.1.4 Restaurants. (Revised 08/15/94)
- 8.1.5 Taverns and night clubs, subject to the provisions of Section 3.23 of these regulations.
- 8.1.6 Post Office.
- 8.1.7 Public libraries and firehouses.
- 8.1.8 Financial institutions.
- 8.1.9 Printing and publishing establishments.
- 8.1.10 Veterinary hospitals.
- 8.1.11 Convalescent nursing home, places for assisted living, hospitals, medical clinics or medical service laboratories. (Amended 8/19/08)
- 8.1.12 Funeral parlors and mortuary establishments.
- 8.1.13 Bowling alleys, theaters, assembly halls.
- 8.1.14 Private clubs and fraternal organizations.
- 8.1.15 Combined commercial, retail, and wholesale operations shall be permitted in the same structure, in those cases only, where the products offered for sale on a retail or wholesale basis, are the same. (Amended 9/8/08, Effective 10/1/08)
- 8.1.16 Accessory uses as defined in Section 1.2 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.
- 8.1.17 Accessory apartments in accordance with Section 3.36 of these Regulations.

### **8.2 USES PERMITTED IN THE C-G DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT**

The following uses may be permitted in the C-G District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 8.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.
- 8.2.2 Cemeteries.
- 8.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.
- 8.2.4 Private educational institutions.
- 8.2.5 Service stations and filling stations, subject to the provisions of Section 3.25 of these regulations.
- 8.2.6 Motels and Hotels.

- 8.2.7 Municipal, state, and federal facilities, including garages and firehouses.
- 8.2.8 Light manufacturing.
- 8.2.9 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.
- 8.2.10 Health spas and gymnasiums.
- 8.2.11 Skating rinks.
- 8.2.12 Sports arenas.
- 8.2.13 Marinas and boat yards.
- 8.2.14 Swimming pools and swimming clubs.
- 8.2.15 Establishments primarily offering electronic games.  
(Effective Date: August 12, 1982)
- 8.2.16 Neighborhood and Community Shopping Centers as defined in Section 1.82.1 and 1.82.2 of these regulations.
- 8.2.17 Car Washes (Effective 11/1/2001)

### **8.3 MINIMUM LOT FRONTAGE AND WIDTH**

No lot in this district shall have less than 125 feet frontage on a public street, and each lot shall be at least 150 feet in width at the building line.

### **8.4 MINIMUM SETBACKS**

- 8.4.1 Front Yard - 75 feet.
- 8.4.2 Side Yard - 30 feet.
- 8.4.3 Rear Yard - 50 feet.

### **8.5 BUILDING COVERAGE**

The aggregate building coverage on any lot in this district shall not exceed 25% of the total area of said lot.

### **8.6 MAXIMUM BUILDING HEIGHT**

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 40 feet, except as provided in Section 3.6 of these regulations.

### **8.7 OFF-STREET PARKING**

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

### **8.8 SIGNS**

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

### **8.9 ENVIRONMENTAL PROTECTION**

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

#### **8.10 SITE PLAN APPROVAL**

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.