

FOR LEASE

**Pumpkin Hill
Marketplace**



126 Gallup Hill Rd., Ledyard CT 06339

FOR LEASE
\$1,450/mo NNN

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PEQUOT COMMERCIAL

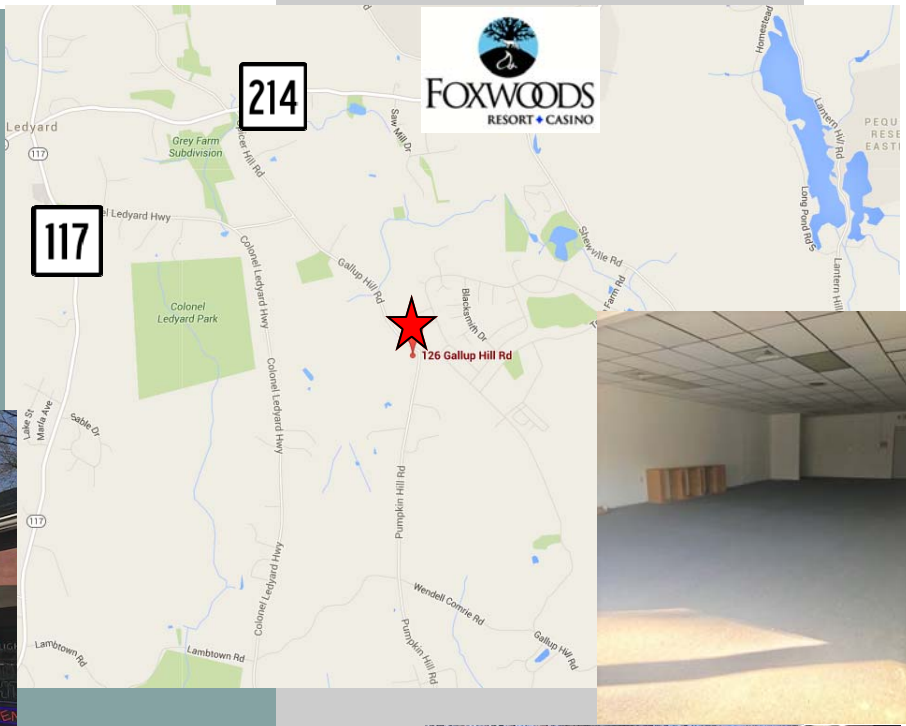
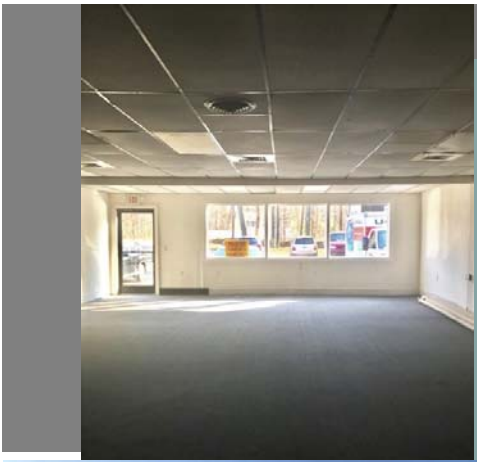
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
860-444-6661 Fax

- ~ 1,300sf available in busy retail center
- ~ Other tenants are: Pizza restaurant, Convenience store and Liquor store
- ~ 3Phase electric
- ~ 200 Amps
- ~ 40 Gallon hot water heater
- ~ Well-lit at night
- ~ Ample parking
- ~ 352' Road frontage

Space IDEAL for:

- » Restaurant (not pizza)
- » Nail/Hair salon
- » Laundromat
- » Office



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	10,551	25,650	179,817
Total Households	4,195	10,326	73,809
Household Income \$0—\$30,000	9.11%	10.03%	22.68%
\$30,001-\$60,000	21.48%	20.10%	24.92%
\$60,001-\$100,000	26.20%	23.92%	22.88%
\$100,001+	43.22%	45.94%	29.52%

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

3.4 Uses by District

- A. The Schedule of Permitted Uses, "Attachment A," establishes the permitted uses for each District:
- (1) Any use marked "P" is a permitted use by-right, subject to these regulations, and is normally approved by the Zoning Official. The Commission may, upon the request of the Zoning Official, review and approve "by-right" uses.
 - (2) Any use marked "P(CR)" is a permitted use by-right, subject to these regulations, that requires a site plan review and approval by the Commission
 - (3) Any use marked "S" is a permitted use by special permit, subject to these regulations, if it satisfies the purpose of the District, and does not constitute a risk to public health, safety, convenience, and property values. A public hearing, site plan review, and approval by the Commission are required for "(S)" applications.
 - (4) Any use not listed or otherwise permitted in a District is prohibited unless the Commission determines, upon request, that a proposed use is sufficiently similar and/or equivalent to a listed permitted use.

Attachment A-Schedule of Permitted Uses

Effective: August 8, 2016 (REV)

USE	R 20	R 40	RM 40	R 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CIP
Accessory apartment (in-law suite only)	S	S	—	S	S			S									
Accessory structures & uses	P	P	P	P	P	S	S	S	S	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)
Adult day care center	S	S		S	S	S(8c)	S(8c)	S(8c)		S	S						
Age restricted housing	P	P	S	P	P	S(5)	S(5/44)	S(5/9)	S	S(11)	S(11/43)						
Alcoholic liquor						P(1)	P(1)	P(1)		P(1)	P(1)	P(1)	P(1)		P(1)	P(1)	P(1)
Amusement parks, water parks													S				
Antenna & antenna towers (32)	P	P		P	P			S									
Artist Studio						S	S	S		S	S		S				S
Assisted Living for Seniors		S					S(8c)	S(8c)		S	S						
Auto service & auto rentals (w/fuel sales)												S					
Bed and Breakfast	S	S		S	S	S	S	S		S(38)	S(38)						
Boat construction and repair														S	S		S
Boat docks, slips, piers, wharves & bldgs													S	S(13)	S		
Boat rental, sales, storage, supplies											S		S		S		
Campground													S				
Car wash						S	S	S		S	S					S	
Cemetery	S	S	S	S	S												
Child day care center						S	S	S		S	S	S	S	P(19)		S	P(19)
Civic buildings						S	S	S		S	S	S					
Clubs	S	S		S	S	S	S	S		S	S						
Coastal area structures	P(CR)	P(CR)		P(CR)	P(CR)					P(CR)	P(CR)			P(CR)	P(CR)		
Comm. fishing/lobstering/shellfishing														S	S		
Communication systems - inside														S			
Communication systems - outside														S			
Community center	S	S	S	S	S	S	S	S	S	S	S						S
Condominiums						S	S			S	S	S					
Conference center						S	S	S		S	S	S					
Construction trailer						P	P	P	P	P	P	P	P	P	P	P	P
Convenience store						S	S	S		S	S				S	S	S(16)
Country inn	S(29)	S(29)		S(29)	S(29)	S	S	S	S	S	S	S	S	S	S	S	S
Docks and piers													S	S(13)	S		
Dry-cleaning										S(34)	S(34)						
Dwelling, mobile manufactured home	P(2)	P(2)	P	P(2)	P(2)			S(2)									
Dwelling, multiple family (apts, condos)	S	S				S(5)	S(5/44)	S(5/9)	S	S(11)	S(11/43)		S(25)	S(25)	S(15)	S(25)	
Dwelling, single family (3)	P	P		P	P			S(31)		S(4)	S(4)				S(15)		
Dwelling, two family (duplex)	S	S		S	S						S(42)						
Educational institution – private						S	S	S		S	S						

**Attachment A-Schedule of Permitted Uses
Effective: August 8, 2016 (REV)**

USE	R 20	R 40	RM 40	R 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CIP
Family entertainment center						S	S	S		S	S	S	S				S
Farm & farming (4)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm stand (4)(6) (Access. Use to farm)	P	P	P	P	P					S	S	S	S	P	P	P	P
Field sports, court sports, pools, & spas													S				
Financial institution						S	S	S		S	S	S					S
Fishing gear rental													S		S		
Funeral homes & undertaking										S	S						S
Gas station						S	S	S			S	S				S	S(17)
Golf course	S	S	S	S	S							S	S				
Gov. institution, library, philanthropic						S(8c)	S(8c)	S(8c)		S	S	S					
Government Offices						S						S					
Group day care home						S	S	S		S	S						
Helipad & Heliport												S		S			
Home husbandry (accessory use)	S(28)	S(28)		S(28)	S(33)			S		S(4)	S(4)						
Home occupation (accessory use)	P	P		P	P			P									
Hoop house (accessory use) (7)	P	P		P	P												
Hospital and clinic										S	S						S
Hotel						S	S	S		S	S	S					
Industrial park														S			
Kennel - inside														S			
Kennel - outside														S			
Laundromat						S	S	S							S	S	S
Light industrial											S			S	S		S
Lumberyard/building sales yard											S						S
Manufacturing, maintenance - inside														S			S
Manufacturing, maintenance - outside														S			
Medical and dental clinic						S(8a)	S(8a)	S(8a)		S	S	S					S
Mining														S			
Mini-golf													S				
Mixed (office/retail dn, residential up)						S(10)	S(10)	S(10)		S(11)	S(11)				S(15)		
Mobile Manufactured Home Community			S														
Motel						S	S	S		S	S	S					
Motor vehicle body repair & painting						S	S	S			S(12)			S			S
Motor vehicle dealership (includes repair)						S	S	S			S						S
Museums, art gallery, cultural institution						S	S	S		S	S	S					
Nurseries, including retail & wholesale										S	S						
Nursing home & residential care home	S	S		S	S	S	S	S		S	S						
Office						S(8a)	S(8a)	S(8a)		S	S	S(13)	S(13)	S			S

**Attachment A-Schedule of Permitted Uses
Effective: August 8, 2016 (REV)**

USE	R 20	R 40	RM 40	R 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CIP
Outdoor storage & sales											S						S
Paintball, Outdoor																	
Parking Structures-Single Level (26)						S(8d)	S(8d)	S(8d)		S	S	S(13)	S(13)				P(CR)
Parking Structures-multi-level (26)												S		P(CR)			S
Parks and playgrounds												S		P(CR)			
Personal Service Establishments						S	S	S		S	S	S					P(CR)
Portable storage units	P	P		P	P	P	P	P		P	P			P	P	P	P
Power equipment & utility trailer sales										S(39)	S(39)						
Pub & tavern						S	S	S		S	S	S	S				
Public Educational Use (Schools)	S(47)	S(47)		S(47)	S(47)	S(47)	S(47)	S(47)		S(47)	S(47)						
Public and private utility installations (24)	P	P		P	P	S	S	S	S	S	S	S	S	S	S	S	S
Recreation facility, indoor						S	S	S		S	S	S	S	S(22)			S
Recreation facility, outdoor						S	S	S		S(35)	S(35)	S	S				P(CR)
Recycling center														S			
Religious use (non profit)						S	S	S		S	S						
Repair shops (radio, tv, shoes, cmpr, etc)										S	S						
Research & Testing - inside											S			S			S
Research & Testing - outside														S			
Resort facility												S	S				
Restaurant, excluding fast food						S	S	S		S	S	S	S	S(19)		S(18)	S(19)
Restaurant, including fast food						S	S	S		S(37)	S(37)	S	S				S(20)
Retail sales >=50,000 square feet						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)						S(8)
Retail sales = 25,001-49,999 square feet						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)	S(8b)					S(8)
Retail sales <= 25,000 square feet						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)	S(8b)			S(8b)	S(8b)	S(8b)
Riding stable												S	S				
Rooming & boarding (accessory use)	P	P		P	P			P		P(4)	P(4)						
RV Sales, Service, & Accessories										S(39)	S(39)						
Sawmill														S(14)			
Self-storage														S			S
Shopping center						S	S	S		S	S						S
Storage - inside														S			S
Storage - outside														S			S
Telephone exchange	P	P		P	P	S	S	S	S	S	S	S	S	S	S	S	S
Theater, indoor (including multiplex)						S(8b)	S(8b)	S(8b)		S(8b)	S(8b)	S					S
Theater, outdoor (23)						S	S	S		S	S		S				
Time share & fractional ownership						S	S	S		S	S	S					
Transformer substation (accessory use)	P	P	P	P	P	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P(CR)	P	P	P	P

**Attachment A-Schedule of Permitted Uses
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Transformer substation (principal use)														S			
Vehicle dispatching and repair - inside						S	S	S				S			S		S
Vehicle dispatching and repair - outside														S			
Veterinary office & clinic - indoor						S	S	S		S(36)	S(36)						S
Warehouse														S			S
Water supply & treatment systems												S	S	S(40)			
Wind energy system (accessory use)	S	S		S	S									S	S	S	S

**Attachment A-Schedule of Permitted Uses
Effective: August 8, 2016 (REV)**

LEGEND

P Use by right - Zoning permit issued by Zoning Official
P(CR) Use by right - Commission review and approval required (not a special permit)
S Use by special permit only - Public hearing & Commission approval required
Blank Use not permitted in the district
Note: Commission reserves right to conduct a public hearing on any application

R-20 High density residential districts
R-40 Medium density residential districts
RM-40 Mobile manufactured home land lease communities for older persons districts
R-60 Low density residential districts
R-80 Rural residential districts

LCVD-1 Ledyard Center Village District 1 (Design Guidelines apply)
LCVD-2 Ledyard Center Village District 2 (Design Guidelines apply)
LCVD-3 Ledyard Center Village District 3 (Design Guidelines apply)
MFVD Multi-Family Village District (Design Guidelines apply)

GFDD-1 Gales Ferry Design District (Design Guidelines apply)
GFDD-2 Gales Ferry Design District (Design Guidelines apply)

RCCD-1 Resort Commercial Cluster District 1
RCCD-2 Resort Commercial Cluster District 2

SPECIAL USE DISTRICTS

I Industrial districts
CM Coastal Marine districts
NC Neighborhood Commercial districts
CIP Commercial Industrial Park districts

**Attachment A-Schedule of Permitted Uses
Effective: August 8, 2016 (REV)**

LEGEND

1	State controlled - CGS Chapter 545 - Liquor Control Act
2	Only if 22' or more in width & 850 square feet or larger (per CGS §8-2(a)) (Except if replacing a lawful pre-existing mobile home - see regulations)
3	2nd single-family dwelling allowed by special permit if on a 50 acre or larger farm.
4	If on a farm of 3 acres or larger
5	Limited to two (2) bedroom units if not on ground floor (mixed use)
6	Farm stands - see regulations
7	Hoop houses - see regulations
8a	Excludes: Bail bond services, methadone clinics
8b	Excludes: Adult entertainment, pawnshops, tattoo/body piercing studios.
8c	Excludes: Correctional/incarceration facilities, halfway houses
8d	Excludes: Standalone parking lots, RV parking lots.
9	Or standalone two (2) bedroom apts,two (2) bedroom condominiums, & commercial allowed
10	Limited to two (2) bedroom apartments not on ground floor
11	Limited to one (1) or two (2) bedroom apartments within a commercial building, or on rear of lot, and is ≤50% of structure or ≤50% of the combined usage of lot
12	See §4.11 for limits on VOC emissions
13	Accessory use only
14	Special permit not required if indoors (Commission review only);
15	One residential unit allowed as a residence for owner of permitted use
16	Must have Route 12 frontage if in a CIP district
17	Must have fast food facilities, drive though, and front on Rt 12 if in CIP district
18	Must seat less than 20 persons if in a NC district
19	If within a building for the benefit of the workers of the industry (CIP & I only)
20	Must have both an entry and exit on to Route 12 if in a CIP district
21	Accessory use only if in a residential district (R20, R40, R60, R80)
22	If within a building for the benefit of the workers of the industry (I only)
23	Drive-in theaters are not permitted in any district
24	With no service yard or outside storage of supplies
25	One (1) apartment allowed if for caretaker for kennel, stable, campground, or vet office
26	Must be an accessory use to a principal use
27	(Not Assigned)
28	Permit required only from Zoning Official if eight (8) or fewer laying chickens and no roosters; or if two (2) or fewer rabbits. (Special permit not required)
29	May include a restaurant open to general public
30	Must be approved by Commission if in Village or Design District, may be also be reviewed by the Architecture Review Board if in a Village or Design District

**Attachment A-Schedule of Permitted Uses
Effective: August 8, 2016 (REV)**

LEGEND

31	If on a 20,000 square foot or larger interior lot
32	If not by right, and if not subject to the CT Siting Council, allowed by Special Permit in any district
32	If not by right, and if not subject to the CT Siting Council, allowed by Special Permit in any district
33	Permit required from Zoning Official if ≥80,000 square feet, not a farm, & number of cows/cattle, goats, horses, & sheep - total does not exceed one (1) per acre; and/or number of rabbits and laying chickens does not exceed 3/acre and there are no roosters. (Special Permit not required)
34	Allowed only if using best mgt. practices recommended by DEEP
35	Excludes outdoor paintball arenas and outdoor shooting ranges
36	Includes an accessory dwelling unit for the professional principals
37	May be a free standing building in a shopping center if safe for people & traffic
38	Min. lot size may be waived after evaluation of nearby areas
39	Temporary outside display allowed only during business hours
40	Includes construction, use, and maintenance of dams, dikes, reservoirs, impounding basins, water treatment facilities, in connection with a water supply system.
41	Special Permit Required ifr use is conducted outside inan Industrial Zone
42	Limited to one (1) bedroom or two (2) bedrooms per unit, each ≥ 850'/unit min
43	Or limited to one (1) bedroom ortwo (2) bedrooms per unit, each ≥750'/unit min
44	Or one (1) bedroom or two (2) bedroom units standalone if applicant builds a commercial use of equivalent lot usage or building area on the same or another lot in the
45	Vehicles must be stored or displayed behind the Front Building Line (side & rear storage only)
46	Pumps shall not be visible from the street
47	Min. lot size: 3 Acres; Building Setback: 50 feet from property line; Parking Setback: 5 feet from property line; Maximum Building Height 65

Note: In the event of conflict, the Zoning Regulations, and then the Design Guidelines
In the event of conflict, the Zoning Regulations take precedence over
Attachment A, Attachment B, Attachment C, and Attachment D

LEGEND