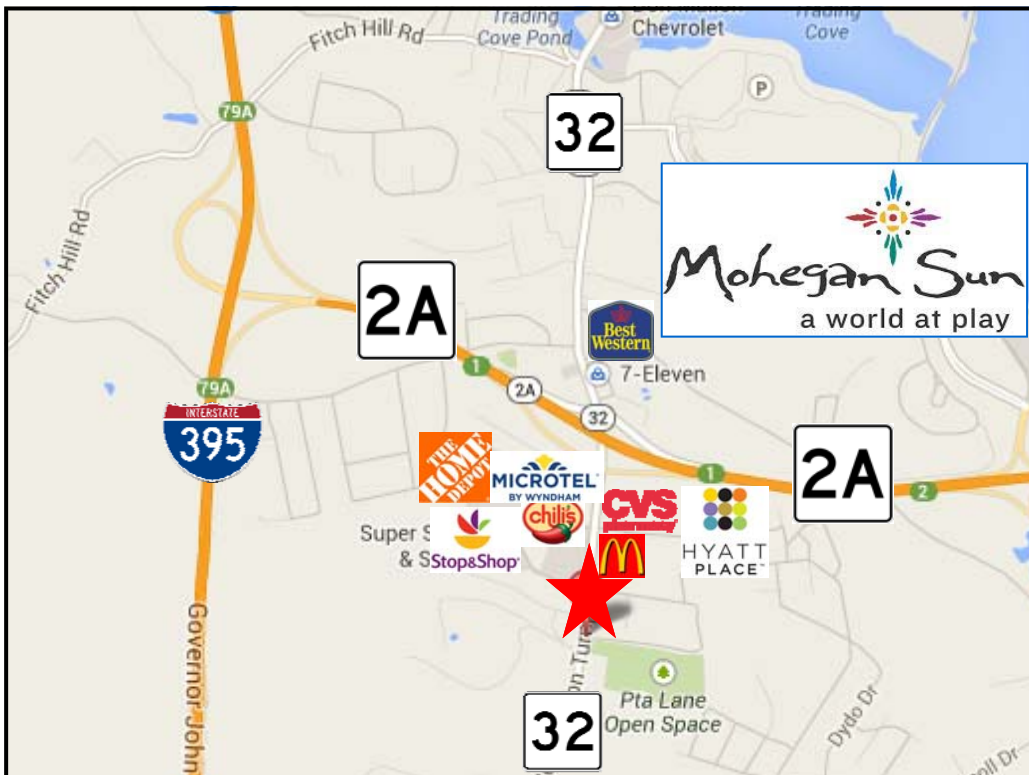


OFFICE / RETAIL BUILDING CORNER LOT - ROUTE 32 UNCASVILLE, CT



For Sale
\$299,000

1905 Norwich-
New London Tpk
(aka Route 32)
Uncasville
(Montville), CT

- ◆ Level corner retail/office lot
- ◆ Building Square Feet: 1,573
- ◆ Lot Square Feet: 31,799
- ◆ Traffic count: 17,000
- ◆ Lot Acreage: .73
- ◆ Frontage: 165 Ft.
- ◆ Close to I-395, Home Depot, CVS
- ◆ Zone: C-1 Commercial
- ◆ Taxes: \$3,166
- ◆ Water/Sewer: All public
- ◆ Fuel: Oil
- ◆ Parking: 10 spaces



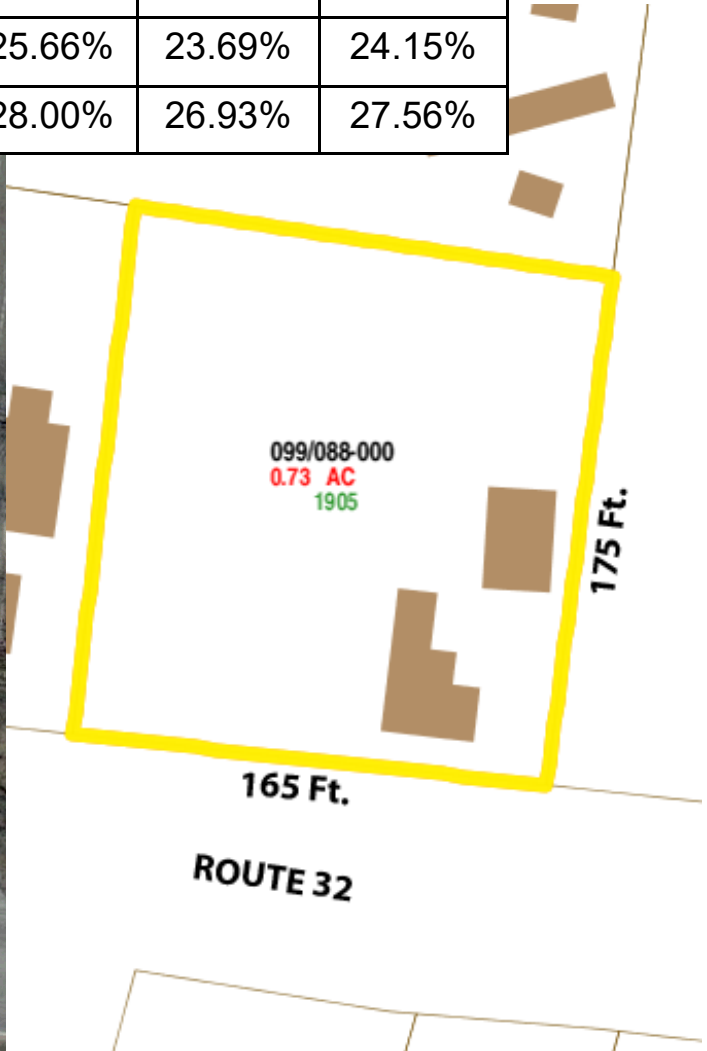
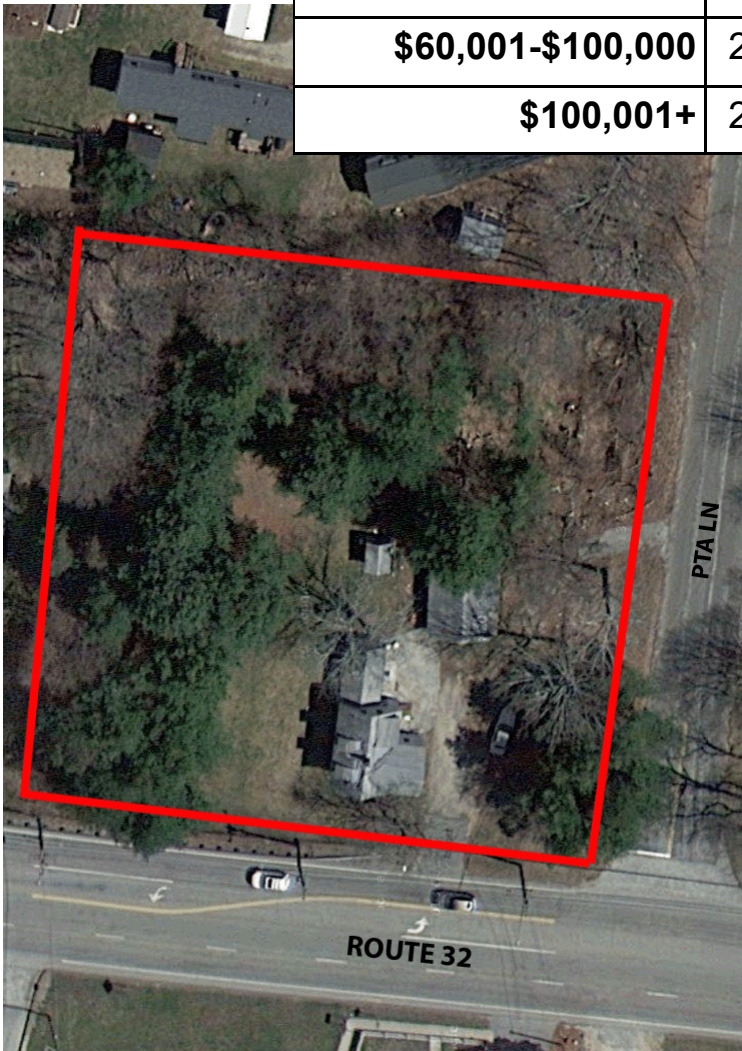
PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Randall S. Russ
860-599-5997 • 860-961-0929 • r russ@pequotcommercial.com



<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	23,392	54,017	159,720
Total Households	9,268	21,742	63,872
Household Income: \$0—\$30,000	19.63%	23.67%	23.40%
\$30,001-\$60,000	26.71%	25.71%	24.90%
\$60,001-\$100,000	25.66%	23.69%	24.15%
\$100,001+	28.00%	26.93%	27.56%



SECTION 10. TOWN CENTER (TC) DISTRICT ** DELETED 10/11/97 **

SECTION 10.A COMMERCIAL-1 (C-1) DISTRICT

10.A.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.A.2 PERMITTED USES

The following uses shall be permitted within this district:

- 10.A.2.1 Retail stores
- 10.A.2.2 Customer service establishments
- 10.A.2.3 Business and professional offices
- 10.A.2.4 Restaurants, including drive-up or drive-thru facilities used for the delivery of food or beverages **** AMENDED EFFECTIVE 12/15/11 ****
- 10.A.2.5 Post office, fire protection facilities
- 10.A.2.6 Public utility substation or equipment facility, utility right-of-way
- 10.A.2.7 Child day care center, 12 or more children
- 10.A.2.8 Accessory buildings and uses
- 10.A.2.9 **** DELETED 10/11/97 ***

10.A.3 SPECIAL PERMITS

- 10.A.3.1 Convenience gasoline sales establishments
- 10.A.3.2 **** DELETED 10/11/97 ****
- 10.A.3.3 Apartments located in space not occupied by the primary commercial use on the property provided they are not at ground level.

10.A.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.A.5 MINIMUM LOT FRONTAGE

Each lot in this district shall have at least 150 feet of frontage on a street. The minimum frontage may be reduced to 100 feet by a vote of the Commission for contiguous commercial developments that combine driveways.

10.A.6 MINIMUM SETBACKS

10.A.6.1 FRONT YARD 30 feet

10.A.6.2 SIDE YARD 15 feet

10.A.6.3 REAR YARD 30 feet (Commercial to Residential)
15 feet(Commercial to Commercial or Industrial)

****AMENDED EFFECTIVE 10/11/97 ****

10.A.7 MAXIMUM BUILDING HEIGHT

No building shall exceed thirty-five (35') feet in height. The maximum building height may be waived by a majority vote of the Commission.

10.A.8 ENVIRONMENTAL INFORMATION

Any improvements proposed to be located within the wetlands buffer, as set by the Wetlands Commission, or have any impact on the wetlands shall require approval by the Wetlands Commission and meet the health code of the State of Connecticut.

10.A.9 OFF-STREET PARKING

Off-street parking shall be provided for each lot in this district in accordance with the provisions of Section 19 of these Regulations.

10.A.10 SIGNS

All signs in this district shall conform with the provisions of Section 20 of these Regulations.