



**FOR SALE/LEASE RETAIL / OFFICE / SHOP / RESTAURANT**



**FOR SALE**

**\$169,000**

**FOR LEASE**

**\$1,400/mo  
plus utilities**

**John Jensen**

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x131  
860-444-6661 Fax  
jjensen@pequotcommercial.com

*Excellent opportunity for numerous kinds  
of small businesses*

*Located in vibrant residential and commercial area*

- > 1,800+/-sf one story building includes:
  - 650+/-sf Office
  - 1,150+/-sf Shop/Warehouse
- > One overhead door; 9' Ceilings Office; 10' Shop
- > 0.34 acres with 85' Road frontage
- > Town Water/Sewer/Natural Gas
- > Ample off-street parking, also on-street parking
- > Recent renovations - Move-In Ready
- > Zone NC Neighborhood Commercial



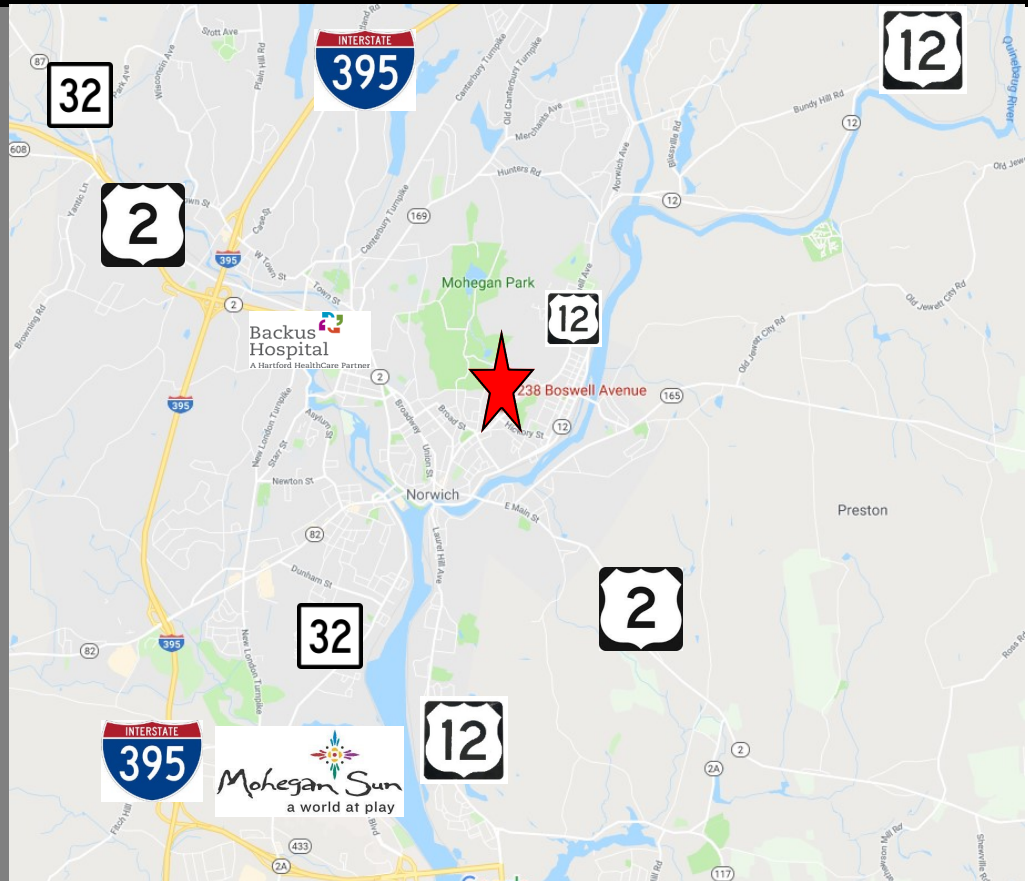
**ZONE NC -  
NEIGHBORHOOD  
COMMERCIAL**

*Permit Required:*

- Retail
- Office
- Clubs
- Customer Service (e.g. beauty shop, laundry...)
- Gym / Fitness
- Restaurant (no drive-thru)
- Technology R&D

*By Special Permit:*

- Animal Day Care
- Assembly Halls
- Child Day Care
- Educational incl private trade schools...



<b><u>DEMOGRAPHICS</u></b>	<b><u>3 MILE</u></b>	<b><u>5 MILE</u></b>	<b><u>10 MILE</u></b>
<b>Total Population</b>	34,072	52,211	111,764
<b>Total Households</b>	14,798	22,591	45,780
<b>Household Income: \$0—\$30,000</b>	24.30%	20.60%	16.85%
<b>\$30,001-\$60,000</b>	29.24%	26.40%	24.29%
<b>\$60,001-\$100,000</b>	23.59%	25.98%	27.36%
<b>\$100,001+</b>	22.87%	27.01%	31.51%



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

## 2.3 - Neighborhood Commercial District, NC.

2.3.1 Purpose. The NC district is a base zoning district. The purpose of the NC district is to provide opportunities for small-scale business and mixed use development to service neighborhood needs.

2.3.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the NC district:

- NP** .1 No Permit Required.
  - .1 Community garden.
  - .2 Open space and passive recreation.
  - .3 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.
- Z** .2 Zoning Permit Required, see [section 7.2](#).
  - .1 Business, corporate, and professional offices.
  - .2 Clinic and medical offices.
  - .3 Clubs.
  - .4 Cultural facility (e.g., museum, art gallery, library).
  - .5 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
  - .6 Family day care homes.
  - .7 Financial institutions.
  - .8 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
  - .9 Mixed use buildings of up to 3 dwelling units, in accordance with [section 6.5](#).
  - .10 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
  - .11 Off-track branch offices and teletracks.
  - .12 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
    - (i) Water, propane or natural gas tanks up to 50,000 gallons.
    - (ii) New electrical substations with 5 or less megawatt capacity.
    - (iii) Transmission towers of 35 feet or less in height.
  - .13 Restaurant/café/grill/bar; no drive-through window.
  - .14 Retail stores.
  - .15 Satellite parking lot as accessory to any hospital licensed pursuant to section 19a-490(b) Connecticut General Statutes, in accordance with [Section 6.14](#).
  - .16 Technology research and development (e.g., information technology, software).
  - .17 Visitor centers/information centers.
- S** .3 Requires Site Plan Review, see [section 7.5](#).
  - .1 Mixed use buildings of up to 20 dwelling units, in accordance with [section 6.5](#).
  - .2 New construction of buildings greater than 10,000 square feet.
- SP** .4 Requires Special Permit, see [section 7.7](#).
  - .1 Advanced manufacturing.
  - .2 Animal day care.
  - .3 Assembly halls (e.g., theaters, reception halls, convention centers).
  - .4 Child day care center.

- .5 Colleges, universities, educational institutions including private trade schools.
- .6 Commercial kennels in accordance with section 6.15.
- .7 Commercial active recreation (e.g., golf courses, ski areas, campsites and riding academies).
- .8 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
- .9 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.
- .10 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
- .11 Funeral homes.
- .12 Garden apartment multi-family dwellings in accordance with section 6.4.
- .13 Government buildings and facilities (e.g., administrative offices, recreation center).
- .14 Hospitals and sanitariums in accordance with section 6.12.
- .15 Hotels/inns in accordance with section 6.13, with the provision that the length of stay shall not exceed one month in a period of 1 year.
- .16 Non-profit membership clubs and lodges.
- .17 Parks.
- .18 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
- .19 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.
- .20 Research laboratories (e.g., chemical, pharmaceutical, medical).
- .21 Funeral home.
- .22 Veterinary hospitals.
- .23 Winery in accordance with section 6.10.

2.3.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the NC district:

**NP**

- .1 No Permit Required.
  - .1 Excavation, clearing and site disturbance of less than ½ acre.
  - .2 Family day care home in accordance with CGS § 19a-77, as amended.
  - .3 Home garden.
  - .4 Home office/studio in accordance with section 6.1.
  - .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
    - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
  - .6 Sale of alcoholic beverages in accordance with section 6.2.
  - .7 Employee amenities (e.g., clinic, commissary, recreation center, day care).

**Z**

- .2 Zoning Permit Required, see section 7.2.
  - .1 Accessory residential buildings and personal use garages.
  - .2 Fences and walls in accordance with section 4.15.
  - .3 Minor home occupation in accordance with section 6.1.
  - .4 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
  - .5 Signs in accordance with section 5.2.

- .6 Solar and energy conservation equipment (less than 1 mW).
- .7 Swimming pools in accordance with section 4.16.
- S** .3 Requires Site Plan Review, see section 7.5.
  - .1 Off-street parking with 21 or more spaces, in accordance with section 5.1.
- SP** .4 Requires Special Permit, see section 7.7.
  - .1 Accessory apartment in accordance with section 6.7.
  - .2 Bed and breakfast inn in accordance with section 6.8.
  - .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
  - .4 Group day care home.
  - .5 Drive-through windows, as accessory to a permitted use in accordance with Section 6.16.
- 2.3.4 Special landscaping requirements for new construction. A landscaped buffer strip at least 5 feet wide, seeded to grass and planted with evergreen trees and shrubs shall be placed along the boundary line of the front yard, when buildings are not built to, or within 5 feet of, the front property line.
- 2.3.5 Additional requirements for accessory uses activities.
  - .1 No accessory buildings shall be used for residential purposes.
  - .2 Tool house, greenhouse not including a florist shop or garden structures, except building for housing livestock or poultry.
  - .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.

(Ord. No. 1756, 8-7-17)