

FOR LEASE

**“STRAITS CROSSING”
LAND LEASE/PAD SITE
MIDDLEBURY, CT**



- **Northwest Corner of Straits Turnpike**
- **AKA Rte 63 and Park Road, Middlebury**
- **Approximately 3.5 +/- usable acres**
- **Located at a 4-way Signalized Intersection**
- **Traffic count 17,015 vehicles per day**
- **Great opportunity for a Car Dealership, Pharmacy, Medical or Retail use**
- **Plans are underway on the opposite diagonal corner for Cumberland Farms as well as a Subaru Dealership!**
- **Lease a Pad Site/Pricing upon request**
- **Lease the entire site at \$150,000.00 per year NNN**



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

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Demographics

	Population	# Households	Average Household Income
1 Mile	3118	1 Mile 1351	1 Mile \$116,492.88
3 Mile	60,142	3 Mile 24,746	3 Mile \$70,943.36
5 Mile	138,802	5 Mile 56,819	5 Mile \$68,896.44

Other salient facts:

Abutting 150,000 s/f +/- of Medical Space

Other business in the immediate area include new car dealerships, Ford, Toyota, Nissan, BMW, Audi, VW, Subaru, GMC.

Fast food, Dunkin Donuts, McDonalds

Stop and Shop, Kmart, LaBonnes Market

Wester Hills Public Golf Course.

Public Water, Sewer, and Gas.

Ownership will entertain build to suit packages, individual pad sites are also available.

STRAITS CROSSING MIDDLEBURY, CT.

Write a description for your map.

Legend

Site

STRAITS CROSSING

FUTURE CUMBERLAND FARMS

MIDDLEBURY EDGE

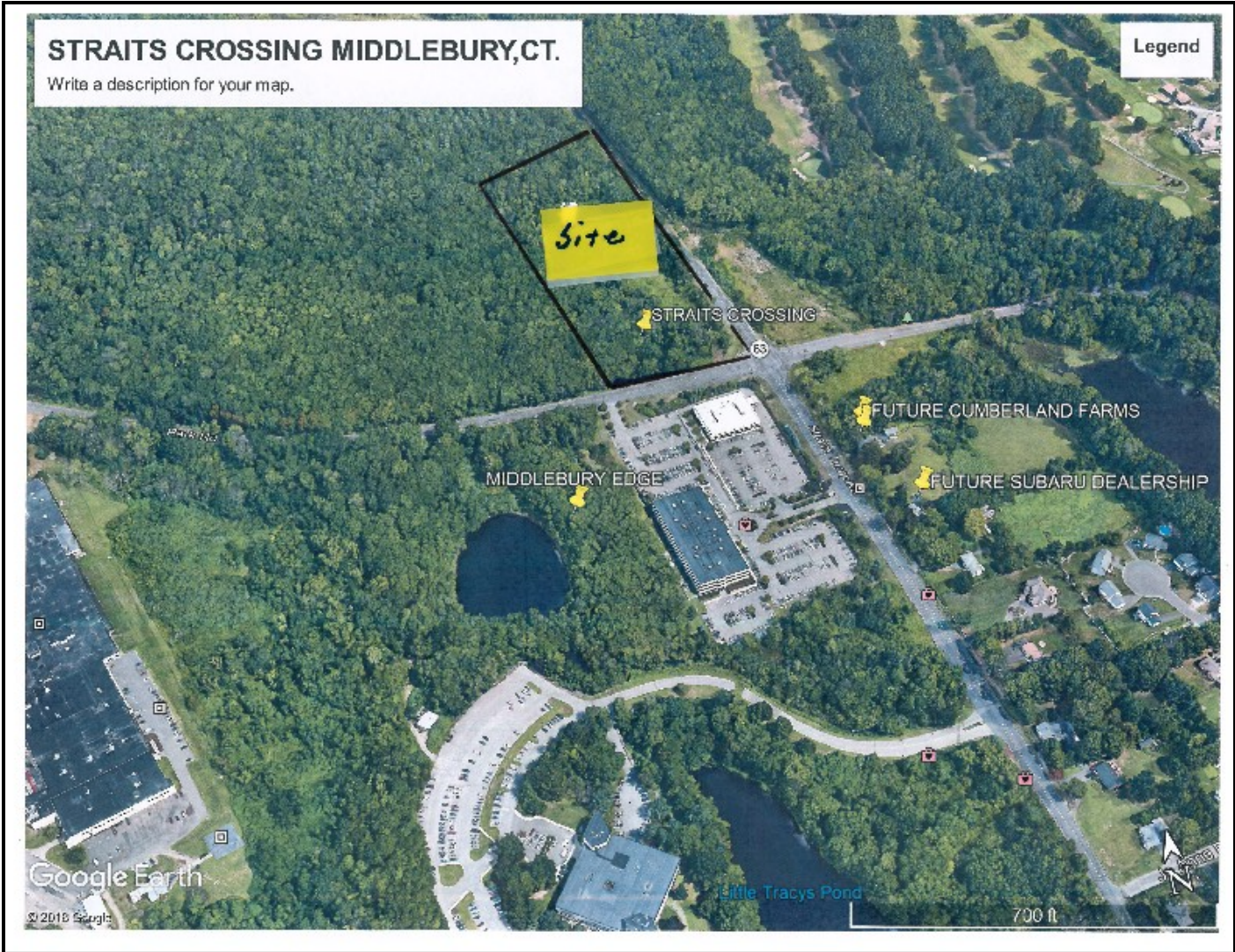
FUTURE SUBARU DEALERSHIP

Google Earth

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Site Tracys Pond

700 ft

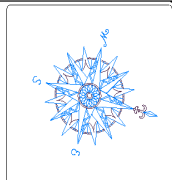
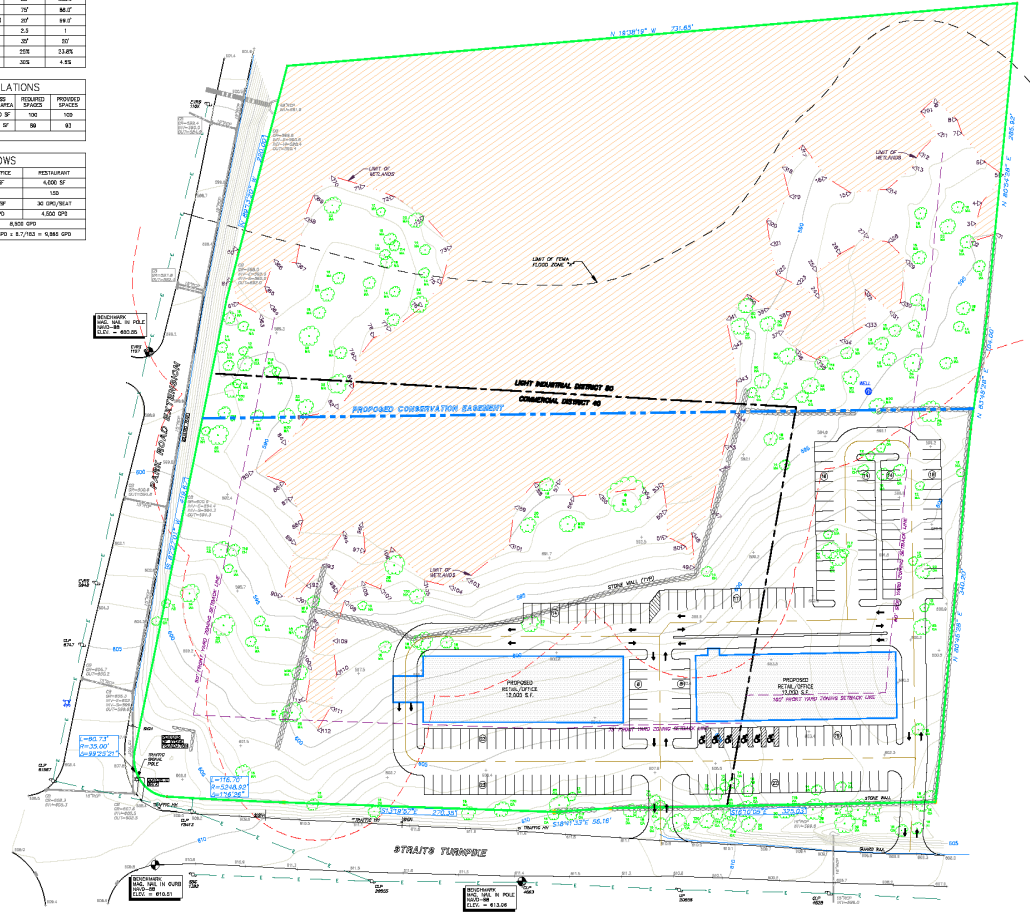


PRELIMINARY

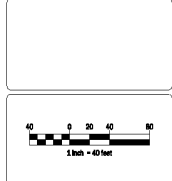
ZONING DATA - CA40		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	16,000 SQ. FT.	20,400 SQ. FT.
MIN. FRONTAGE (FT.)	100'	87.50'
MIN. SETBACK FROM STREET (FT.)	20'	40.00'
MIN. SETBACK FROM OTHER PROPERTY LINE (FT.)	10'	10.00'
MAX. STORES	2.0	1
MAX. HEIGHT (FT.)	30'	30'
MAX. LOT COVERAGE (%)	25%	33.8%
MAX. FLOOR AREA (SQ. FT.)	200	400

PARKING CALCULATIONS				
BUILDING USE	PARKING REQUIRED	OFFICE SPACE (SQ. FT.)	REQUIRED SPACES	PROPOSED SPACES
RETAIL / MEDICAL OFFICE	1/200 SF	20,400 SF	102	100
RESTROOMS	1/100 SF	1,000 SF	10	10
HANDICAP SPACES & REQUIRED, & PROVIDED			5	5

DESIGN FLOWS			
BUILDING USE	SEATING	RESTROOMS	RESTROOMS
FLOOR AREA	20,400 SF	4,000 SF	
SEATING	N/A	100	
UNIT DESIGN FLOW	8.0 GPM/SF	10 GPM/REST	
DAILY DESIGN FLOW	4,000 GPD	4,000 GPD	
TOTAL DAILY DESIGN FLOW		8,000 GPD	
MAX. DAILY FLOW ALLOWANCE	200,000 GPD @ 4.0 GPM/SF	100,000 GPD	



NO.	REVISION	DATE



POMEROY ENTERPRISES LLC
1625 STRAITS TURNPIKE
SUITE 208
MIDDLEBURY, CT 06762

FEASIBILITY STUDY

LOT 42
STRAITS TURNPIKE

NECESSARY COMPLETED



DATE	BY	APPROVED BY
2018	20 JAN 18	
2018	20 JAN 18	
2018	20 JAN 18	
2018	20 JAN 18	

