



869 WEST MAIN STREET | CHESHIRE, CT

DEMOGRAPHICS

POPULATION

5 miles: 85,697
15 miles: 948,710
25 miles: 1,946,834

HOUSEHOLDS

5 miles: 32,797
15 miles: 399,442
25 miles: 817,428

AVG. HOUSEHOLD \$

5 miles: \$102,096
15 miles: \$94,934
25 miles: \$88,553



10.8± ACRES OF LAND

IDEAL FOR MIXED USE DEVELOPMENT

2.3± ACRES C-2 ZONE / 8.5± ACRES R-20 ZONE

• 2.3± acres C-3 Zone

This District is generally intended for larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve a broad market area. These commercial uses typically have larger space and land requirements and are located along major roadways. Maximum lot coverage by structures and parking is 80%. Maximum Floor Area Ratio is 2.0. Maximum height is 60 feet if setbacks are provided as per formula.

• 8.5± acres R-20 Zone

The R-20 District allows for residential uses including, but not limited to: all Residential-15 uses; single-family dwellings (5,000 sq. ft. minimum lot size), duplex dwellings (6,500 sq. ft. minimum lot size); multi-family dwellings, townhouses, condominiums or group housing (max. 20 dwelling units per acre); social fraternity or sorority houses.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

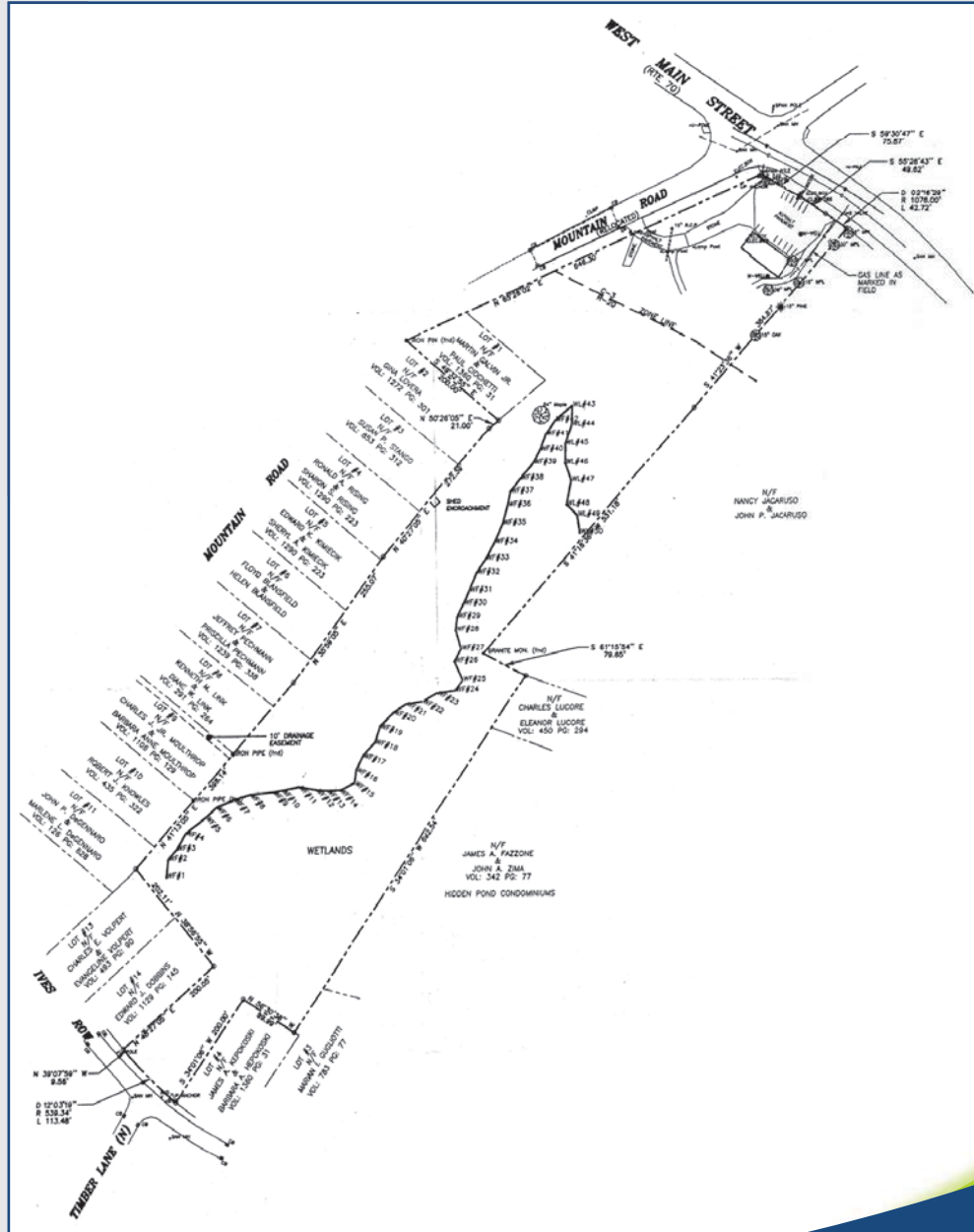
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