TRUE 869 WEST MAIN STREET | CHESHIRE, CT



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.

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information Any reliance on this information is solely at your own risk.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS: Dominick Musilli 203.529.4629 | dm@truecre.com



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

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