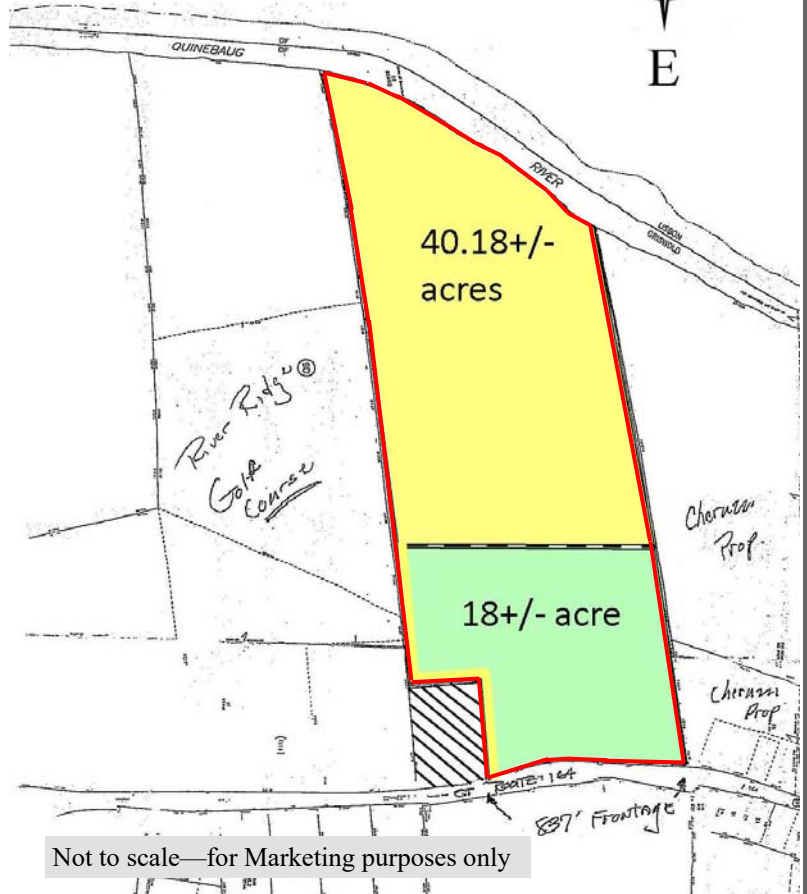


**PEQUOT
COMMERCIAL**

LAND FOR SALE

- 58+/- acres
- Zone C-1
- Well & Septic
- 9,900 Average traffic count
- Less than 1 mile to I-395,
Exit 22 (old Exit 85)

203-243 Preston Rd., Griswold



FOR SALE
\$1,270,000

John Jensen, SIOR
jjensen@pequotcommercial.com

Steve Becker
sbecker@pequotcommercial.com

**PEQUOT
COMMERCIAL**

15 Chesterfield Rd., #4
East Lyme, CT 06333

860-447-9570

860-444-6661 Fax

ZONE C1 Commercial

Permitted Uses:

- Retail - Eating & Drinking establishments - Bank
- Office - Laundry - Beauty salons - Hotel/Motel
- Appliance repair - Multi Family - School ...

By Special Permit:

- Assisted living - Elderly housing - Car Sales+Service
- Auto service + repair -Dwellings + Multi Family...



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	12,260	25,551	94,659
Total Households	4,938	10,310	38,031
Household Income \$0—\$30,000	24.67%	22.75%	22.47%
\$30,001-\$60,000	27.36%	30.09%	29.12%
\$60,001-\$100,000	24.87%	24.38%	24.25%
\$100,001+	23.11%	22.77%	24.16%

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

SECTION 7. C – COMMERCIAL DISTRICTS

7.1 **Permitted Uses.** The following uses are permitted by right.

- 7.1.1 Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, and sporting good stores, and book, stationery, magazine, candy and tobacco shops,
- 7.1.2 Eating and drinking establishments,
- 7.1.3 Business and personal services, such as banks, laundry and dry cleaning establishments, barber shops, beauty salons, printers and lithographers,
- 7.1.4 Business and professional offices, accommodating doctors, lawyers, engineers, architects, real estate brokers, insurance agents, and similar professions,
- 7.1.5 Repair services, such as radio, television, appliance and plumbing shops, upholstery shops and shoe repair shops,
- 7.1.6 Hotels, motels,
- 7.1.7 Theaters and other places of indoor entertainment,
- 7.1.8 Government offices and police and fire protection facilities,
- 7.1.9 Multi-family dwelling units provided all such units are located above or below the street level of the building, (12/1/04)
- 7.1.10 Public utility structures, such as pump stations, water storage, power transformers and the like, (12/1/04)
- 7.1.11 Membership clubs, and (12/1/04)
- 7.1.12 Public and parochial schools, and other places of worship. (12/1/04)

7.2 **Special Exceptions.** The following uses are permitted provided they meet the conditions of Section 12 of these Regulations.

- 7.2.1 Single-family dwellings, two-family dwellings and multi-family dwelling units located on the street level of the building, (12/1/04)
- 7.2.2 Elderly housing and assisted living facilities, (12/1/04)
- 7.2.3 Automotive service and repair garages,
- 7.2.4 Drive-in or other quick service eating establishments,
- 7.2.5 New and used car sales and service.

SECTION 8. I – INDUSTRIAL DISTRICTS

8.1 **Permitted Uses.** The following uses are permitted by right.