

CLASS A OFFICE SPACE AVAILABLE

32 Chicago Ave., Groton, CT



Above Charter Oak Federal Credit Union

For Lease: \$10/SF NNN

8,376 SF total; 6,649 usable

Elevator

Space currently divided in 2:

Second Floor

(4,991 SF & 3,385 SF)

Close to EB & Pfizer

Possible Basement Space

Excellent Condition

Handicapped Accessible

Back Up Generator



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Norman Peck

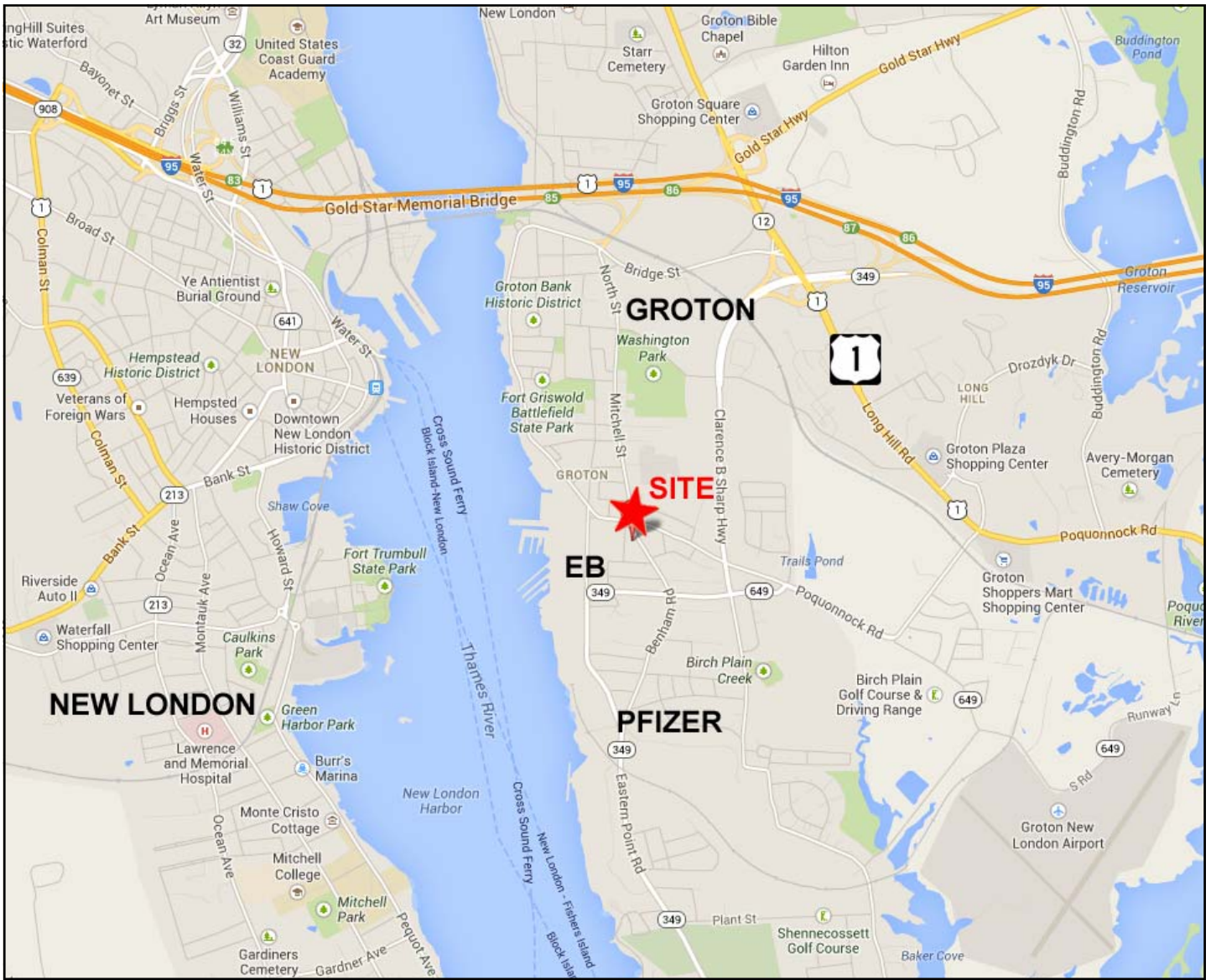
860-447-9570 x133 • npeck@pequotcommercial.com



Zone: GC
General Commercial
Town Water & Sewer

Fiber Optic Cable
Oil Heat
Year Built: 1974

Acres: 1.1
Parking Spaces: 78
Traffic Count: 7,200

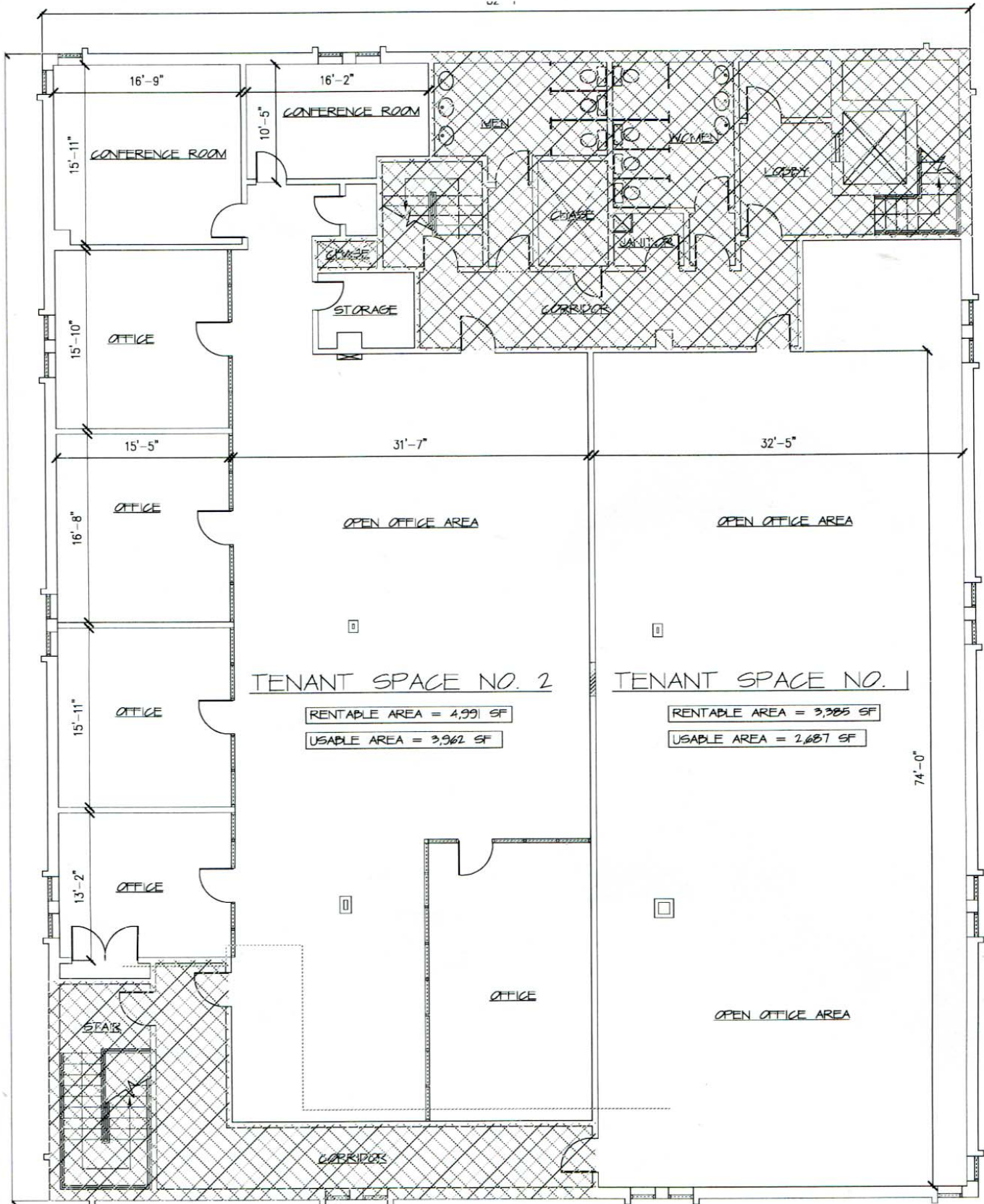


Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 8,208 | 55,101 | 80,989 |
| Total Households | 3,695 | 22,009 | 31,939 |
| Total Daytime Population | 6,009 | 61,896 | 81,618 |
| Median Household Income | \$45,467 | \$47,845 | \$53,896 |

FLOOR PLAN FOR 32 CHICAGO AVE, GROTON, CT



1 EXISTING TWO TENANT SECOND FLOOR PLAN
 3/8" = 1'-0"

3.2 **GC – GENERAL COMMERCIAL ZONE**

3.21 **Permitted Uses**

The following uses are permitted subject to Site Plan approval by the Planning and Zoning Commission:

- a. Retail business, such as apparel stores, drug stores, grocery, meat and seafood stores, eating and drinking establishments, automotive supply stores, antique shops, music shops, sporting goods stores, hobby shops, gift shops, and book, stationery, magazine, candy and tobacco shops.
 - (1) Businesses that include, either as a principal or accessory use, the serving of alcoholic beverages shall not be located within 800 feet in a direct line from a church, school, charitable institution, hospital, library, playground, park or beach, nor located anywhere upon the premises where any of such buildings or uses are situated.
- b. Business services, such as banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government, business and professional offices.
- c. Personal services, such as barber shops, beauty salons, photographic studios, coin-operated laundromats, tailor, dressmaking, millinery, and dry cleaning and laundry pickup stations where the processing is to be done elsewhere. Group daycare homes and child daycare centers subject to the requirements of Sections 4.14 and 4.35.
- d. Repair services, such as radio, television, and electrical appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe repair shops.
- e. Computer centers.
- f. Telecommunication Antenna and Facilities, subject to site plan approval and the requirements of Section 4.19 of these regulations. (New Effective: 4/16/01)

3.22 **Special Permit Uses**

The following uses are permitted subject to Special Permit and Site Plan approval by the Planning and Zoning Commission:

- a. Hotels and motels.
- b. Mortuary and funeral homes.
- c. Drive-in type establishments, including, but not limited to, restaurants, car washes, beverage distributors, banks, theaters, and other similar establishments primarily designed to provide drive-in facilities.

- d. Retail sale of alcoholic liquor provided no building or premises used for the retail sale of alcoholic liquor shall be located or situated within 800 hundred feet in the direct line from any church, school, charitable institution, hospital, library, playground, park, or beach, or the premises upon which any of the aforementioned classes of buildings are situated.
- e. Commercial recreation and entertainment facilities, such as billiard rooms, bowling alleys, skating rinks, swimming pools, night clubs, theaters, amusement centers, and other similar facilities.
- g. Parking lots and garages in accordance with Sections 4.38 and 4.39.
- g. Boarding, rooming, or lodging houses.
- h. Clubs, lodges, or associations.
- i. Public buildings.
- j. Public utility buildings and facilities.
- k. Gasoline stations, motor vehicle dealerships, and motor vehicle repair services subject to the conditions set forth in Section 4.12.
- l. Mixed use buildings containing dwelling units and permitted businesses and services provided business and service uses, excluding offices, shall only be permitted on the first floor and/or basement levels; and no mixed building shall contain more than two dwelling units.
- m. Docks and other marine-related facilities.
- n. Taxi services facility.
- o. Community Residential Counseling Facilities, subject to conditions and restrictions noted in Article 4 (Supplementary Regulations). (New Effective: 3/3/97)
- p. Halfway houses, subject to conditions and restrictions noted in Article 4 (Supplementary Regulations). (New Effective: 3/3/97)
- q. Bed and breakfast establishments, subject to the requirements of Section 4.18 of these Regulations. (New Effective: 6/1/98)
- r. Telecommunication Towers, subject to the requirements of Section 4.19 of these regulations. (New Effective: 4/16/01)
- s. Vocational Training Facilities for persons with physical and developmental disabilities to operate in the zone between the hours of 6:00 a.m. to 8:00 p.m. by Special Permit and Site Plan approval subject to the requirements of Section 4.35 and 4.191(as proposed.) (New Effective 12/20/2007)

