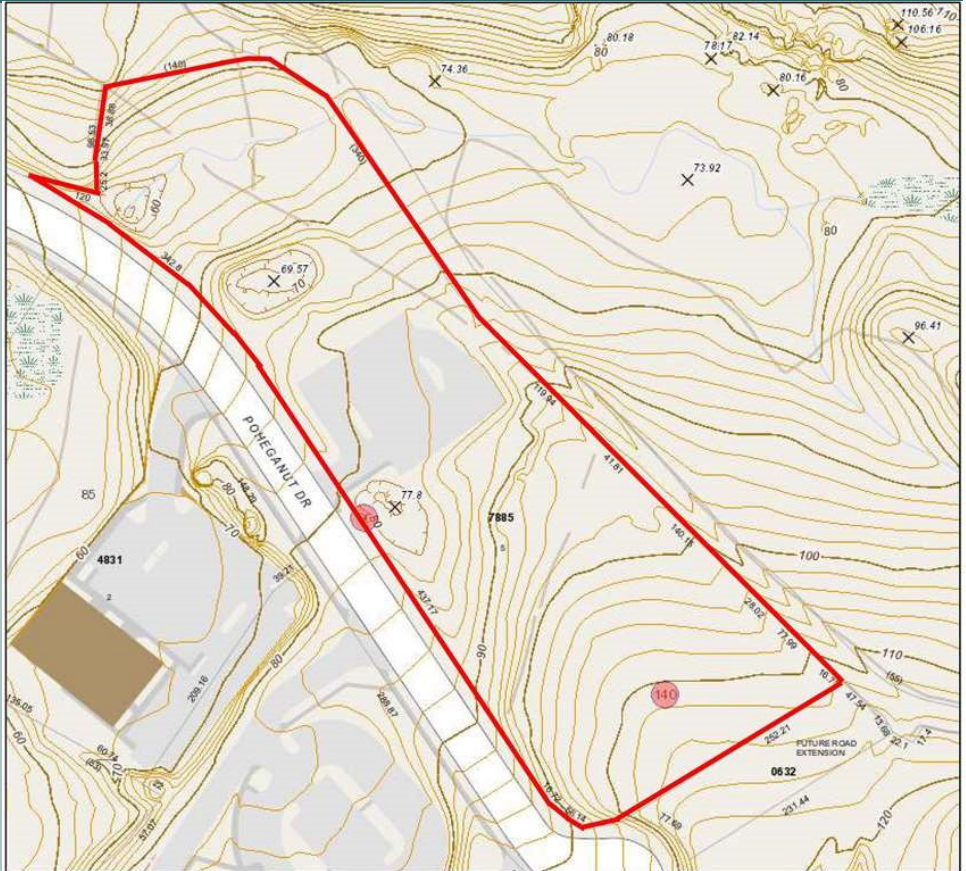


LAND FOR SALE

FOR SALE

\$800,000



90 Poheganut Dr., Groton, CT 06340

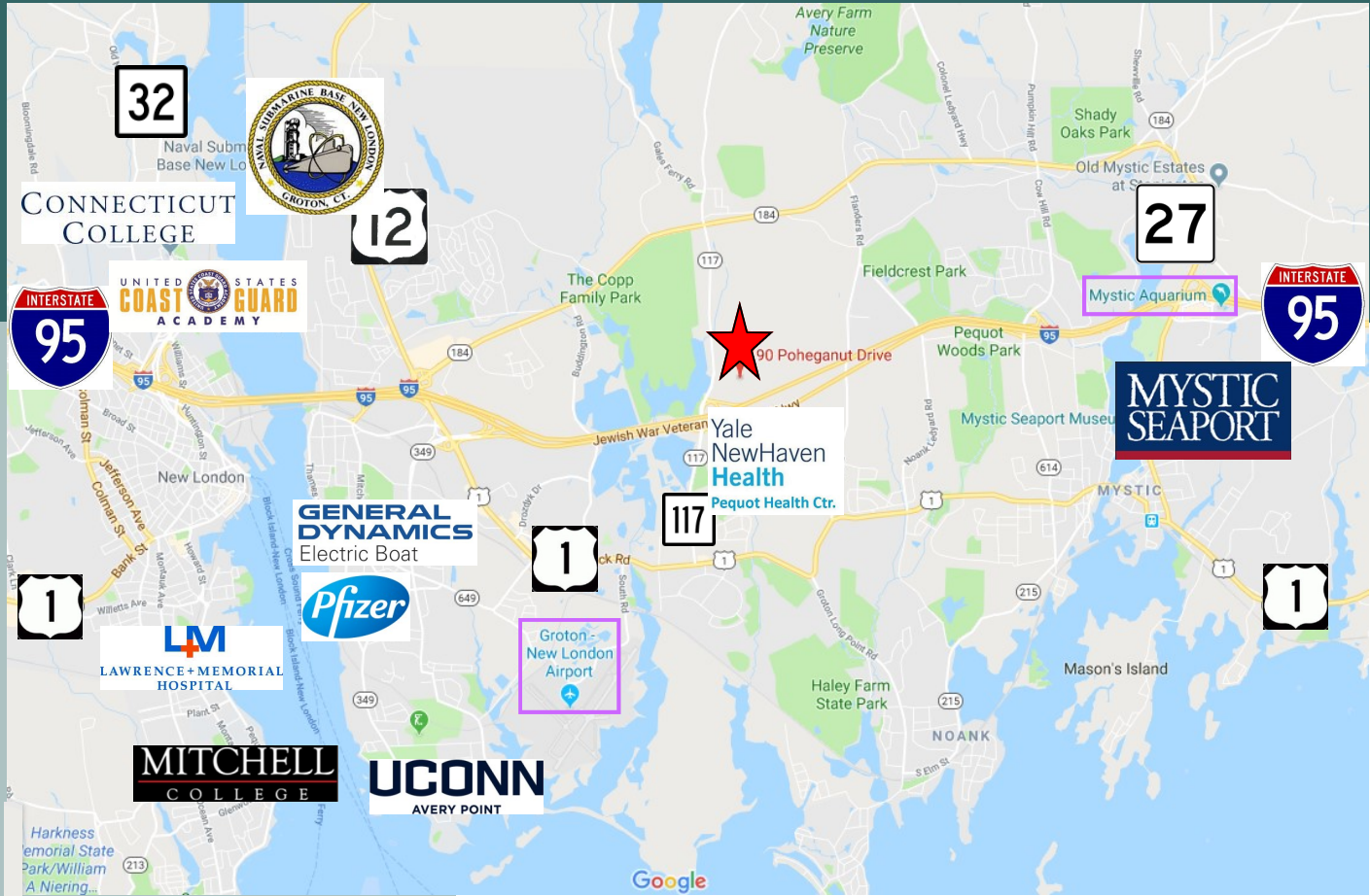
Heather Gianacoplos
heatherg@pequotcommercial.com

Judy Walsh
jwalsh@pequotcommercial.com

**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333
860-447-9570 x153
Fax 860-444-6661

- ⌘ 3.89 Acres with 850' road frontage
- ⌘ Located in prestigious Mystic Executive Park, midway between New York and Boston
- ⌘ Zone IM and WRPD (Water Resource Protection) allows Office, Medical, Clinics, Research, Schools, Hotels, Residential Life Care Communities...
- ⌘ Public Water/Sewer/Natural Gas
- ⌘ Site Plan for 48 Unit Assisted Living and Concept Plan for up to 4 story, 51,888sf Office with 196 Parking spaces.



Mystic Executive Park

- Mystic Marriott & Octagon Restaurant
- Trivin
- ProHealth Physicians
- Progeny Systems
- Quest Diagnostics

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	74,849	140,761	297,399
Total Households	30,718	59,604	126,777
Household Income \$0—\$30,000	21.72%	18.52%	17.82%
\$30,001-\$60,000	23.33%	23.05%	22.63%
\$60,001-\$100,000	26.20%	26.59%	26.19%
\$100,001+	28.76%	31.84%	33.38%

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

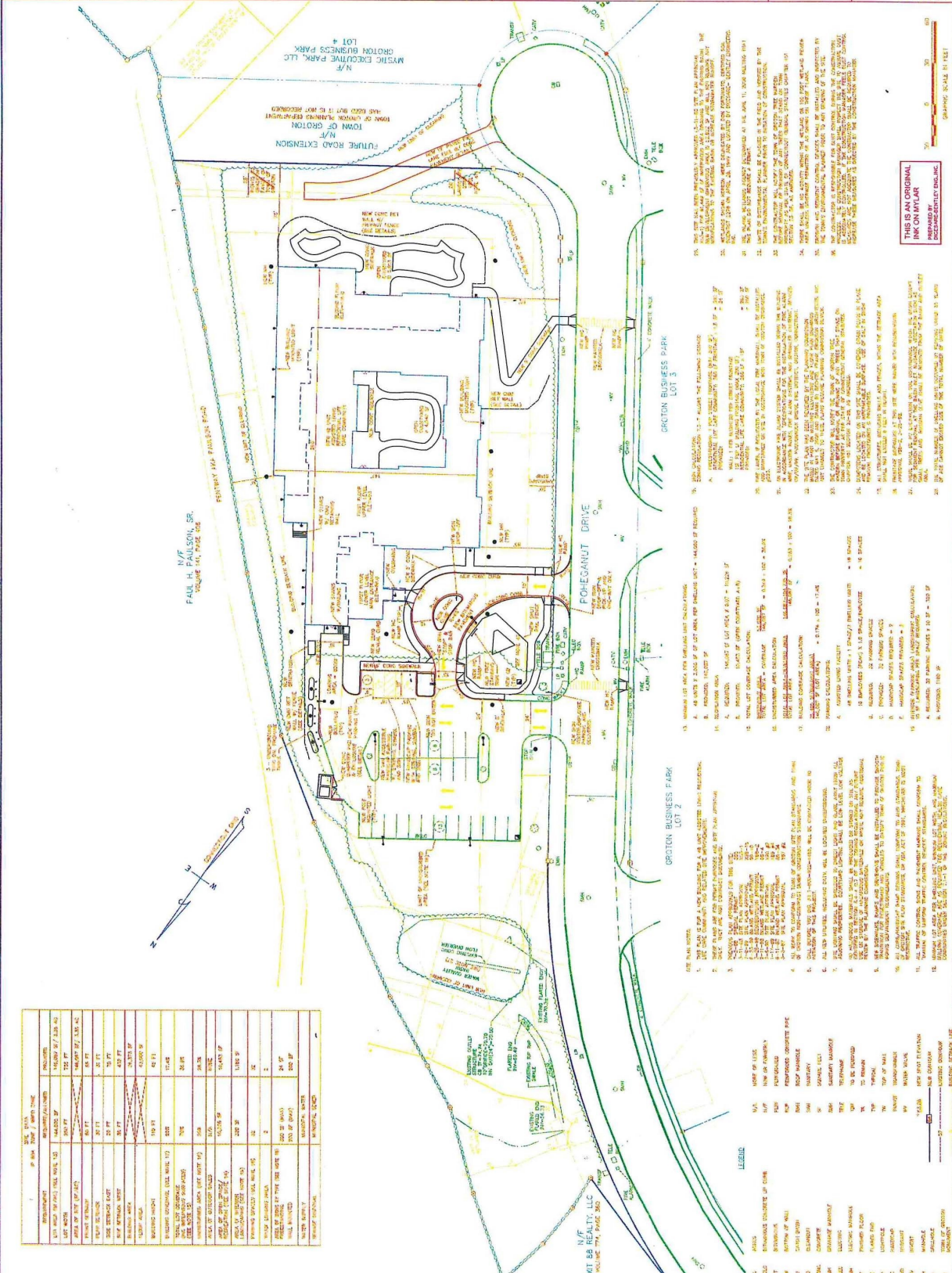
SITE PLAN
ASSISTED RESIDENTIAL
LIFE CARE COMMUNITY
APPLICANT:
BENCHMARK ASSISTED LIVING, LLC
PROPERTY OF
MYSTIC EXECUTIVE PARK LLC
110 FOGEGANUT DRIVE
GROTON, CONNECTICUT

DECEASAR P BENTLEY
ENGINEERS / SURVEYORS / PLANNERS
100 FORT HILL ROAD GROTON, CT 06340
PH:860-448-0100 FX:860-448-0999
WWW.DBENCONERS.COM

NO.	DATE	DESCRIPTION	BY
1	11/17/20	17 APPROVAL, CORRECTIONS	KMP
2	1/13/21	2017 DESIGN CORRECTIONS	KMP

REVISIONS

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Site Plan for 48 Unit Assisted Living



Concept Plan for up to 4 story, 51,888sf Office with 196 Parking lot

3.4-2 INDUSTRIAL, MIXED-USE (IM)

The IM district is meant to accommodate low to moderate impact industrial and light industrial uses which may benefit from proximity to mixed use residential neighborhoods and which are located adjacent to highway access points. A mix of industrial and commercial uses is also allowed in this district, recognizing the market demand for industrial business spaces that are not isolated from complementary commercial businesses and the daily commercial amenities desired by employees. This district allows not only customary research and development, light manufacturing, office, corporate, and related uses but also amenities such as hotels, restaurants, limited retail, recreation businesses, and more. This mix of uses is designed to be attractive to modern manufacturers and their employees.

IM Dimensional Standards

Lot Size

- Minimum lot size: 30,000 SF
- Minimum lot width: 100 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 25 ft

Maximum Building

- Height: 6 stories/75 ft
(Any building exceeding 40 ft in height must be set back from its front, side, and rear lot lines an additional one foot for each foot in height over 40 ft.)
- Coverage: 40%

IM Minimum Lot Size 30,000 SF

