

LAND FOR SALE

25 & 25R Fargo Road, Waterford CT

- » Total 8.1 +/- acres; 5 +/- useable acres
- » Approximately 1,000' frontage on I-395 at Exit 2 (old Exit 77)
- » Presently zoned RU120—Need to change to zone CG for Retail/Commercial use.
- » City water available; city sewer nearby.

For Sale
\$175,000

Contact Steve Becker
PEQUOT COMMERCIAL
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ZONING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED LOT 1	VARIANCE
1	MINIMUM LOT AREA	20,000 S.F.	24,727 S.F.	NO
2	MINIMUM LOT WIDTH	150 FEET	6.67 ACRES	NO
3	MINIMUM LOT FRONTAGE	128 FEET	724 FEET	NO
4	MINIMUM FRONT SETBACK	75 FEET	118 FEET	NO
5	MINIMUM SIDE SETBACK	30 FEET	86 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	287 FEET	NO
7	MAXIMUM BUILDING HEIGHT	40 FEET	< 40 FEET	NO
8	MAXIMUM BUILDING COVERAGE	25 PERCENT	8.22 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	24,727 S.F.
2	PARKING REQUIRED BY TOWNSHIP OR GROSS FLOOR AREA (14.3)	RETAIL: ONE PER 175 SF OF GROSS FLOOR AREA	149 SPACES
3	MINIMUM PARKING DIMENSIONS	9' X 20' / 10' X 16' (900 S.F.)	107 X 18' (1800 S.F.)
4	MINIMUM ASIDE DRIVEWAY	24 FEET	24 FEET
5	MINIMUM FRONT SETBACK	20 FEET	20 FEET
6	MINIMUM SIDE SETBACK	20 FEET	20 FEET
7	MINIMUM REAR SETBACK	20 FEET	20 FEET
8	MINIMUM LANDSCAPING	50 PERCENT	50 PERCENT

GENERAL NOTES:

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. PHOTOGRAPHS AND RELATED INFORMATION DATA WILL BE UPDATED UPON THE PREPARATION OF A RETAIL BUILDING PLAN.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSIDERATIONS ARE NOT KNOWN.
3. AN INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.
4. A ZONE CHANGE WILL BE REQUIRED FOR C-6 (GENERAL COMMERCIAL) ZONING.

Possibility of 40,000+/- sf building

I-395

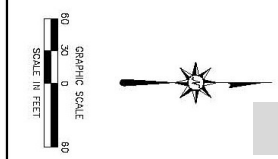
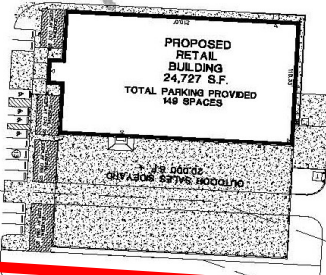
Fargo Rd.

I-395 N Off ramp Exit 2 (old Exit 77)

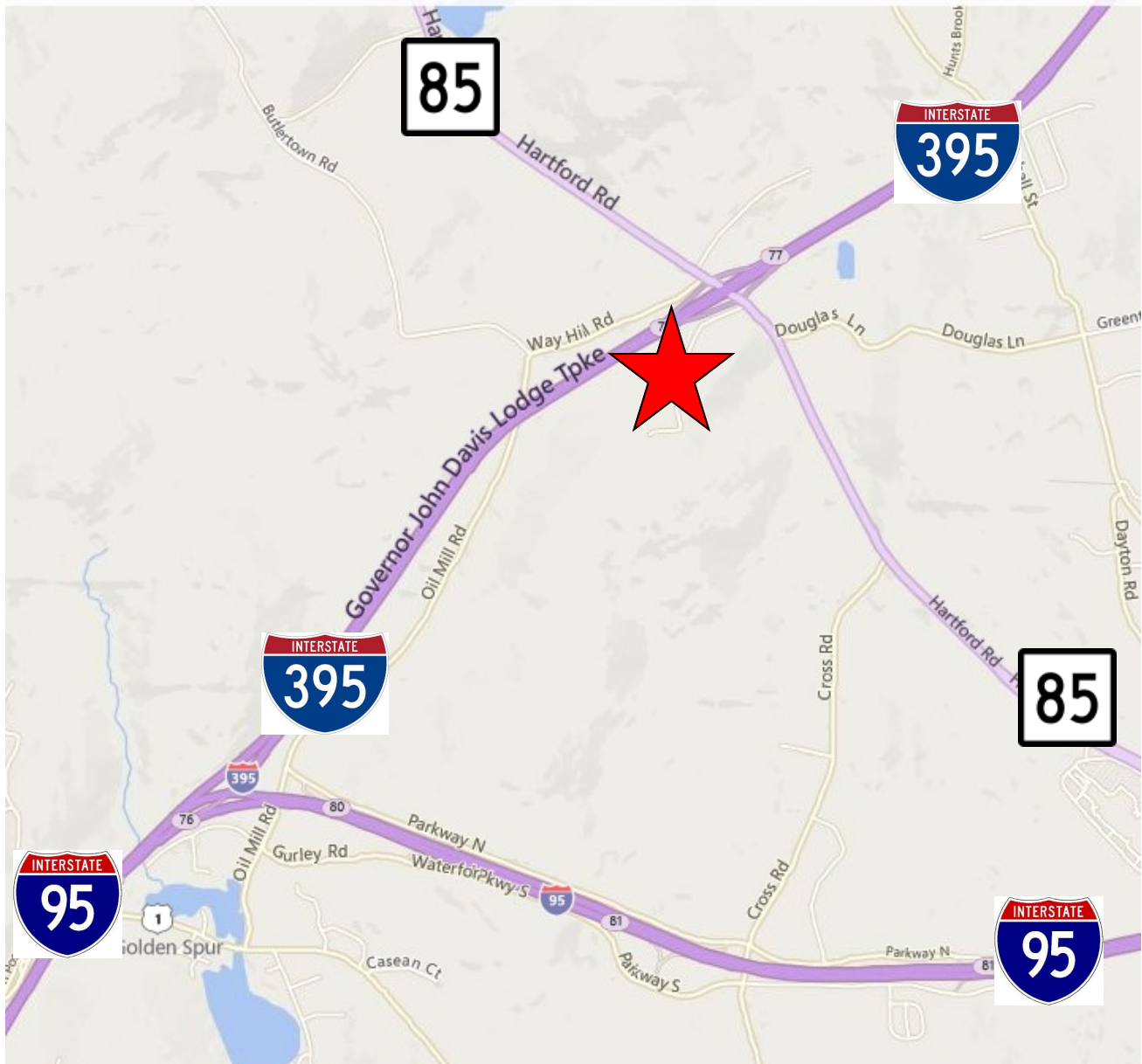
Route 85

To Waterford

RENEGADE
THE EVOLUTION OF FITNESS

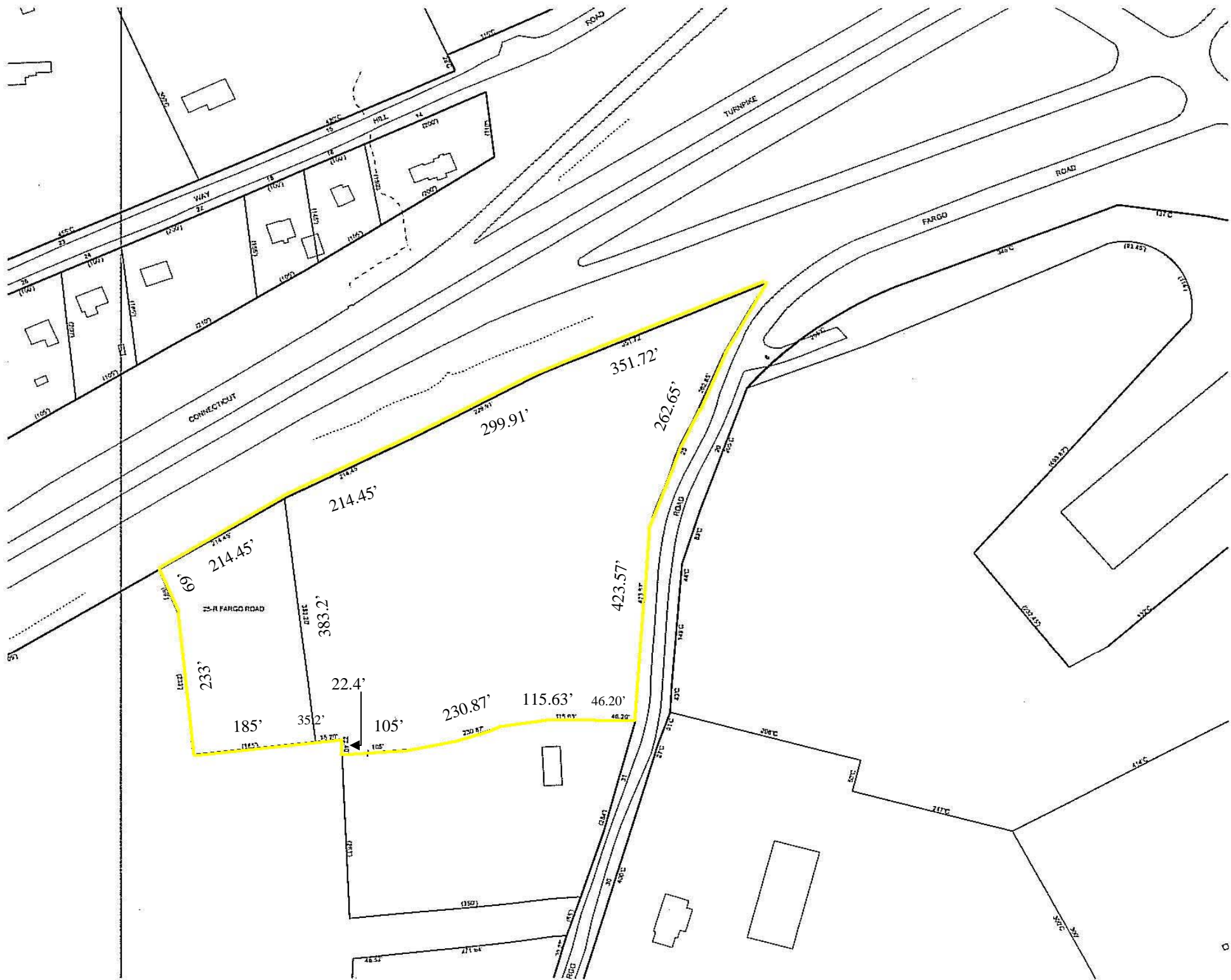


Not to scale—for Marketing purposes only.



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	59,073	158,046	342,341
Total Households	23,531	65,526	145,651
Household Income \$0—\$30,000	22.11%	17.90%	17.27%
\$30,001-\$60,000	23.12%	23.23%	22.26%
\$60,001-\$100,000	25.59%	26.57%	25.50%
\$100,001+	29.17%	32.30%	34.96%

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



TOPOGRAPHY MAP

