

FOR LEASE RETAIL/OFFICE SPACE

1,700sf±



80 Stonington Rd. (aka Route 1), Mystic, CT 06355

- ✓ Retail/Office Space 1,700± sf
- ✓ Highly visible with 7,600 Daily average traffic counts
- ✓ Zone GC—60
- ✓ Ample parking—80+/-
- ✓ 500+' Road frontage
- ✓ Handicap Accessible

- ✓ Other Tenants:
 - Dry Cleaning
 - Furniture
 - Physical Therapy
 - Yoga Studio
 - Home Store
 - Travel Agency
 - Scrapbook Store

Steve Becker

Norm Peck

Pequot Commercial

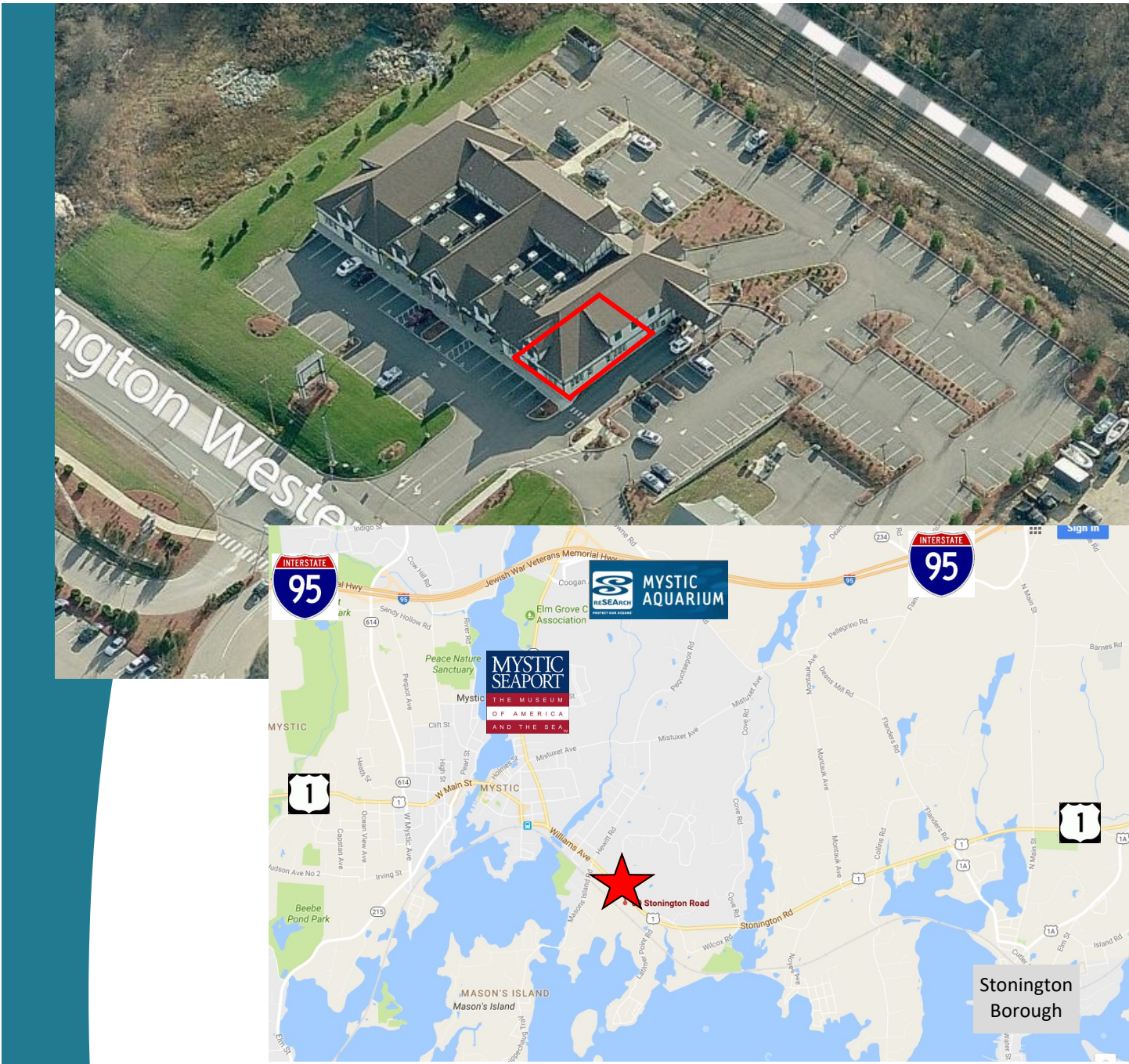
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FOR LEASE

\$19/sf NNN



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|---|--------|--------|---------|
| Total Population | 15,607 | 27,476 | 130,745 |
| Total Households | 7,514 | 12,751 | 56,299 |
| Household Income \$0—\$30,000 | 14.49% | 15.38% | 20.61% |
| \$30,001-\$60,000 | 19.00% | 20.20% | 22.77% |
| \$60,001-\$100,000 | 23.36% | 24.61% | 25.45% |
| \$100,001+ | 43.16% | 39.79% | 31.17% |

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

MAIN ENTRY TO 1,700SF





TO
MYSTIC AQUARIUM
&
OLDE MISTICK VILLAGE



MYSTIC SEAPORT
THE MUSEUM
OF AMERICA
AND THE SEA™



DOWNTOWN
S&P Oyster Co
Main Street
MYSTIC

INN AT MYSTIC



DUNKIN'
DONUTS®

THE
TABER
INN

the
YMCA

BUICK—GMC
Bruzdon
Brustolon.com

Chelsea Groton
Bank

Big Y
WORLD CLASS MARKET



10 Stonington Road



Allyn St

W Mystic Ave

New London Rd

215 Red 36 11

Murphy Point

Pine Point

Mystic Harbor

4.4 **GENERAL COMMERCIAL (GC-60)**

Purpose: This zone is intended to provide a full range of shopping opportunities for the Town.

4.4.1 **Permitted Uses.**

- 4.4.1.1 Assembly, in buildings less than 10,000 square feet. [ADOPTED JULY 30, 1991]
- 4.4.1.2 Boarding/tourist homes of less than five (5) bedrooms.
- 4.4.1.3 Day care centers, Family day care home.
- 4.4.1.4 Municipal facilities.
- 4.4.1.5 Office buildings less than 5,000 square feet.
- 4.4.1.6 Personal services.
- 4.4.1.7 Public utilities.
- 4.4.1.8 Residential: single-family and duplex housing. Duplex housing shall have a minimum lot requirement of 120,000 square feet.
- 4.4.1.9 Retail/wholesale sales buildings less than 5,000 square feet. [AMENDED JULY 30, 1991]
- 4.4.1.10 Financial Institutions up to 5,000 square feet. [ADOPTED SEPTEMBER 7, 2004]
- 4.4.1.11 Restaurant, Retail. [ADOPTED JANUARY 3, 2006]

4.4.2 **Accessory Uses.**

- 4.4.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.4.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.4.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.

4.4.2.4 Recreational facilities, such as tennis/handball courts and pools, accessory to commercial uses. [ADOPTED JULY 30, 1991]

4.4.2.5 Storage of goods or supplies incidental to permitted uses.

4.4.2.6 Keeping of domestic animals as an accessory to a residential use. [AMENDED NOVEMBER 19, 2013]

NOTE: No commercial activity involving domestic animals is permitted.

With the exception of hens, no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:

- .1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.
- .2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.
- .3 Keeping of hens in accordance with Section 2.17.

4.4.3 Uses Allowed by Special Permit.

4.4.3.1 Assembly buildings greater than 10,000 square feet. [ADOPTED JULY 30, 1991]

4.4.3.2 Auto sales.

4.4.3.3 Bowling alleys, billiard pool parlors.

4.4.3.4 Commercial recreation facilities for dance halls, nightclubs with entertainment, open to the public.

4.4.3.5 Community center or library. [ADOPTED JULY 30, 1991]

4.4.3.6 Congregate Living Facility in accordance with the provisions of Section 6.6.2.

4.4.3.7 Convalescent Homes in accordance with the provisions of Section 6.6.3.

4.4.3.8 Drive-in windows, limited to financial institutions and pharmacies, in accordance with Section 6.6.5. [AMENDED JANUARY 3, 2006]

Stonington Zoning Regulations
Amended through February 1, 2018

- 4.4.3.9 Funeral homes, mortuaries.
- 4.4.3.10 Gas/auto service stations (See Section 8.10.5 – ZBA Review).
- 4.4.3.11 Hospitals. [ADOPTED JULY 30, 1991]
- 4.4.3.12 Hotels and motels, in accordance with the provisions of Section 6.6.10.
- 4.4.3.13 Housing for the Elderly in accordance with the provisions of Section 6.6.6.
- 4.4.3.14 Laundries and laundromats.
- 4.4.3.15 Liquor sales places for consumption on and off premises. See Section 6.6.16 for on-premises consumption.
- 4.4.3.16 Office buildings equal to or greater than 5,000 square feet.
- 4.4.3.17 Outdoor boat sales.
- 4.4.3.18 Outdoor vendors, flea markets, street vendors.
- 4.4.3.19 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.4.3.20 Processing of agricultural products. [ADOPTED JULY 30, 1991]
- 4.4.3.21 Recreational facilities, public or private.
- 4.4.3.22 Restaurants, in accordance with Section 6.6.16. [AMENDED JANUARY 3, 2006]
- 4.4.3.23 Retail/wholesale sales buildings equal to or greater than 5,000 square feet. [ADOPTED JULY 30, 1991]
- 4.4.3.24 Schools – public and private.
- 4.4.3.25 Special Wall Signs accordance with Section 7.12.7.1.4 and Special Detached Signs in accordance with Section 7.12.7.2.4. [AMENDED MAY 24, 2011]
- 4.4.3.26 Theaters (except drive-ins).

- 4.4.3.27 Family entertainment centers. [ADOPTED OCTOBER 20, 1992]
- 4.4.3.28 Wellness centers. [ADOPTED NOVEMBER 7, 2002]
- 4.4.3.29 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.4.3.30 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.4.3.31 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.4.3.32 Financial Institutions over 5,000 square feet. [ADOPTED AUGUST 2, 2005]
- 4.4.3.33 Medical Clinics. [ADOPTED AUGUST 2, 2005]
- 4.4.3.34 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.4.3.35 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.4.3.36 Open Space Development in accordance with Section 6.6.22. [ADOPTED AUGUST 21, 2006]
- 4.4.4 Buffer Requirements. [ADOPTED DECEMBER 3, 1998]**
 - 4.4.4.1 50 feet with 25 feet of screening for commercial use adjoining residential zone.
 - 4.4.4.2 50 Feet with 25 feet of screening for commercial use adjoining attached housing.
 - 4.4.4.3 75 feet with 50 feet of screening for restaurant or schools adjoining a residential zone.
 - 4.4.4.4 100 feet with 50 feet of screening for shopping center over 20,000 square feet.
 - 4.4.4.5 25 feet with 15 feet of screening for commercial use adjoining a residential use in a non-residential zone.