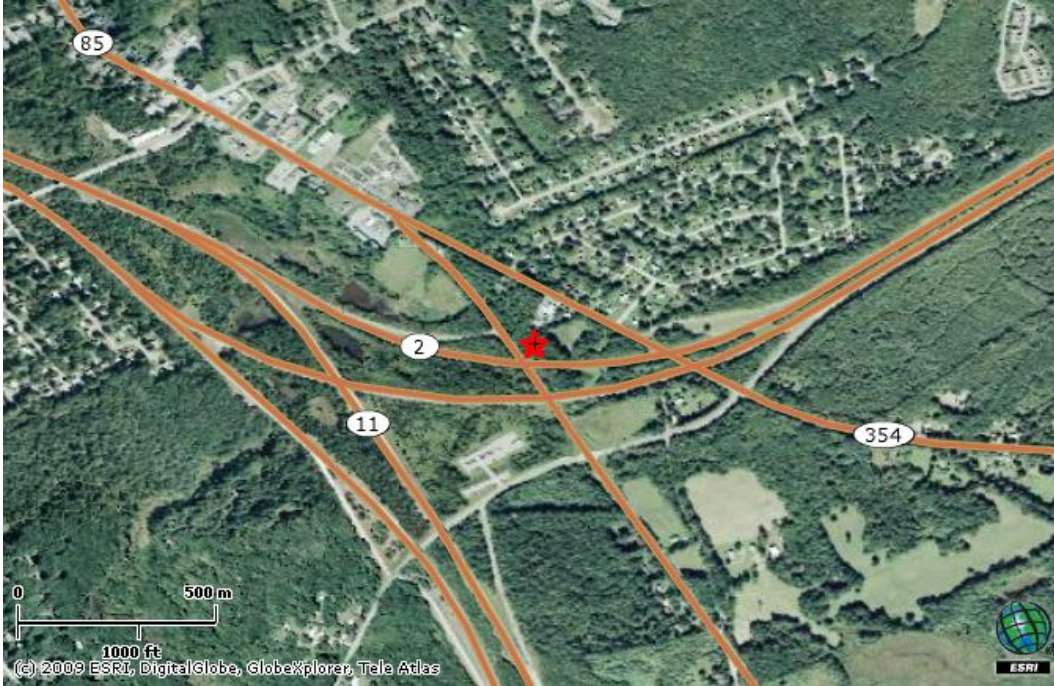


Colchester, Connecticut

New London Road (Route 85) and 92 Parum Road, (Route 354)



Demographics

Population:

1 Mile: 2,592
3 Miles: 11,772
5 Miles: 19,081
10 Miles: 95,138

Income:

1 Mile: \$63,880
3 Miles: \$76,094
5 Miles: \$79,278
10 Miles: \$64,059

Location:	Exit 20 off Route 2
Description:	2.42 acres on New London Road (Route 85) abutting 0.93 acres on Parum Road (Route 354) 2370 SF two-family home (fully leased) at 92 Parum Road
Utilities:	Public water, septic
Zone:	General Commercial: allowing office, retail, restaurant, etc.
Pricing:	2.42 acres - Sale at \$484,000 or land lease "as is" at \$48,000/yr NNN 0.93 acre - Sale at \$186,000 or land lease "as is" at \$20,000/yr NNN

Please call for details.

Lyman

Main Office: 1160 Boston Post Road, Westbrook, CT 06498

Mailing Address: 73 Second Avenue, Westbrook, CT 06498

Eastern Office (by appointment only): 706 Beaumont Hwy, Lebanon, CT 06249

860-887-5000 * Fax 860-886-0600

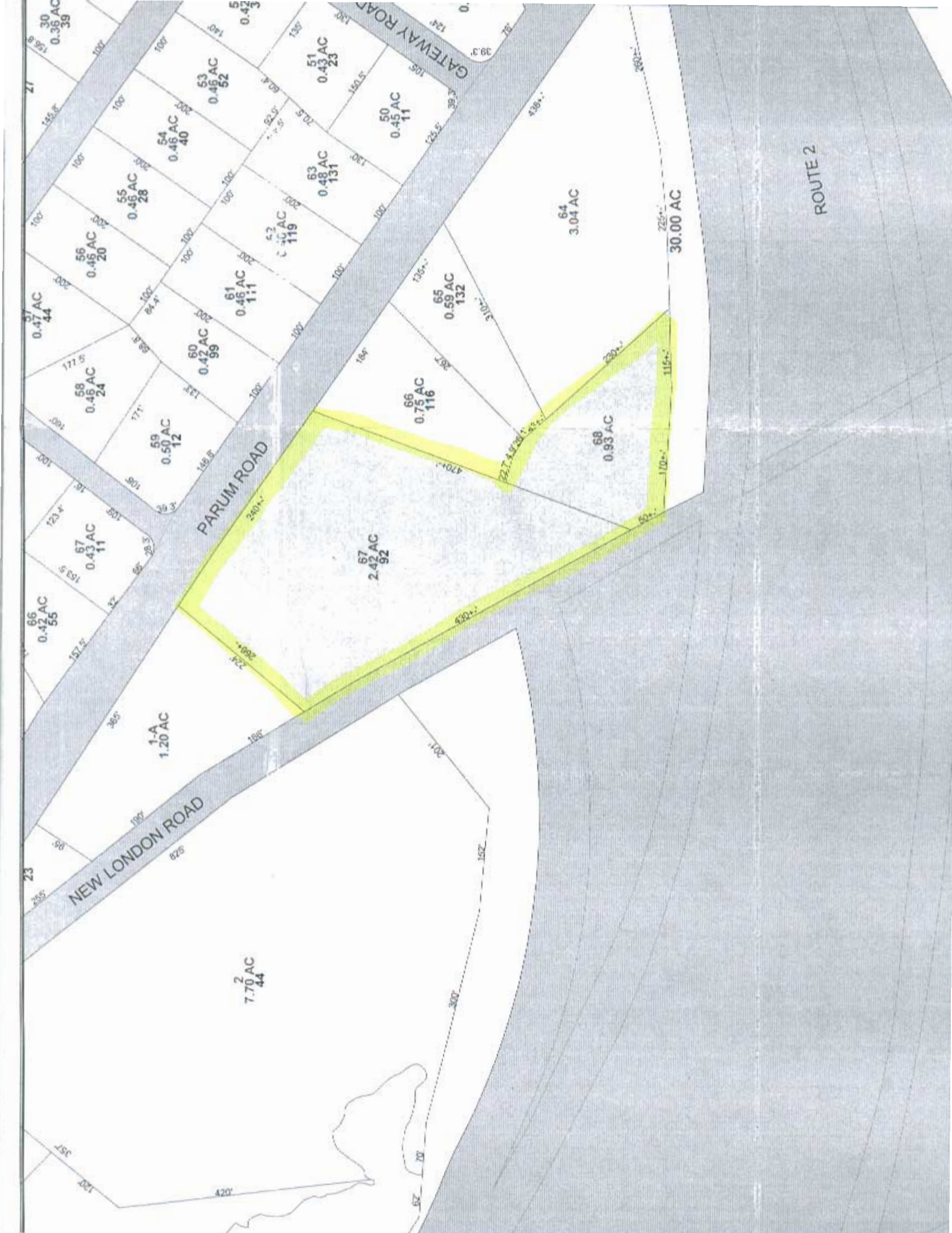
860-887-5001

Email: info@LymanRE.com www.LymanRE.com

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice.

Colchester, Connecticut: Frontage on 92 Parum Road (Rt. 354) and New London Road (Rt. 85) for a total of 3.34 acres





ROUTE 2

GATEWAY ROAD

PARUM ROAD

NEW LONDON ROAD

30.00 AC

64
3.04 AC

67
2.42 AC
92

66
0.75 AC
116

68
0.93 AC

1-A
1.20 AC

2
7.70 AC
44

44
0.47 AC

58
0.46 AC
24

59
0.50 AC
12

60
0.42 AC
99

61
0.46 AC
111

63
0.48 AC
131

50
0.45 AC
11

51
0.43 AC
23

55
0.46 AC
28

54
0.46 AC
40

53
0.46 AC
52

30
0.36 AC
39

21

23

357

52

70

307

201

223

430

470

310

123.5

124

230

110

115

225

438

106

100

100

100

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SECTION 4F - GENERAL COMMERCIAL "C" DISTRICTS

4F.1 PURPOSE. Areas intended as the major focus of business and commercial activity in the Town with potential for a mixture of retail, professional, service and entertainment activities.

4F.2 PERMITTED USES. The following uses are permitted by right in Commercial "C" districts:

4F.2.1 (Section Deleted)

4F.2.2 (Section Deleted)

4F.2.3 (Section Deleted)

4F.2.4 (Section Deleted)

4F.2.5 Professional offices, such as offices for doctors, lawyers, architects and engineers.

4F.2.6 (Section Deleted)

4F.2.7 (Section Deleted)

4F.2.8 Retail business, such as, but not limited to grocery, drug, apparel, variety, furniture, or sporting goods store.

4F.2.9 Restaurants and eating and drinking establishments where most food and drink is intended to be consumed on the premises at tables, counters or bars.

4F.2.10 Personal services such as barber shops, beauty salons, laundry and dry cleaning establishments.

4F.2.11 Repair services such as radio, television, appliance and plumbing shops, furniture upholstery and shoe repair shops.

4F.2.12 Theater building.

4F.2.13 Auto supplies and parts.

4F.2.14 Business services such as banks and other financial institutions, real estate and insurance offices.

4F.2.15 Video games.

4F.2.16 Automobile and truck rental facilities, including trailers and associated services.

4F.2.17 Automobile livery services such as taxis and limousines.

4F.2.18 (Section Deleted)

4F.2.19 (Section Deleted)

4F.2.20 Accessory buildings and uses.

4F.2.21 Home Occupations.

4F.2.22 Seasonal roadside stands for the sale of fresh fruit and/or vegetables, provided no such stand shall be greater than 200 square feet or located less than thirty feet from the travel lane of any street or highway.

4F.2.23 (Section Deleted)

4F.3 SPECIAL EXCEPTION USES IN C DISTRICT

4F.3.1 Automotive service station.

4F.3.2 Auto sales and repairs.

- 4F.3.3 Public safety facilities.
- 4F.3.4 Hotel, motel.
- 4F.3.5 Excavations.
- 4F.3.6 Sales and storage of propane gas.
- 4F.3.7 Mini storage facilities.
- 4F.3.8 Educational institutions including child care facilities.
- 4F.3.9 Car wash.
- 4F.3.10 Bed and Breakfast/Inn Operations.
- 4F.3.11 Wireless Telecommunication Site subject to the requirements of Section 11.18 herein.
- 4F.3.12 Horticulture and the raising of nursery products.
- 4F.3.13 Church, synagogue or other place of worship.
- 4F.3.14 Membership club.
- 4F.3.15 Town hall, library, museum and similar municipal or cultural facility of a non-commercial nature.
- 4F.3.16 Funeral home or mortuary, including a crematorium as an accessory use only.
(EFFECTIVE DATE: March 23, 2006)
- 4F.3.17 Hospital or medical clinic.
- 4F.3.18 Public or private recreation facilities.
- 4F.3.19 Public utility structures, such as sewerage pump stations, power transformers, and water storage tanks, provided such facilities are, to the extent possible, designed and landscaped to blend with the natural surroundings, and provided no vehicle or equipment storage is involved.
- 4F.3.20 Commercial Kennels provided the requirements of Section 11.17 and Section 13.26 are met.
- 4F.3.21 Restaurants and eating and drinking establishments including drive-through service or where most food is intended to be consumed off the premises.

4F.4 DIMENSIONAL REQUIREMENTS IN "C" DISTRICTS.

- 4F.4.1 (Section Deleted)
- 4F.4.2 Minimum Lot Size: 30,000 square feet of which at least 22,500 square feet is contiguous buildable area.
- 4F.4.3 Minimum Lot Frontage on a Street: 75 feet.
- 4F.4.4 Minimum Front Yard Setback (from Property Line): 15 feet.
- 4F.4.5 Minimum Side Yard: No side yard is required between abutting lots where both are zoned and used for commercial purposes. Where the lot abuts a residential use, 25 feet shall be maintained plus an additional three inches for each foot of height above 35 feet, which yard shall not be used for parking, loading or storage.
- 4F.4.6 Minimum Rear Yard: 10 feet.
- 4F.4.7 Maximum Building Height: 40 feet.

4F.4.8 Maximum Building Coverage: 50% of the buildable area.

4F.4.9 Maximum Impervious Coverage: 75% of the buildable area except as provided in Section 11.21.

4F.5 SPECIAL REGULATIONS IN "C" DISTRICTS

4F.5.1 The Commission may permit establishment of a flag lot as a Special Exception provided such lot complies with Section 13.21.

4F.5.2 The Commission may permit development on a flag lot as a Special Exception provided that the access way shall, as determined by the Commission, be adequate for the proposed use and potential future use.

4F.5.3 If the flag lot is being created at the same time as the application for development, the Special Exception applications may be combined.