

FOR LEASE OFFICE / RETAIL



28 Haughton Rd., Bozrah, CT 06334

FOR LEASE
\$8/sf NNN

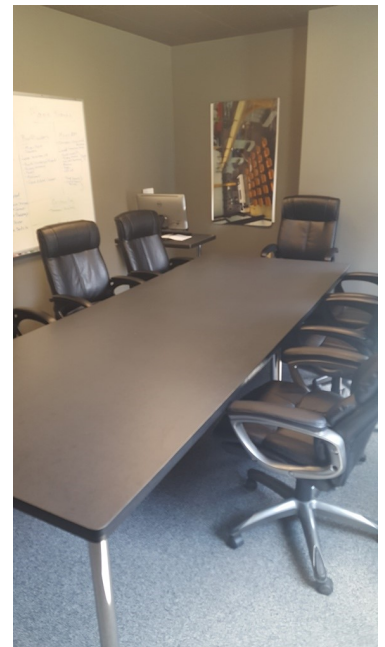
John Jensen, SIOR

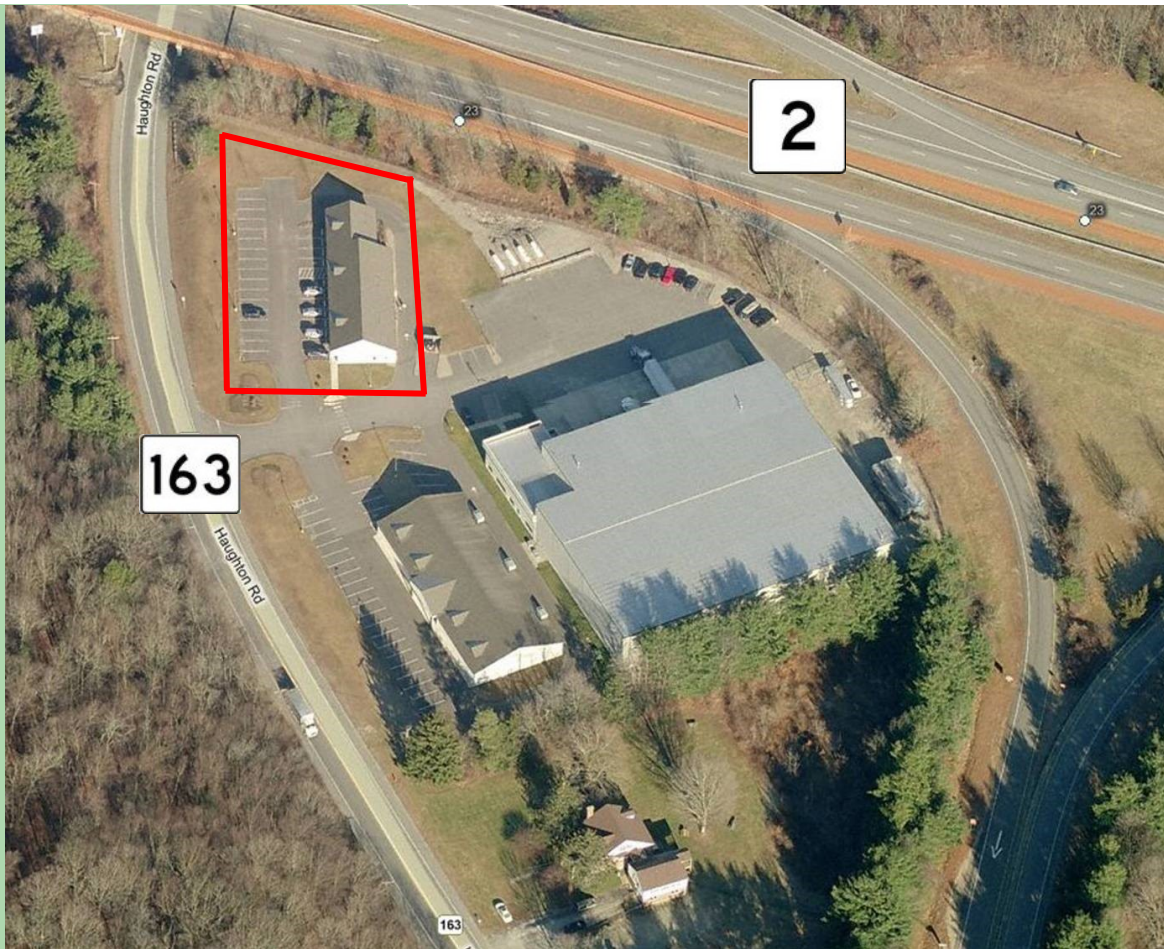
Pequot Commercial

15 Chesterfield Rd., Suite 4
East Lyme, CT 06333

860-447-9570 x131
860-444-6661 Fax
jjensen@pequotcommercial.com

- » 2,560 sf space for lease
- » One story and Handicap Access
- » Ample parking
- » 113' Road frontage
- » Well and Septic; Central A/C
- » Propane and Heat Pump
- » Easy access to Route 2
- » 4+/- miles to I-395





ZONE CD - COMMERCIAL DISTRICT

Permitted Uses:

- Retail - Office - Financial Institution
- Personal Services (Beauty Salon, Barber, Dry Cleaning, Laundromat, Theater)
- Tech/Repair services - Possible Dog Daycare...

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	25,772	101,586	413,373
Total Households	11,142	42,287	165,446
Household Income \$0—\$30,000	17.58%	16.74%	16.75%
 \$30,001-\$60,000	25.75%	23.79%	22.32%
 \$60,001-\$100,000	24.00%	26.77%	25.83%
 \$100,001+	32.67%	32.69%	35.10%



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

SECTION 8 - C COMMERCIAL DISTRICTS

8.1 Permitted Uses. The following uses are permitted in this district only after issuance of a zoning permit as required by Section 3 and/or site plan as required by Section 12 of these Regulations- 3/10/89

8.1.1 Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, eating and drinking establishments, antique shops, sporting good stores, furniture stores, farm and garden supply stores.

8.1.2 Business services, such as banks and other financial institutions, real estate and insurance offices, business and professional offices.

8.1.3 Personal services, such as barber shops, beauty salons, dry cleaning establishments, theaters, motels or hotels, laundries or Laundromats, Dog Daycare. (mod. 2/1/2019)

8.1.4 Repair services, such as radio, television, automotive, appliance and plumbing shops, upholstery shops and shoe repair shops.

8.1.5 Residence for a caretaker, watchman, or owner as an accessory use for a commercial or industrial use, except the use of mobile homes or camper units for this purpose is not permitted.

8.1.6 Accessory buildings and uses.

8.1.7 Utility company structures. (7/11/85)

8.1.8 Wireless telecommunication facilities. (12/1/98) (see Section 10.17)

8.2 Special Exceptions. The following uses may be permitted by the Commission subject to the provisions of Section 11 of these Regulations.

8.2.1 Deleted effective 2/28/88.

8.2.2 Video game arcades.

8.3 Minimum Lot Size.

8.3.1 80,000 square feet. (Amended effective 2/28/88).

8.4 Dimensional Requirements.

8.4.1 **Frontage:** 150 feet.

8.4.2 **Set Back:** 50 feet.

8.4.3 **Side and Rear Yards:** 25 feet.

8.4.4 **Floor Area:** No minimum.

8.4.5 **Maximum lot coverage by buildings:** 30%

8.4.6 **Maximum height of all buildings:** 50 feet.