

# RETAIL SHOPPING CENTER

VACANT PARCEL FOR SALE IN LISBON, CT 06351

143 River Rd.  
Lisbon, CT 06351

**FOR SALE**

~~\$995,000~~

**\$795,000**

1.5+/- Buildable  
Acres

Steve Becker

**PEQUOT  
COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

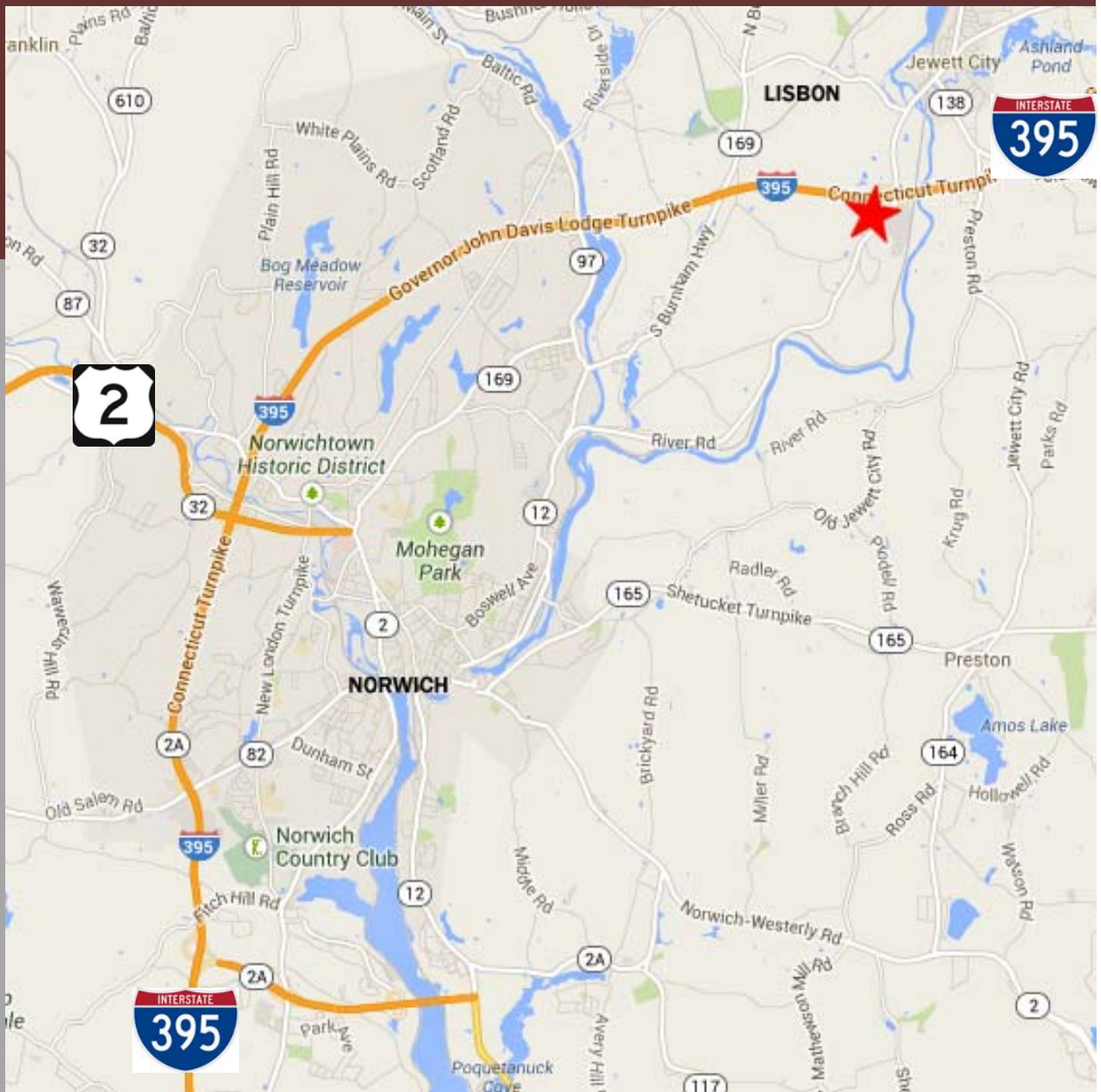
860-447-9570 x202

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- ◆ Adjacent to Lisbon Crossing which includes:
  - Target
  - Lowe's
  - Aldi's
  - Aspen Dental
  - Mattress Firm
  - Game Stop
  - Chili's
  - Verizon Wireless
  - GNC
- ◆ Across from Lisbon Landing which includes:
  - Super Walmart
  - Home Depot
  - Kohl's
  - Dick's Sporting Goods
  - Panera
  - Movie Theater
  - Ruby Tuesday
  - Bath & Body Works
  - Five Below
  - Famous Footwear
  - Michael's
  - Bath & Body Works
- ◆ 6.33 Acre parcel next to I-395 Entrance
- ◆ Zone BV-1
- ◆ Public Water/Sewer in street
- ◆ 15,100 Daily Traffic
- ◆ 300' Frontage

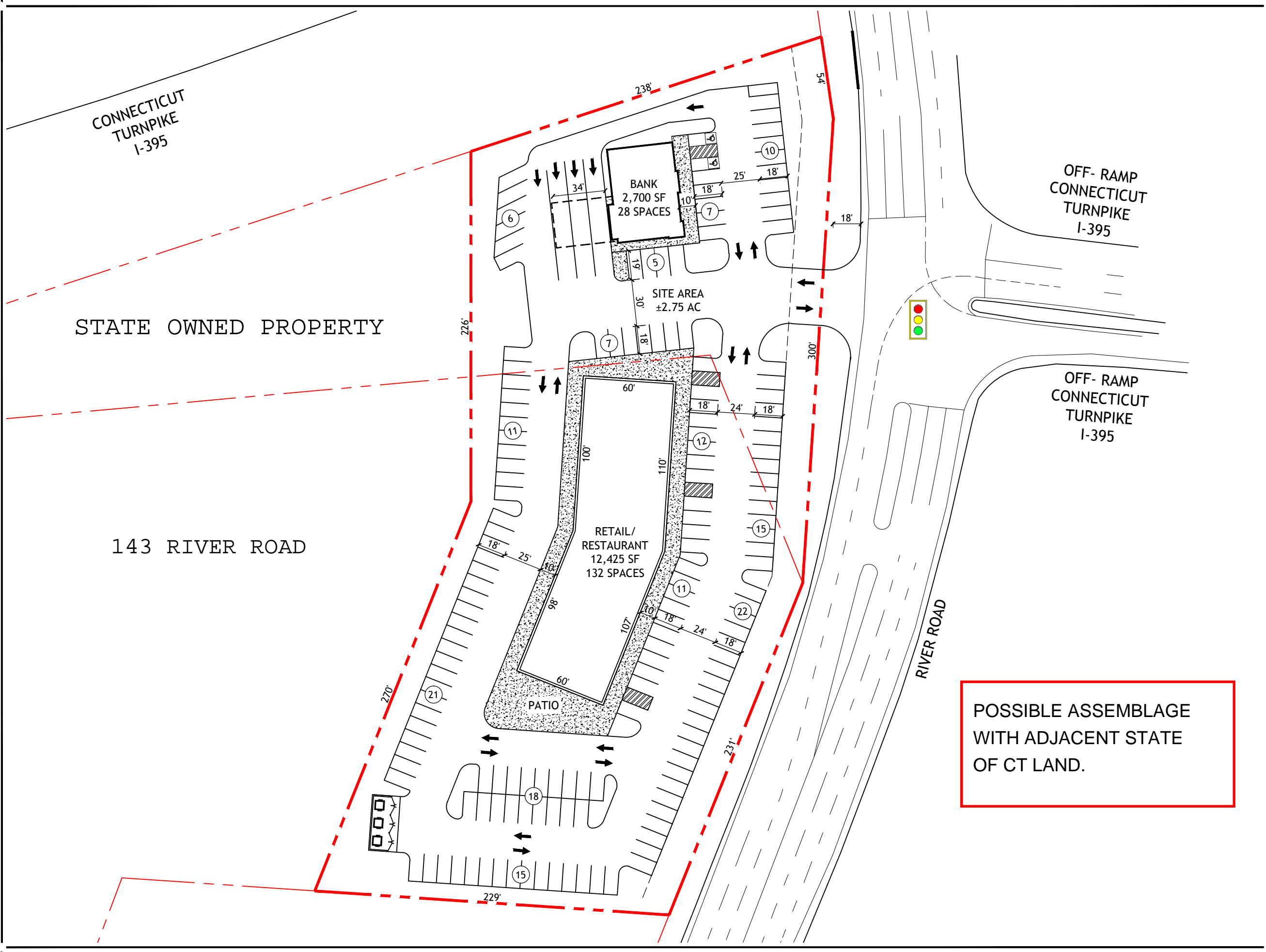


<b>DEMOGRAPHICS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Total Population</b>	10,449	28,647	95,181
<b>Total Households</b>	4,274	11,685	38,759
<b>Household Income</b> <b>\$0—\$30,000</b>	23.90%	20.02%	20.43%
<b>\$30,001-\$60,000</b>	25.67%	26.62%	26.25%
<b>\$60,001-\$100,000</b>	23.16%	26.09%	24.37%
<b>\$100,001+</b>	27.28%	27.27%	28.93%

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



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SITE DATA	
SITE AREA	119,855 SF, 2.75 AC
BUILDING	BANK = 2,700 SF RETAIL/ RESTAURANT = 12,425 SF TOTAL AREA = 14,125 SF
PARKING	PROVIDED BANK = 28 SPACES RETAIL/ RESTAURANT = 132 SPACES TOTAL = 160 SPACES

LEGEND	
PROPERTY LINE	
ON-SITE DIRECTIONAL ARROWS	
OFF-SITE DIRECTIONAL ARROWS	

NORTH

0      30'      60'      120'

SCALE: 1" = 60'

LOCATION	
LISBON, CONNECTICUT RIVER ROAD NEAR CONNECTICUT TURNPIKE I-395	

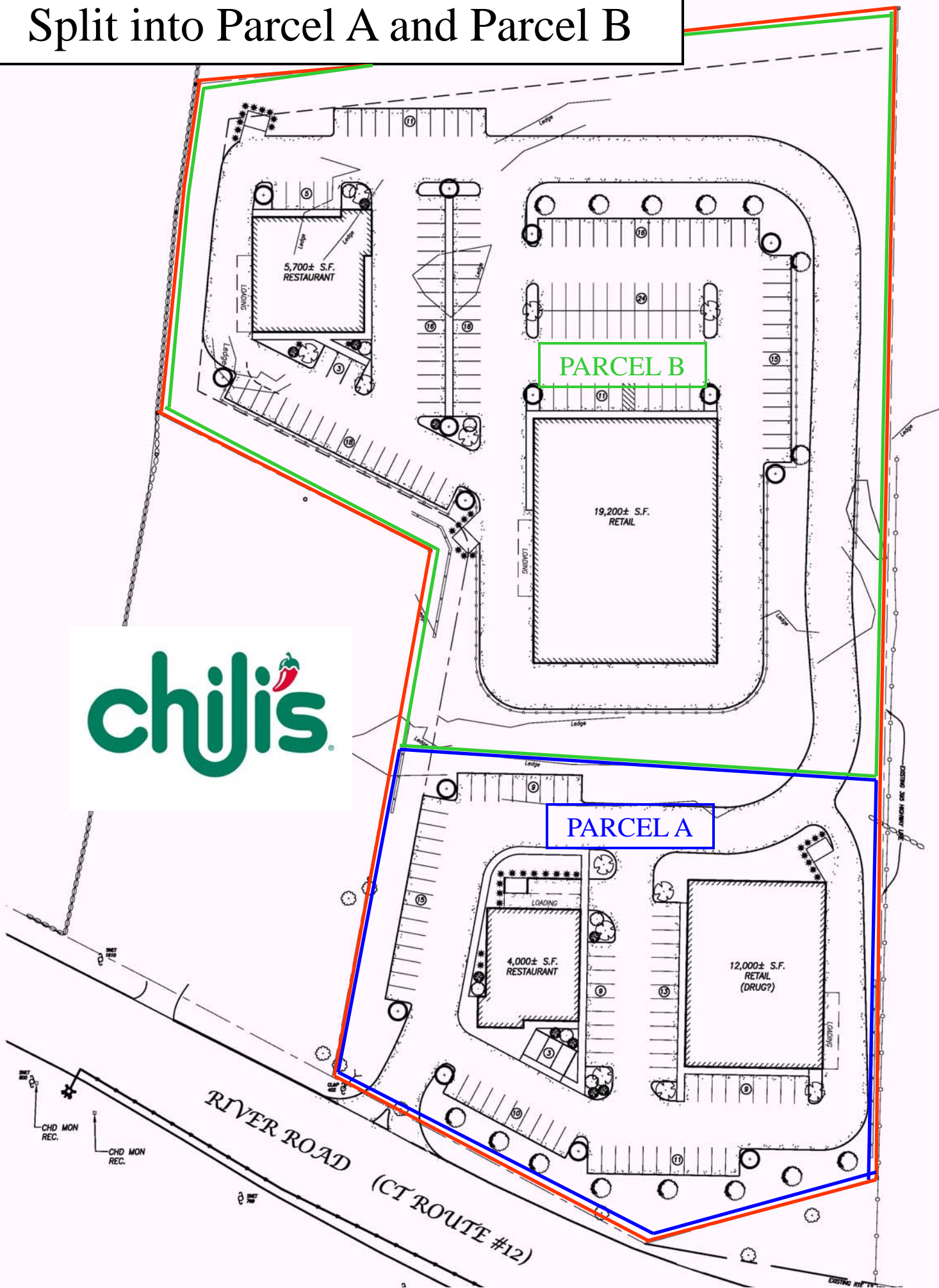
  

DATE	OPTION
7-28-2014	<b>6</b>

**PROPOSED  
SITE PLAN**

# Split into Parcel A and Parcel B



## **SECTION 5 - BV-I BUSINESS VILLAGE DISTRICT**

- 5.1 **Permitted Uses Subject to Site Plan Review.** The following uses are permitted in the BV-I Zone subject to the approval of a site plan by the Commission and issuance of a zoning permit by the ZEO.
- 5.1.1 Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, eating/restaurant and drinking (liquor) establishments (restaurant must be primary use - drinking (liquor) accessory, calculated as primary use 75% of gross floor area excluding kitchen and storage areas - accessory use 25% of gross floor area excluding kitchen and storage areas), liquor stores, antique shops, music shops, sporting goods stores, and book, stationery, magazine candy and tobacco shops. Under the definition of retail sales, the following items are specifically prohibited in BV-I Districts; 1.) the sale of live animals, and 2.) the sale of kerosene, gasoline and/or diesel fuel.
  - 5.1.2 Business services, such as: banks, credit unions, loan companies, and other financial institutions, accounting, legal, real estate and insurance agencies, utility offices, government and business, medical, clinical and professional offices.
  - 5.1.3 Personal services, such as hair care, fitness center/gym, beauty salons, photographic studios, tailor, dressmaking, and millinery.
  - 5.1.4 Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe repair shops, but excluding vehicular repair and/or installation services as a primary use. Vehicular repair and/or installation services as an accessory use shall not exceed 10 percent of the total square footage dedicated to retail sales, excluding storage.
  - 5.1.5 This section has been intentionally left blank
  - 5.1.6 Assembling, converting, altering, finishing, cleaning or any other processing of products that is clearly incidental to a retail or service business and where goods so produced and/or processed are to be sold exclusively on the lot provided that:
    - a. The area used for such purposes shall be fully concealed from any street, and shall not be greater in area than 20% of the square feet devoted to retail sales or service;
    - b. Not more than four (4) employees are engaged in such production or processing.
  - 5.1.7 Buildings, structures and uses that are accessory to principal uses permitted under Section 5 of these Regulations.
  - 5.1.8 Signs in accordance with Section 15 of these Regulations.
  - 5.1.9 Wireless telecommunication facility where the antenna is mounted on the rooftop or facade of an existing nonresidential building or is mounted to existing towers, water towers/tanks, utility poles, steeples, clock or bell towers, billboards, nonresidential chimneys, bridges, and silos, provided the requirements of Section 10.17 of these Regulations are met.
  - 5.1.10 Wireless telecommunication facility where a tower is to be located on property occupied by one or more existing towers provided the requirements of Section 10.17 of these Regulations are met.
- 5.2 **Special Permits.** The following uses are permitted by special permit in BV-I Districts, provided the dimensional requirements of Section 8 and Section 10.17 if applicable of these Regulations are met.
- 5.2.1 Wireless telecommunication facilities not permitted under Section 5.1 of these Regulations provided the requirements of Sections 10.17 and 10.18 of these Regulations are met.
  - 5.2.2 Intentionally left blank.
  - 5.2.3 Drive thru windows as accessory uses to financial institutions and pharmacies, minimum stack ten (10) spaces.

- 5.2.4 Intentionally left blank.
- 5.2.5 Hotels with 100 or more rooms may contain a restaurant(s) as stated in Section 5.1.1.
- 5.2.6 Multiple use commercial developments. Developments with more than one proposed use listed under this section shall require a special permit.
- 5.2.7 New vehicle sales as primary use. Used vehicle sales shall not exceed 20% of the total number of new vehicles for sale. New vehicle sales facilities may include repair facilities as an accessory use. Used vehicle sales are specifically prohibited as a primary use in the BV-I District.