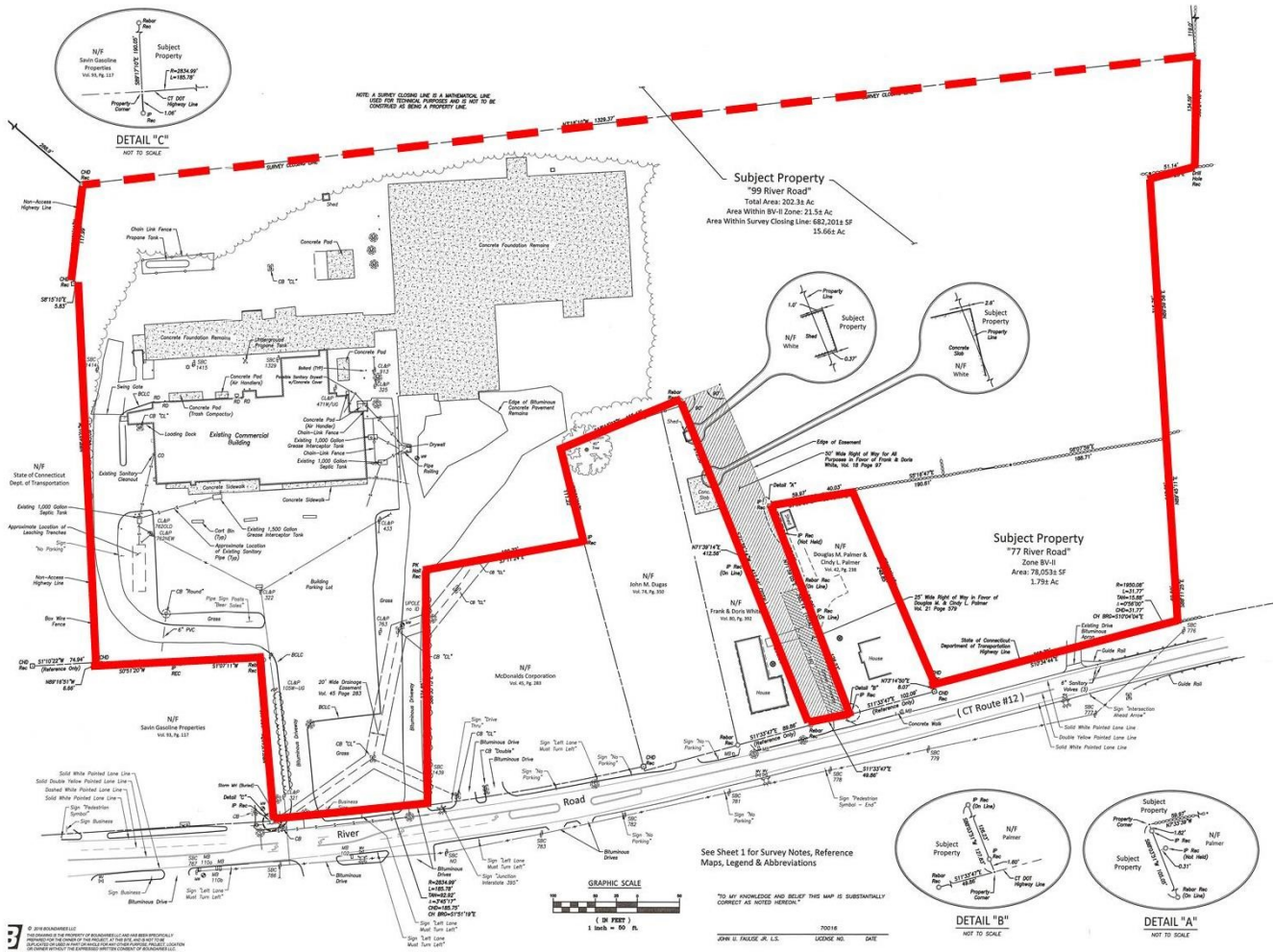




FOR SALE Development Site w/ Retail Income



FOR SALE
\$2,895,000

Steve Becker
 sbecker@pequotcommercial.com

Jeff Brewer
 jbrewer@pequotcommercial.com

Pequot Commercial

15 Chesterfield Road, Suite 4
 East Lyme, CT 06333
 860-447-9570
 860-444-6661 Fax

77 & 99 River Rd., Lisbon, CT 06351

- ◆ Two properties combined include:
 - 200+ acres; 12± usable
 - 855' Road frontage
 - Taxes \$30,452
 - Assessment \$2,432,790
 - 26,335sf Retail bldg leased

- ◆ Less than 1,000' to I-395
- ◆ City Water/Sewer; Propane Gas
- ◆ 9,100 Average Daily Traffic Count
- ◆ Zone Business Village 2 District



Zone BV 2 - Business Village #2 District

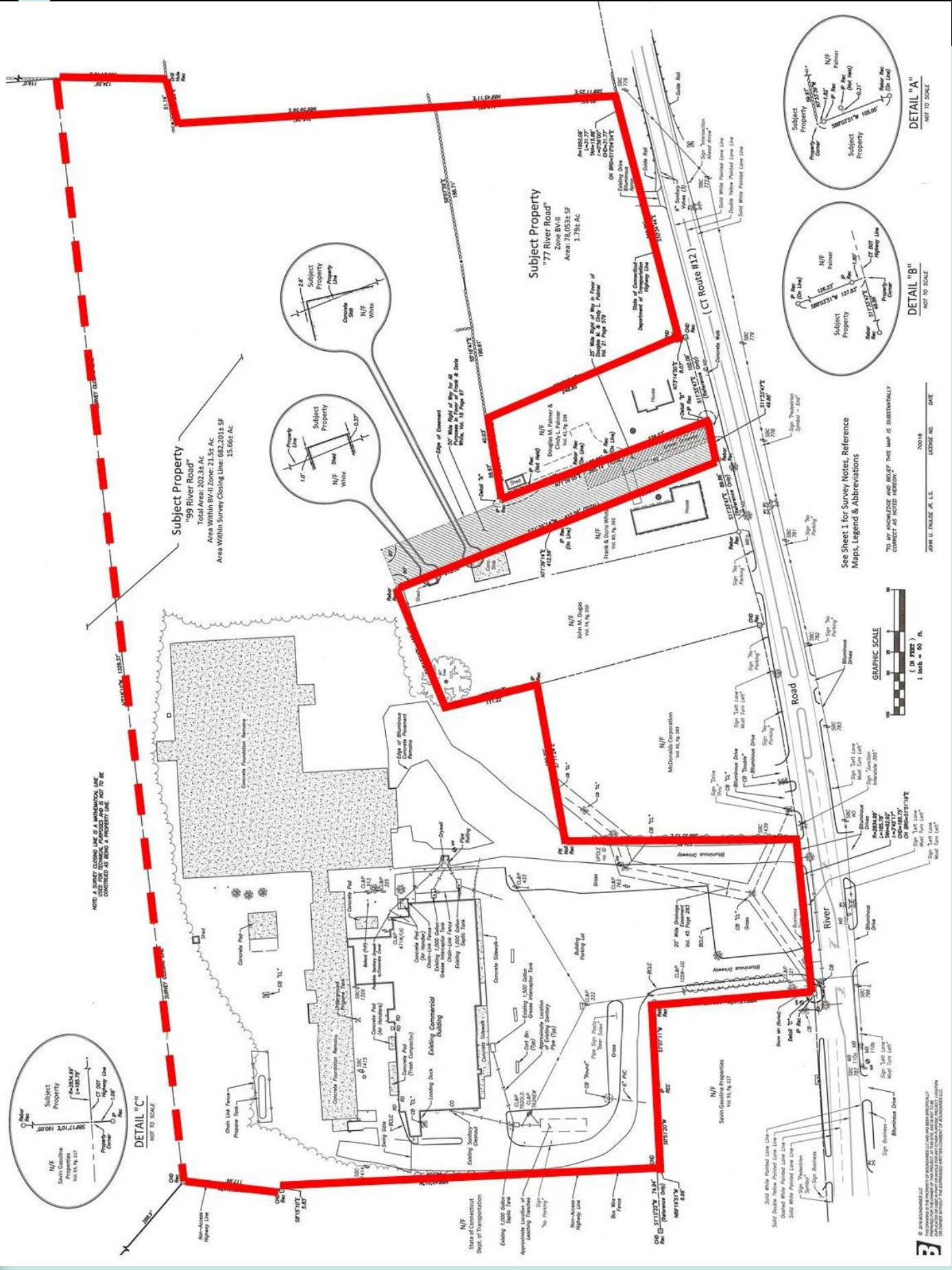
Permitted Uses: Assembly, Business Services, Personal Services, Repair Services (exclude vehicular as primary use), Retail, Wireless Telecom...

By Special Permit: Restaurant w/ drive-thru, Financial Institutions, Pharmacy...

<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	11,089	26,867	89,574
Total Households	4,686	11,451	37,709
Household Income: \$0—\$30,000	19.31%	17.78%	18.06%
\$30,001-\$60,000	25.63%	25.81%	24.94%
\$60,001-\$100,000	26.61%	27.74%	27.36%
\$100,001+	28.45%	28.69%	29.63%



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



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

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.

SECTION 5A - BV-II BUSINESS VILLAGE DISTRICT

5A.1 Permitted Uses Subject to Site Plan Review The following uses are permitted in the BV-II District subject to the approval of a site plan by the Commission and issuance of a zoning permit by the ZEO.

5A.1.1 All uses listed under Section 5.1

5A.2 Special Permits The following uses are permitted by special permit in BV-II Districts, provided the dimensional requirements of Section 8 and Section 10.17 if applicable of these Regulations are met.

5A.2.1 All uses listed under Section 5.2

5A.2.2 Retail sale of Gasoline

5A.2.3 Drive-thru window as accessory uses to eating/restaurant establishments