

# SALE

## DEVELOPMENT SITE

1384 Main St Coventry, CT 06238



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 1384 Main St, Coventry, CT! This property features a 2,585 SF building with 1 unit, built in 2009. Zoned VG and situated in the UConn area, it boasts prime visibility with 7,000 vehicles passing daily. This prominent corner retail lot offers numerous possibilities and already has an approved car wash plan in place. With its strategic location minutes from UConn, this property is a compelling choice for investors seeking a lucrative land or retail opportunity.

### PROPERTY HIGHLIGHTS

- Minutes from UConn
- 7,000 Vehicles per Day
- Prominent Corner Retail Lot with Signalized Intersection
- Many Possible Uses
- Approved Car Wash Plan in Place
- An Additional 4-Acre Adjacent Lot is Available

### OFFERING SUMMARY

Sale Price:	\$2,625,000
Number of Units:	1
Lot Size:	3.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	944	3,732	11,820
Total Population	2,093	9,351	41,970
Average HH Income	\$119,005	\$122,665	\$93,305

**James McCall**  
(203) 376-9650

**Mario Longobucco**  
(860) 307-5945



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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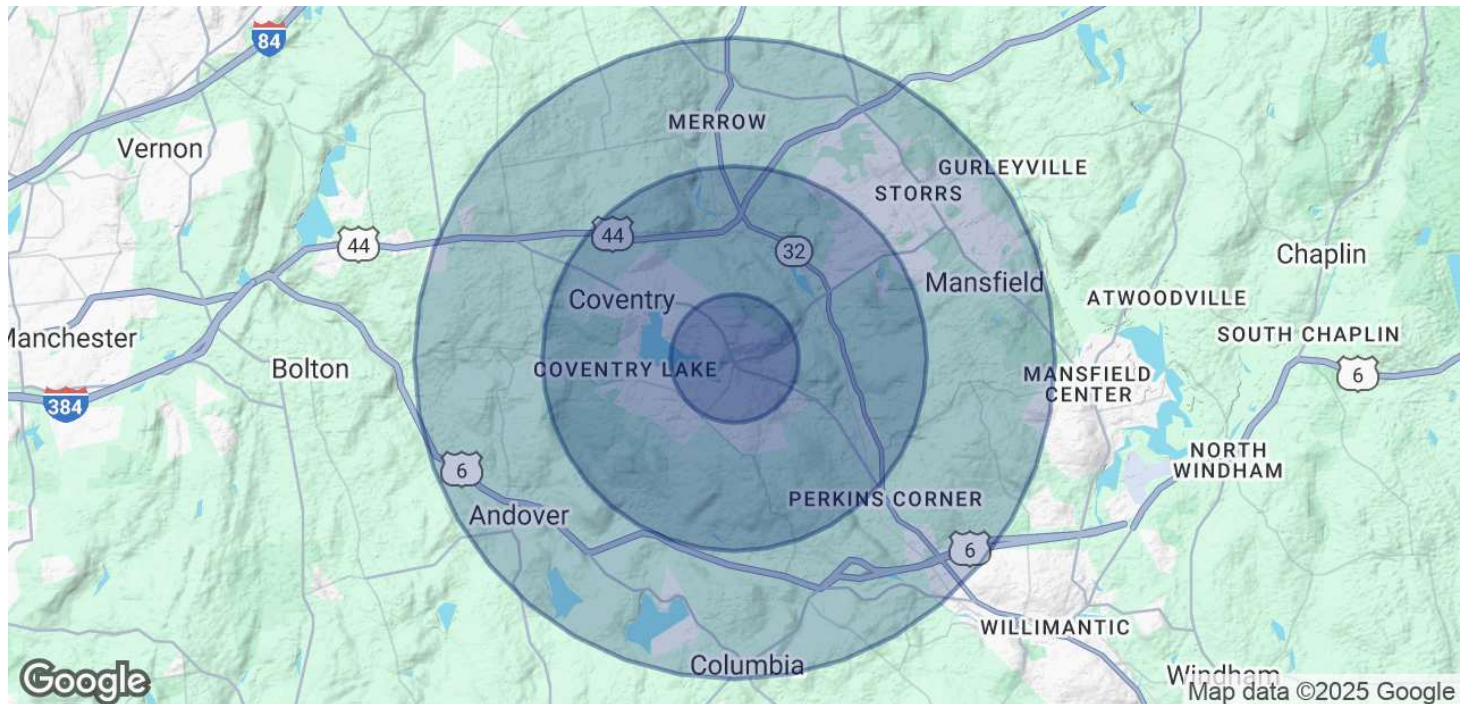
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,093	9,351	41,970
Average Age	46	43	35
Average Age (Male)	45	42	34
Average Age (Female)	46	44	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	944	3,732	11,820
# of Persons per HH	2.2	2.5	3.6
Average HH Income	\$119,005	\$122,665	\$93,305
Average House Value	\$328,334	\$344,754	\$362,899

Demographics data derived from AlphaMap

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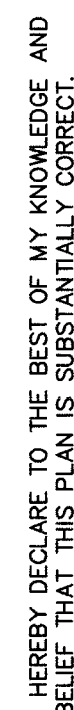
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**MEGSON & HEAGLE**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0587

**SITE PLAN**  
**1384 MAIN STREET**  
**PREPARED FOR**  
**STEVE BIDWELL**  
**COVENTRY, CONN.**

CK. BY:	JLH
DRW. BY:	SAM
DATE:	11-22-07
SCALE:	1"=20'
SHEET	3 OF 12
MAP NO. 66-07-1SP	

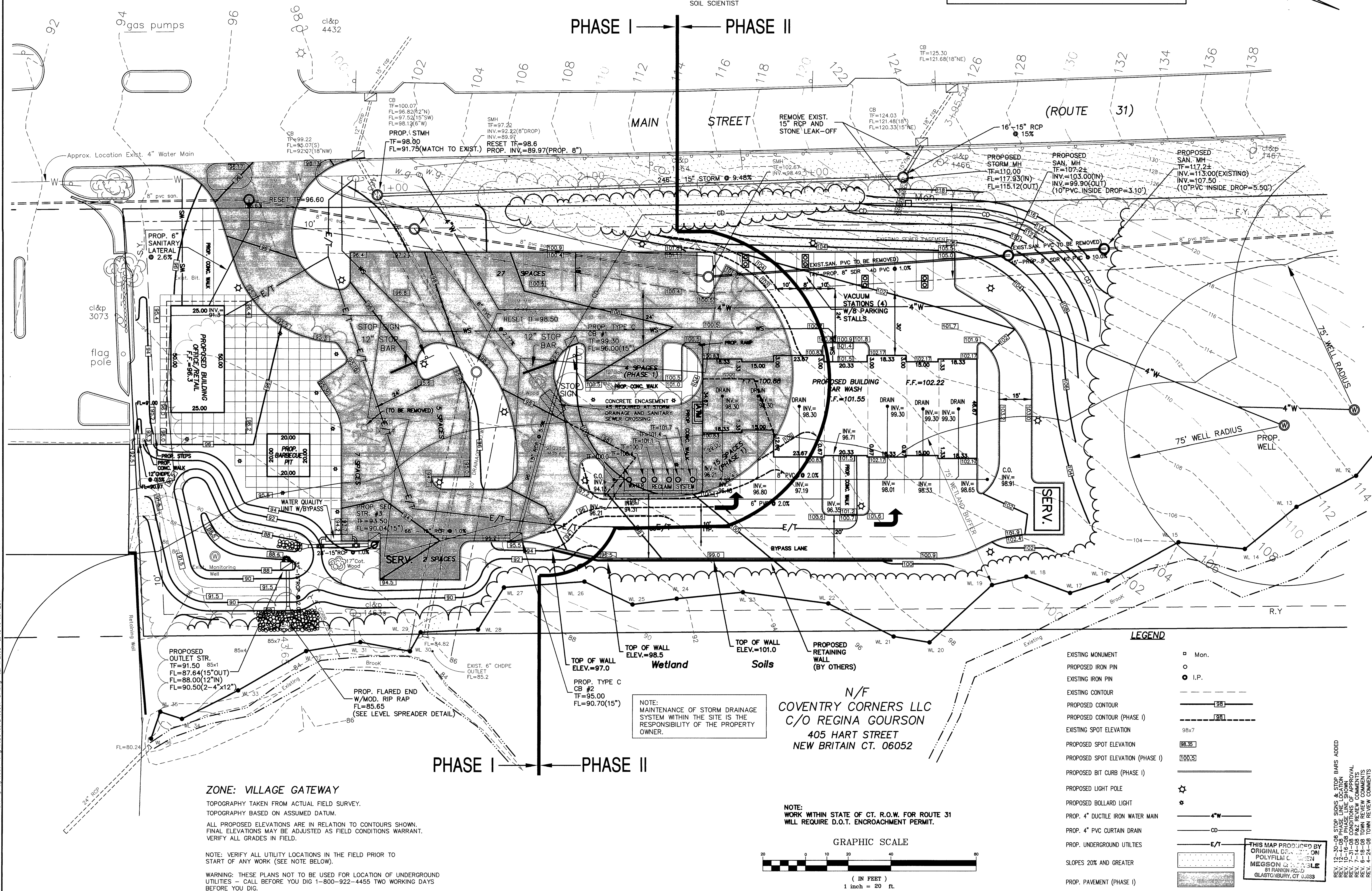
REV. 12-30-08 STOP SIGNS & STOP BARS ADDED  
REV. 12-4-08 PHASE LINE LOCATION  
REV. 10-16-08 PHASE LINE SHOWN  
REV. 7-31-08 CONDITIONS OF APPROVAL  
REV. 7-14-08 P&Z REVIEW COMMENTS  
REV. 6-18-08 TOWN REVIEW COMMENTS  
REV. 4-24-08 TOWN REVIEW COMMENTS

APPROVED: SPECIAL PERMIT  
COVENTRY PLANNING AND ZONING COMMISSION

<u>Raymond Vaglio</u> CHAIRMAN	<u>Jan 12, 2010</u> DATE
<u>7-28-08</u> APPROVAL DATE	<u>7-28-2010</u> COMPLETION DATE

I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED IN THE FIELD.

MARK W. FRIEND  
SOIL SCIENTIST



ZONE: VILLAGE GATEWAY

TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY.  
TOPOGRAPHY BASED ON ASSUMED DATUM.

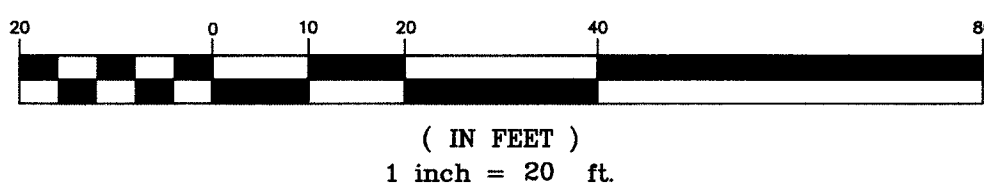
ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN.  
FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.  
VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

NOTE:  
WORK WITHIN STATE OF CT. R.O.W. FOR ROUTE 31  
WILL REQUIRE D.O.T. ENCROACHMENT PERMIT.

GRAPHIC SCALE



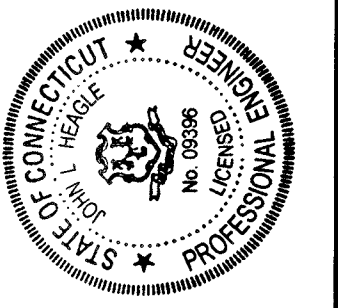
Received for filing on January 14, 2009 @ 1:45 p.m.

Sai Tollmann Asst Town Clerk



APPROVED: SPECIAL PERMIT  
COVENTRY PLANNING AND ZONING COMMISSION  
*Raymond P. Heagle* Jan 12, 2009  
CHAIRMAN DATE  
7.28.08 7.28.1010  
APPROVAL DATE COMPLETION DATE

THIS PLAN IS IN CONFORMANCE  
WITH SECTION 5.04 OF TOWN OF  
COVENTRY ZONING REGULATIONS  
*John L. Heagle*  
JOHN L. HEAGLE P.E.#9396



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JOHN L. HEAGLE  
P.E. # 9396

MEGSON & HEAGLE  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0587

STORM WATER POLLUTION CONTROL PLAN  
1384 MAIN STREET  
PREPARED FOR  
STEVE BIDWELL  
COVENTRY, CONN.

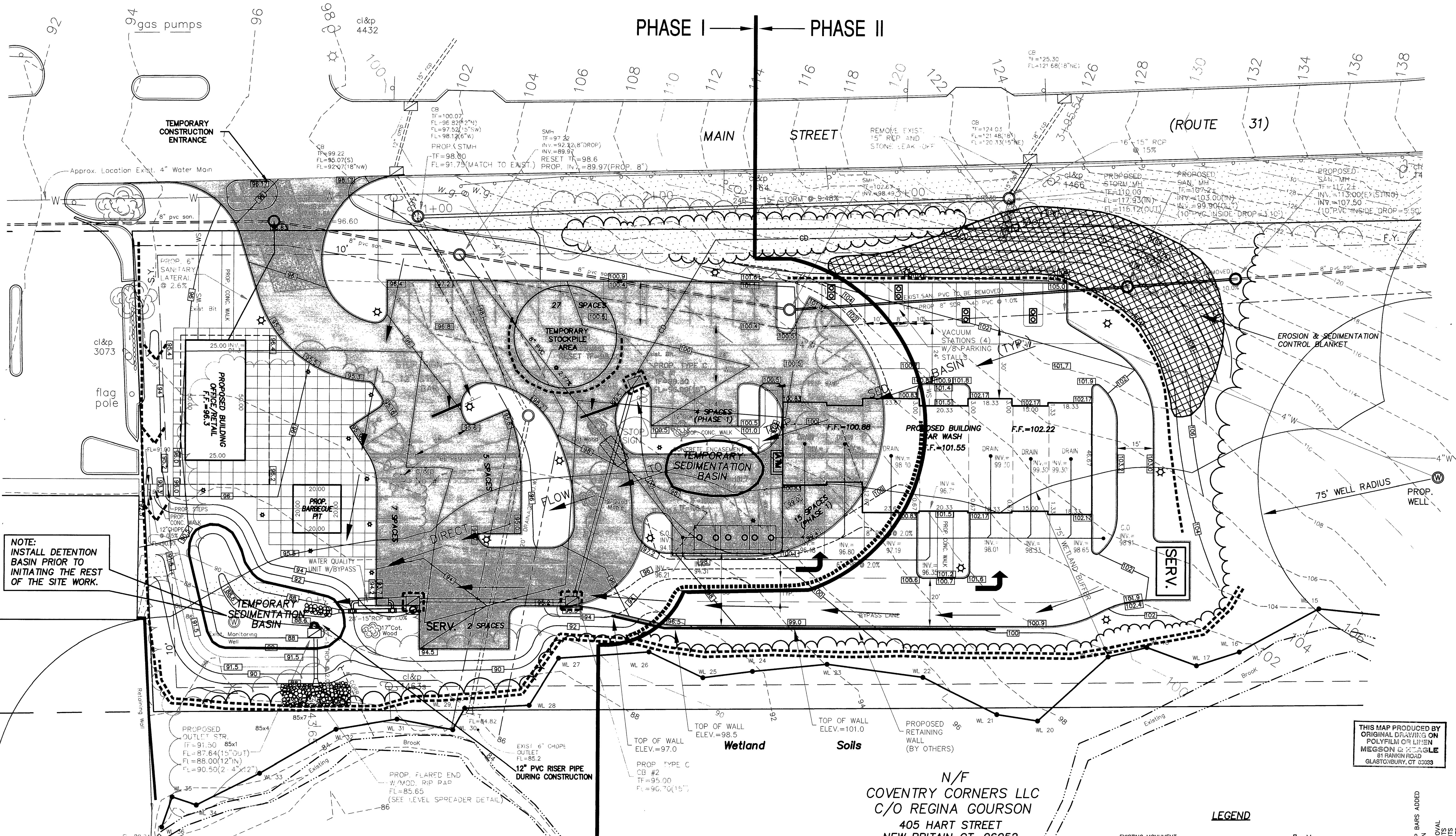
CK. BY: J/LH  
DRW. BY: SAM  
DATE: 8-2-07  
SCALE: 1"=20'  
SHEET 7 OF 12  
MAP NO. 66-07-1E

DRAWING NUMBER  
3541

DRAWING NUMBER  
3541

DRAWING NUMBER  
3541

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3541



THIS MAP PRODUCED BY  
ORIGINAL DRAWING ON  
POLYFILM OR LITHO  
MEGSON & HEAGLE  
81 RANKIN ROAD  
GLASTONBURY, CT 06033

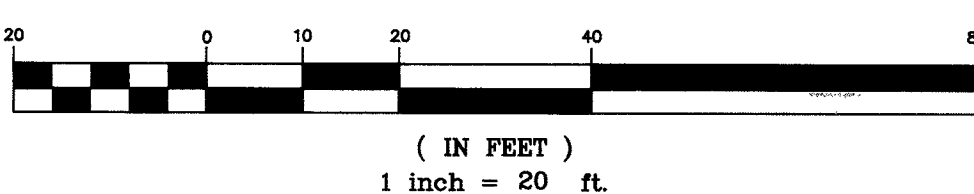
REV. 12-30-08 STOP SIGNS & STOP BARS ADDED  
REV. 10-16-08 PHASE II CONSTRUCTION  
REV. 7-31-08 CONDITIONS OF APPROVAL  
REV. 7-14-08 P&Z REVIEW COMMENTS  
REV. 4-24-08 TOWN REVIEW COMMENTS

LEGEND

- EXISTING MONUMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED LIMIT OF CLEARING
- STAKED HAY BALES/SILT FENCE
- STAKED HAY BALES/SILT FENCE (PHASE I)
- SLOPES 20% AND GREATER

PHASE I PHASE II

GRAPHIC SCALE



ZONE: VILLAGE GATEWAY

N/F  
COVENTRY CORNERS LLC  
C/O REGINA GOURSON  
405 HART STREET  
NEW BRITAIN CT. 06052

NOTE:  
MAINTENANCE OF STORM DRAINAGE  
SYSTEM WITHIN THE SITE IS THE  
RESPONSIBILITY OF THE PROPERTY  
OWNER.

P:\2007\coi\N6607\Map\base\ERUSION\0607-ES.dwg 10/16/2008 2:28:40 PM EDT

Received for filing on January 14, 2009 @ 1:45 pm. Sai Tollmann Asst Town Clerk

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