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Factory Square
12 Water St, Mystic, CT



Confidentiality Agreement

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

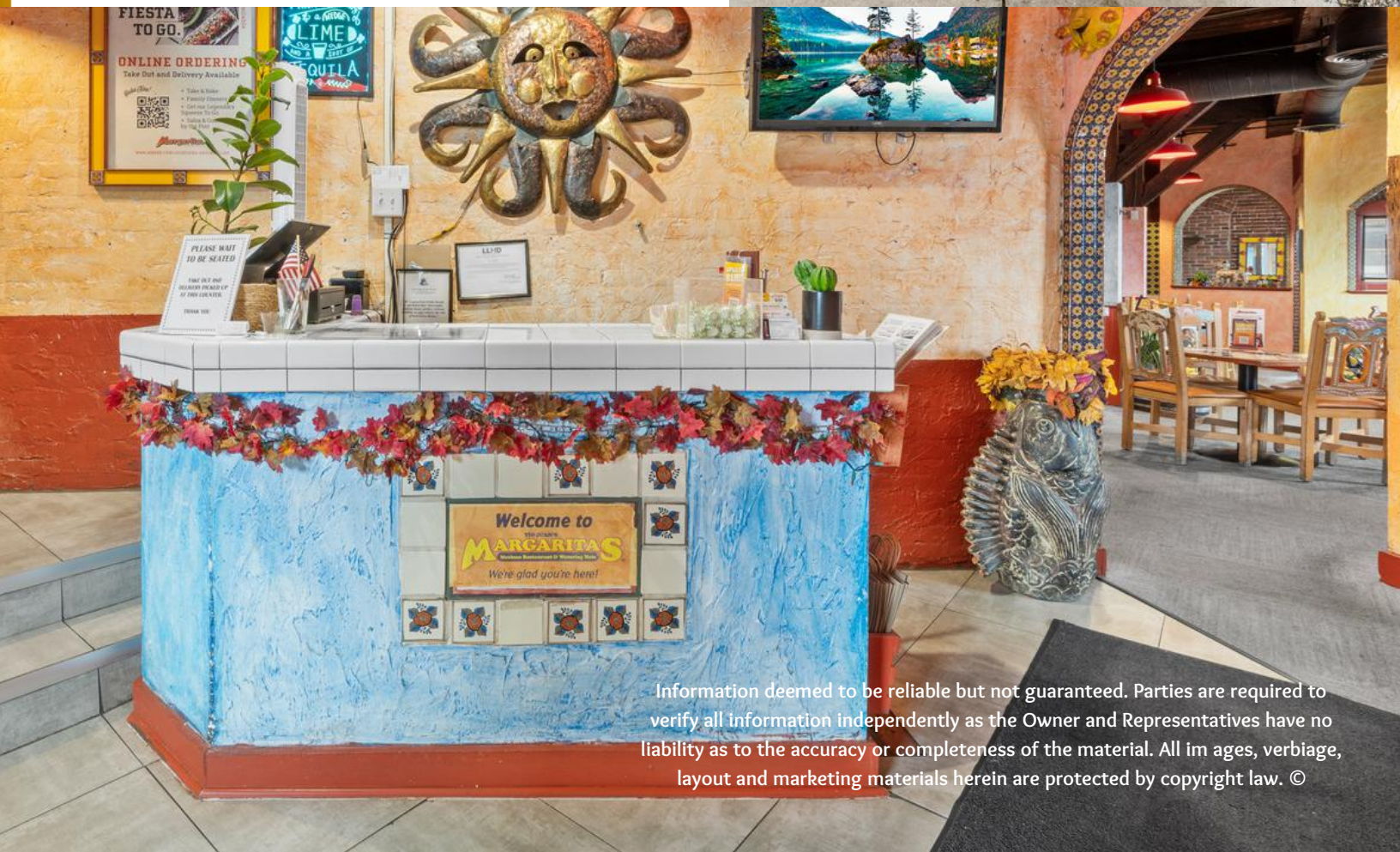


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Welcome to Factory Square

Factory Square is the vibrant hub of downtown Mystic, drawing consistent foot traffic from locals and visitors alike. The building features a dynamic mix of tenants, including three established restaurants, an artisanal chocolatier, and 42 luxury residential apartments. Its central location ensures high visibility and seamless access for patrons.

Mystic, celebrated as a top-five U.S. tourist destination in multiple national publications, attracts millions of visitors each year who come to experience its charm, history, and vibrant waterfront. With MDD zoning, this space accommodates a multitude of retail and restaurant uses, offering unmatched flexibility to bring your vision to life. Take advantage of this rare opportunity to establish your business in one of Mystic's most sought-after locations. Join the Factory Square community and make your mark in this thriving and nationally recognized destination.

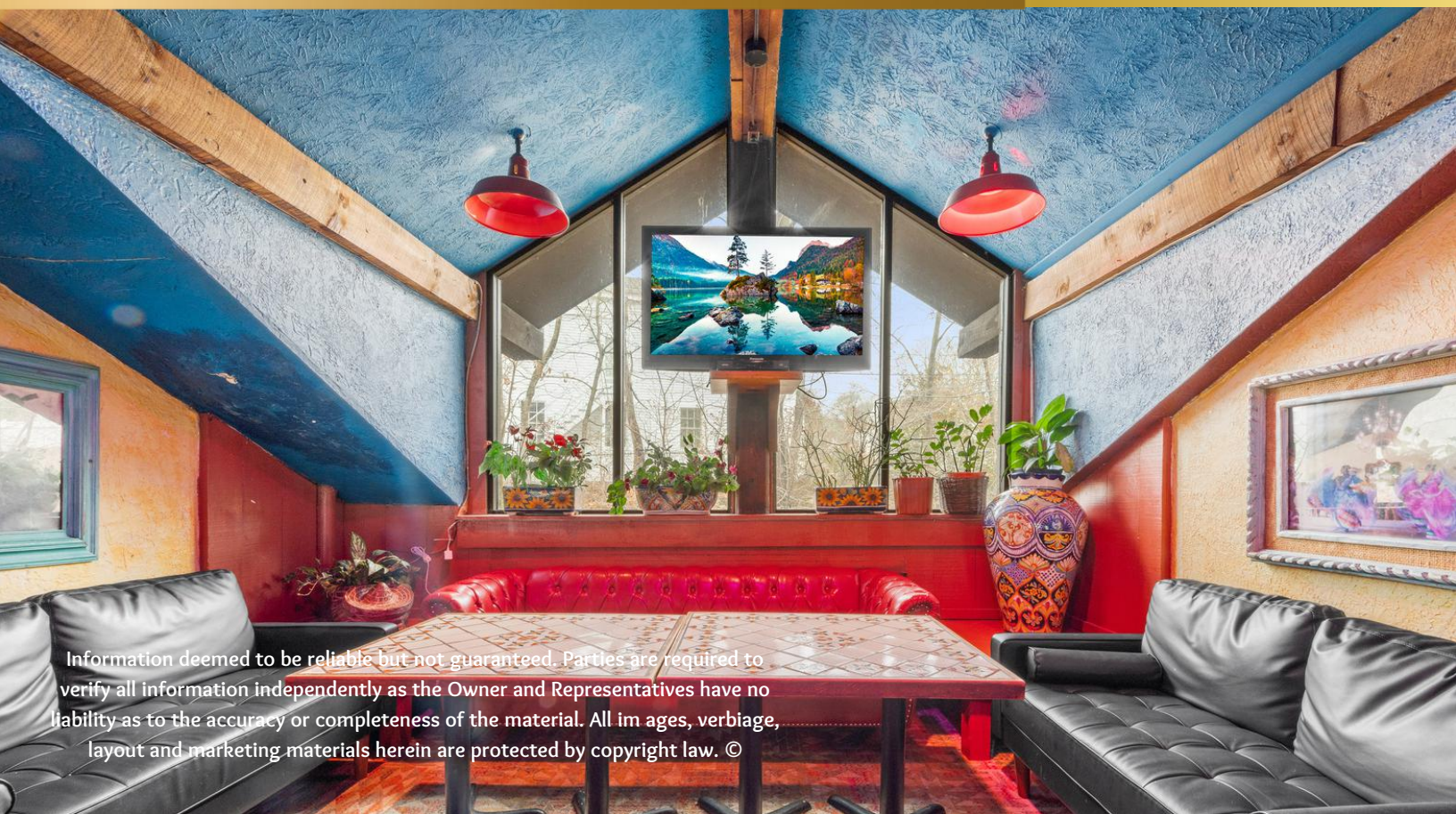


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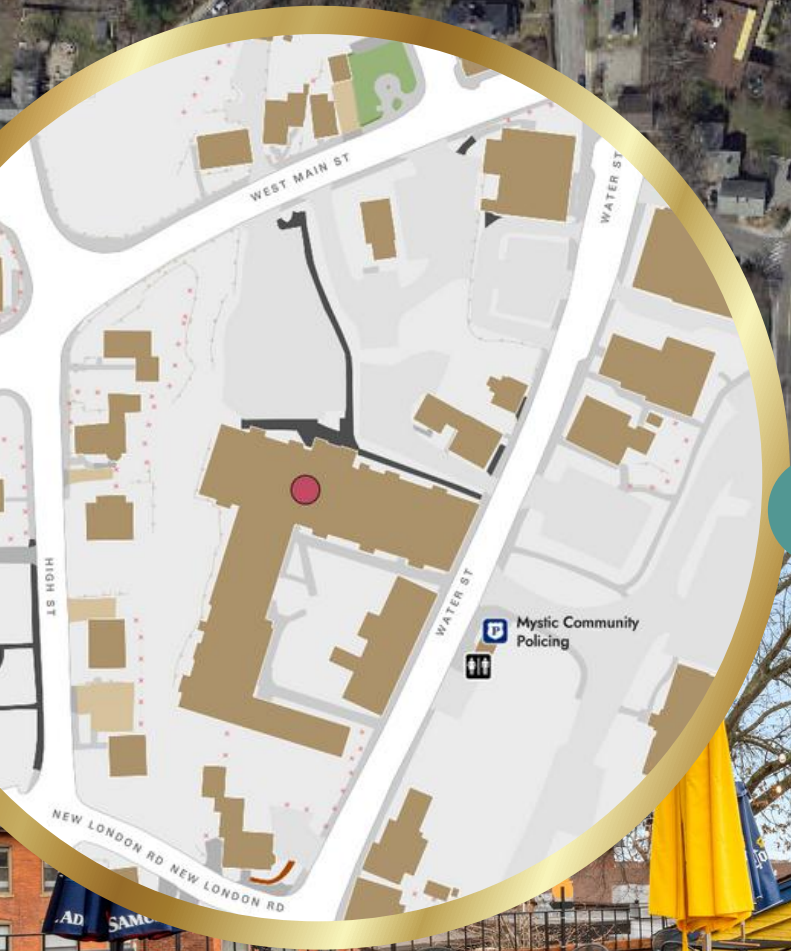
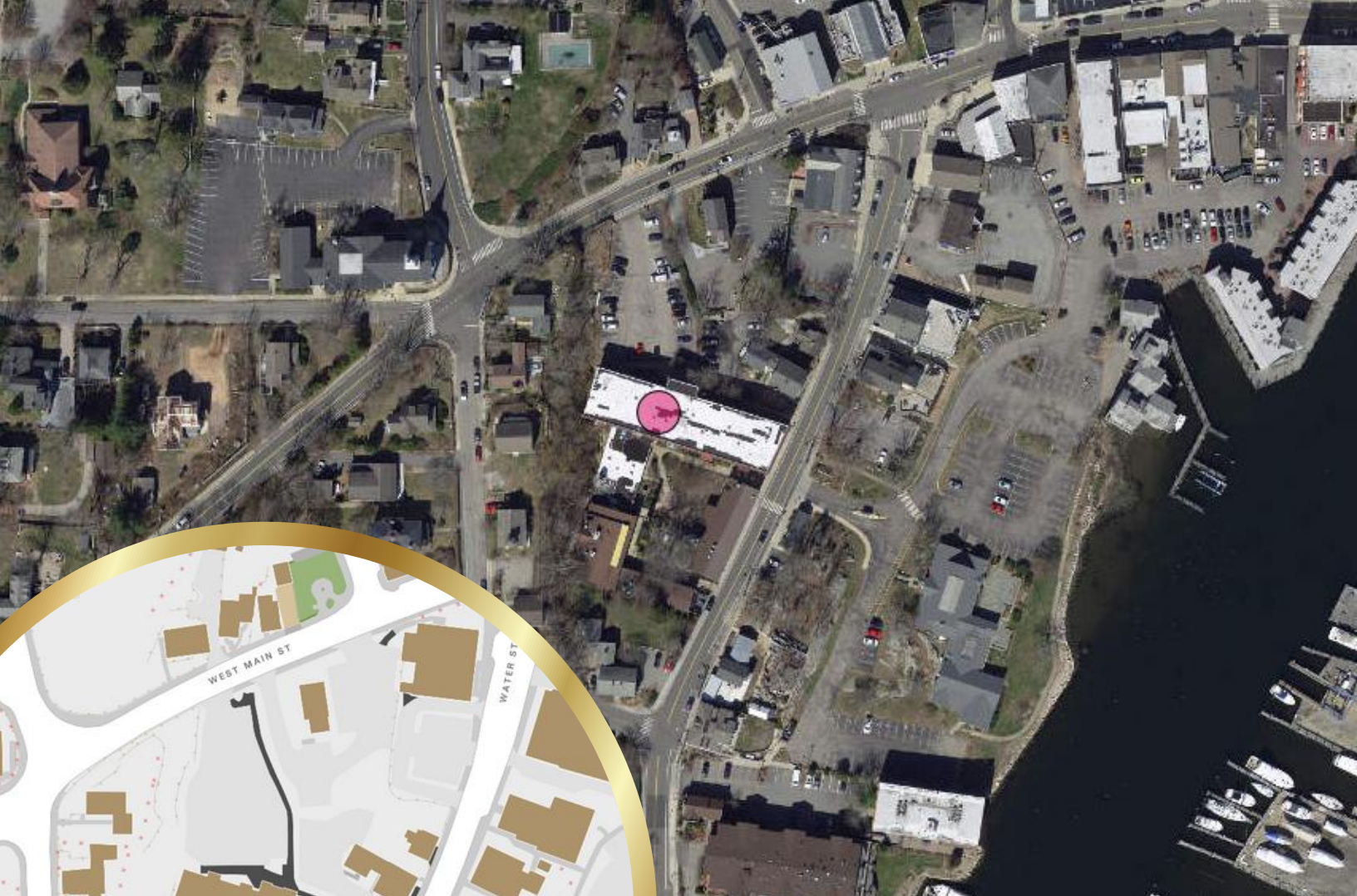
8,500 sqft of Prime Mystic Restaurant/Retail Space

Located in the iconic Factory Square building, this expansive 8,500-square-foot space offers endless possibilities for your business and includes a rooftop deck with seating. Formerly home to Margaritas Mexican Restaurant, the space is well-suited for a variety of ventures, including dining establishments, retail shops, or entertainment venues

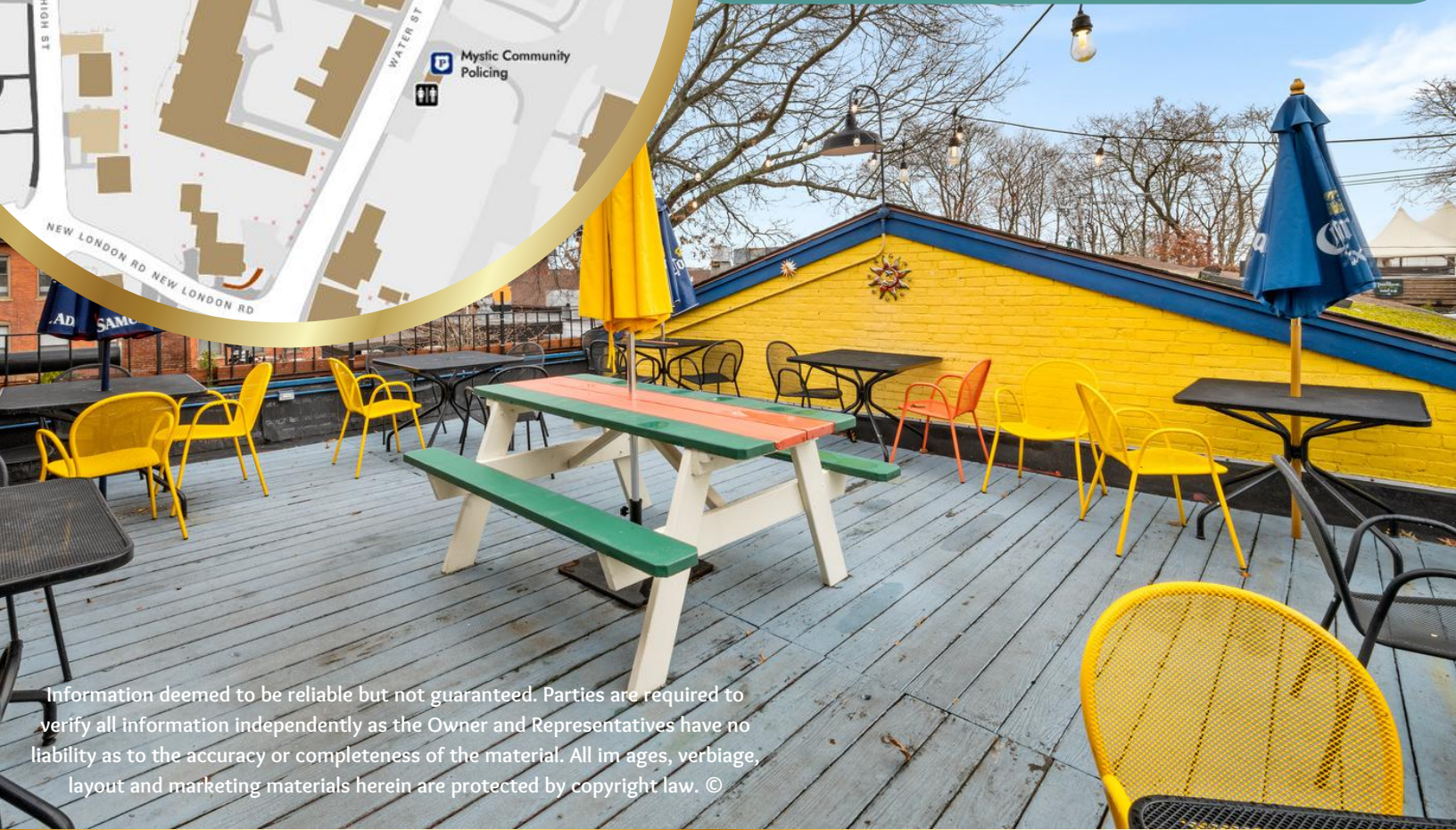
Growth-friendly MDD zoning allows for a huge variety of uses, read on for more detail.



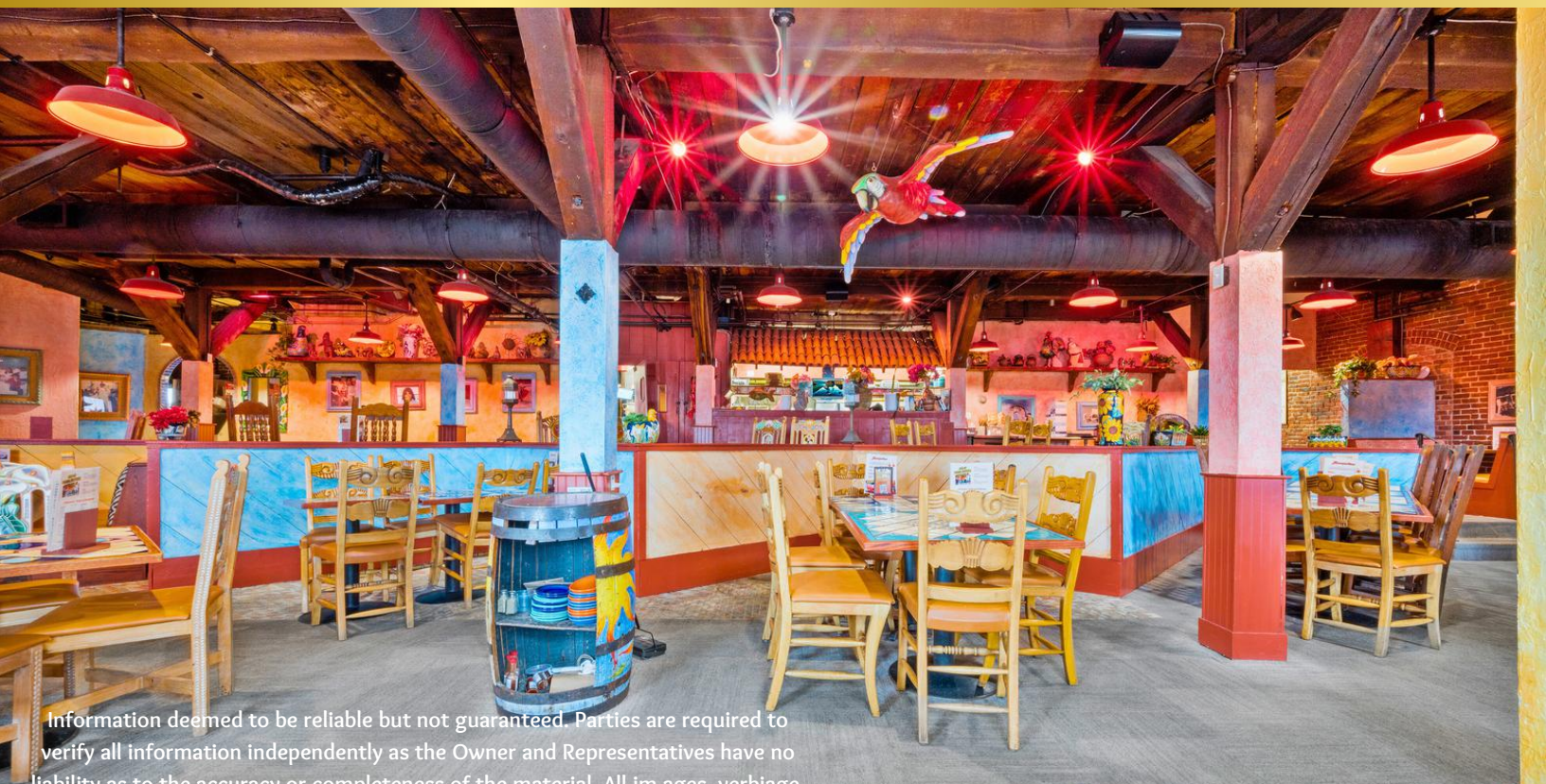
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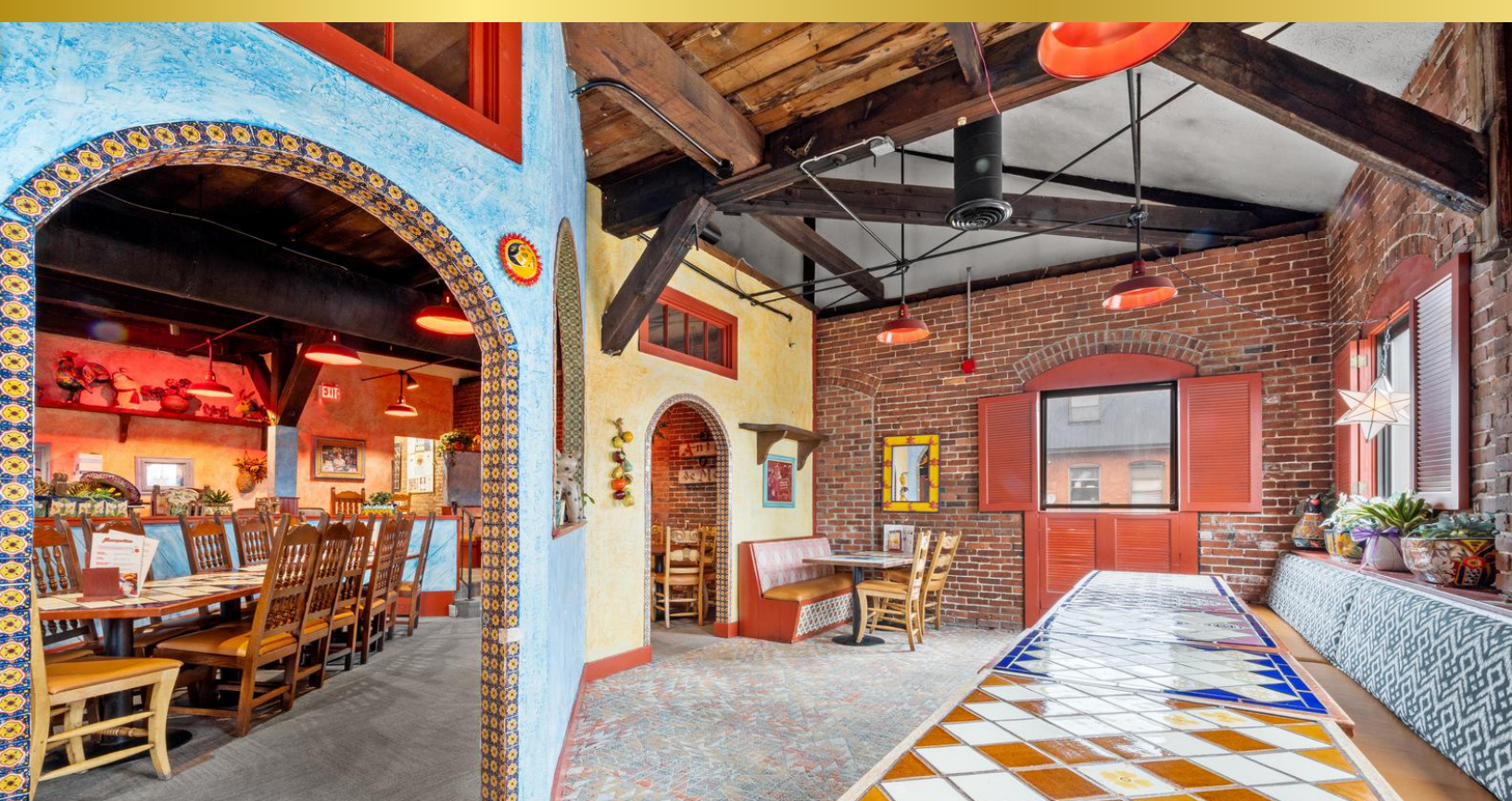
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3.3-2 MIXED-USE DISTRICTS

The purpose of the Town's three commercial mixed-use districts (MDD, MTC, and MVC) is to:

1. Allow a mixture of complimentary land uses that may include housing, retail, offices, commercial services, and civic uses;
2. To create economic and social vitality and to encourage the linking of trips;
3. Develop commercial and mixed-use areas that are safe, comfortable, and attractive to pedestrians;
4. Reinforce streets as public places that encourage pedestrian and bicycle travel;
5. Provide roadway and pedestrian connections to residential areas;
6. Provide transitions between high traffic streets and neighborhoods;
7. Encourage efficient land use by facilitating compact, higher-density development and minimizing the amount of land that is needed for surface parking;
8. Facilitate development that supports public transit, where applicable;
9. Provide appropriate locations and design standards for automobile- and truck-dependent uses; and
10. Maintain mobility along traffic corridors and highways.



3.3-2.A *Mystic Downtown District (MDD) (Rev. Eff. 01-15-2020, Rev. Eff. 2/22/2020, Rev. Eff. 08-15-2021)*

Intent

Mystic is known for its traditional coastal New England character and is one of the biggest tourist destinations in the state. It is an important retail district in Groton with small, locally-owned shops along a main street and high density residential within historic structures. The MDD district is designed to maintain and enhance this special village by establishing specific standards to ensure a mix of compatible uses, concentrated development, pedestrian friendly circulation, shared parking and public spaces, and the compatibility with existing historic character. The area is also covered by the Mystic River Historic District, and buildings, existing and new, must adhere to historic district design standards.

MDD Dimensional Standards

Lot Size

- Minimum lot area: 8,000 SF
- Minimum lot width: 60 ft

Setbacks

- Minimum front yard setback: 0 ft
- Minimum front yard setback for any development fronting Fort Rachel Place: 10 ft
- Minimum rear yard setback: 10 ft unless a Common Lot Line Agreement in accordance with Section 4.2-2.H. is filed in land records
- Minimum side yard setback: 10 ft unless a Common Lot Line Agreement in accordance with Section 4.2-2.H. is filed in land records

(Note: See Section 3.3-2.B for setbacks for non-water dependent uses)

Maximum Building/Structure

- Height: 35 ft
 Building/structure height is a maximum of 35 ft, but can be increased to a maximum of 45 ft with approval of a special permit meeting the criteria of Section 9.4-6 and the following additional requirements:
 - Parking required for the MDD under Section 8.2-6.D shall be met entirely onsite and without the use of the validation or offsite program.
 - Space(s) available to the public in the form of plazas, deck areas, grass areas, or similar areas shall be provided. This public space shall be above and beyond the minimum required areas for pedestrian access, circulation, and landscaping and shall not include private outdoor patios/decks associated with restaurants or dwelling units. The spaces shall be connected to the sidewalks and/or the existing public realm and amenities shall be provided in the form of benches, tables, fountains, and other site appurtenances. Public access that is required under the Coastal Area Management Act for a non-water dependent use may be used for a portion, but not the entire requirement, for public space to allow for the additional height.
 - The building design shall incorporate architecture and roofing that minimizes the visual height of the building such as mansard roofs, and/or decorative horizontal borders, trim, cornices or similar architectural features.
- Building Coverage: 65%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 2,000 SF, or 1,000 SF if 100% of the parking requirements in Table 8.2-4 are met on-premise for residential units (50% reduction for MDD is not allowed if using 1,000 SF/



Dwelling Unit).

- See Section 4.2-3

3.3-2.B MDD Design and Building Standards

1. Design Objectives

All development within the MDD must be consistent with the following design objectives:

- Structural rehabilitation, wherever feasible, will be encouraged in order to preserve and enhance the historic and diverse qualities of the Mystic area.
- Architectural and site design which promote aesthetic qualities while sustaining and enhancing the unique qualities of the Mystic area will be encouraged.
- A circulation pattern and related facilities within the MDD, such as sidewalks, benches, and bike racks, which will give priority to pedestrian and bicycle movement and must be demonstrated with the project design.
- The Mystic River is the most vital element within the MDD and as such must be given primary consideration in any proposed development. To this end, special consideration must be given to the area of the water and land interface; the preservation and creation of views from public and other areas to the water, and the preservation and integrity of the existing river bank. Pedestrian and public access to the river’s edge must be incorporated into a project’s design for all non-water dependent uses adjacent to or that could provide access to the river.

2. Building and Development Standards

The following standards are in addition to the building and development standards in other sections of these regulations and supersede other standards where a conflict exists.

- All new construction of new non-water dependent uses must maintain a minimum setback of 25-feet from the coastal jurisdiction line (CJL) of the Mystic River.
- A Certificate of Appropriateness must be obtained as required by the Historic District Commission regulations prior to the start of construction and issuance of a building permit.
- Where the PZC deems it feasible, it may approve a site plan for a use which does not have direct access from a Town approved road, provided that adequate and safe pedestrian access is provided.
- Any applicant for a Site Plan or Special Permit should demonstrate how the propose site plan achieves the objective of provision of pedestrian access to the riverfront and preserves visual access to the river, if applicable, where feasible and appropriate.
- All landscaping and screening requirements of Section 8.1 including those of Section 8.1-4.B specific to mixed use districts must be followed.
- A truck loading space is required in accordance with Section 8.2-16 for new non-residential development on sites of one (1) acre or more.

