



FOR LEASE

Lot E-20 Main Street, Glastonbury, CT 06033

Contact

NAI Lexington Commercial

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NAI Lexington Commercial is pleased to offer for sale a proposed Multi Family Development on 3.97 acres on Spring Street in Glastonbury.

Dickau Court is located in a very upscale community, just southeast of Hartford Connecticut. Glastonbury is accessible from I91- via the Rt 3/Putnam Bridge and from Route 2 at a multitude of exits. The site sits just off the intersection of Main Street and Spring Street in the center of Glastonbury. Glastonbury has a population of 35,915 people with an average household income of \$144,134 and a median household income of \$104,557.

The Dickau Court site is within walking distance to:

- The newly expanding Town Library
- Hiking Trail along the Connecticut River
- Dog Park
- Town Parks w/ Winter Skating Rink & Kids Jungle Gym
- Soccer and Baseball fields
- CT River Boat house with a launch for boats and kayaks into the CT River
- Whole Foods Supermarket
- Restaurants: Italian, Chinese, Sushi, Thai, American Fare, Burgers & Bourbon, Breakfast Joints, Wine & Coffee Café, Ice Cream Shops along with a large variety of great service retailers
- Cafés & Bars
- Health & Fitness Gyms
- And More...

Property Summary

Site Area	3.97 acres +/-
Frontage	340'
Property Type	Development
Traffic Count	16,200 at intersection of Spring St & Main St
Water	Public – MDC
Sewer	Public / Neighborhood
Gas	Public
Zoning	Residential A (town suggests PAD application)
Mill Rate	31.01
Potential Uses	Site is ripe for Market Rate, Affordable, or Senior Housing Development
Concept Plans	87 Units & 2,500 SF Clubhouse/Office 218 Parking Spaces 16 Enclosed Garages 28 Detached Garages 174 Surface Spaces *Incorporates a 100' setback from southern boundary as it borders the Salmon Brook*
Neighborhood	Walking distance to grocery stores, fast casual and fine dining, town library, pharmacy, Glastonbury Town Center
Comments	The property currently has 5 small freestanding houses/cottages, a business office, and storage garages

CONCEPT SITE PLAN

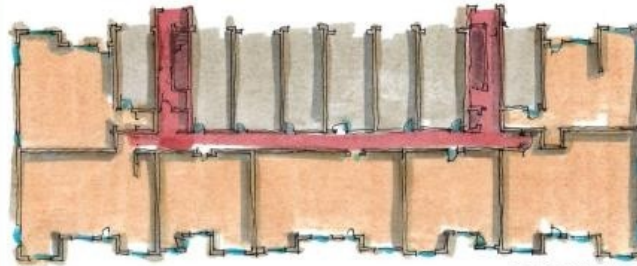


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*Conceptual site massing plan and
programming*

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CONCEPT SITE PLAN



BASIC BUILDING PLAN

GROUND FLOOR
(2 buildings with garage)
8 interior garage bays, 4-1 beds, 2-2 beds, 1-3 beds
SECOND FLOOR
5-1 beds, 5-2 beds
THIRD FLOOR
5-1 beds, 4-2 beds, 2 studios

GROUND FLOOR
(1 building without garage)
5-1 beds, 4-2 beds, 1-3 beds
SECOND FLOOR
5-1 beds, 5-2 beds
THIRD FLOOR
5-1 beds, 4-2 beds, 2 studios



BUILDING ELEVATION

TOTAL UNIT COUNT
8 interior garage bays,
43-1 beds
35-2 beds
3-3 beds
6 studios

2 General Entrance Doors
8 Garage Bays

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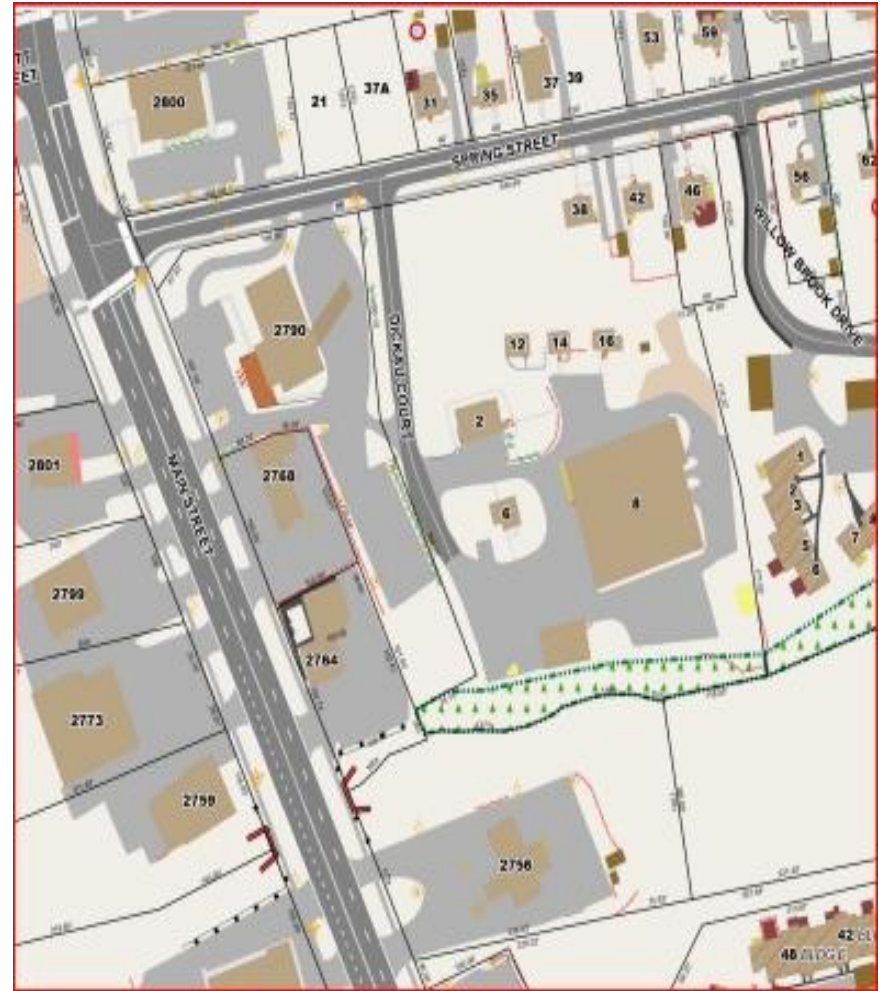
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The map displays the Riverfront Soccer 2 area, highlighting several key locations and streets. Key locations include:

- SOCCR NABUC FLD 2** (Nabuc Soccer NESL-FLD2)
- SOCCR RIVER FLD 2** (Riverfront Soccer 2 RPPK-FLD2)
- SOFT WELES FLD 2** (Welles Softball WVRK-FLD2)
- BASE WELES FLD 1** (Welles Baseball WVRK-FLD1)
- SOCCR RIVER FLD 2** (Riverfront Soccer 2 RPPK-FLD2)

Streets shown include Main Street, Sprague Street, Commercial Street, and others. The map also shows surrounding residential areas and green spaces.





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