

# LEASE

## DEVELOPMENT SITE

1384 Main St Coventry, CT 06238



### PROPERTY DESCRIPTION

Site has been approved for car wash.  
Busy Retail corridor.  
Lake user required to wash boats when using lake.

### PROPERTY HIGHLIGHTS

- Minutes from UConn
- 7,000 Vehicles per Day
- Prominent Corner Retail Lot
- Many Possible Uses
- Approved Car Wash Plan in Place

### OFFERING SUMMARY

Lease Rate:	\$75,000.00 per year (NNN)
Number of Units:	1
Available SF:	3.5 Acres
Lot Size:	3.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,732	11,820	51,123
Total Population	9,351	41,970	139,215
Average HH Income	\$122,665	\$93,305	\$106,525

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



**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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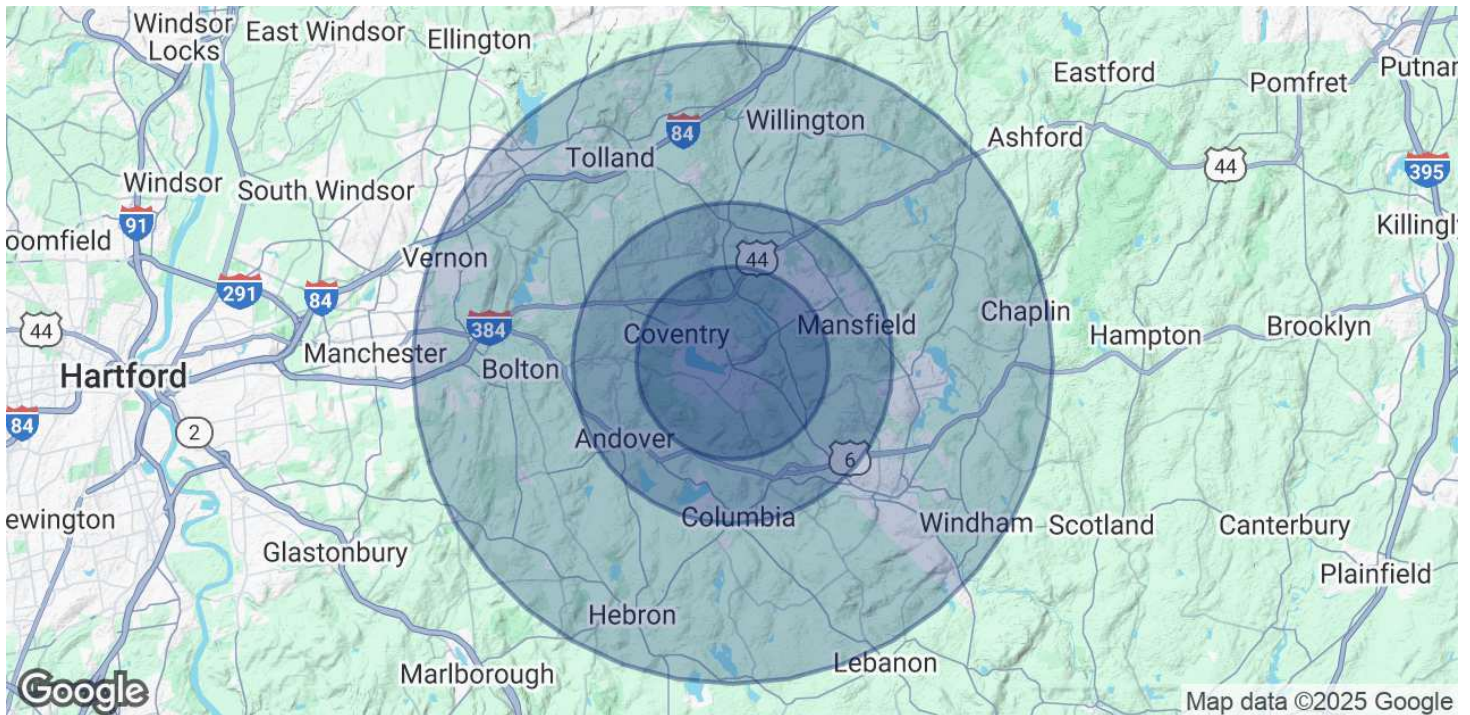
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,351	41,970	139,215
Average Age	43	35	40
Average Age (Male)	42	34	39
Average Age (Female)	44	36	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,732	11,820	51,123
# of Persons per HH	2.5	3.6	2.7
Average HH Income	\$122,665	\$93,305	\$106,525
Average House Value	\$344,754	\$362,899	\$332,696

Demographics data derived from AlphaMap

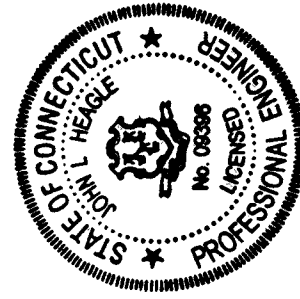
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I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

P.E. # 9396

JOHN L. HEAGLE

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

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

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

REV. 12-12-08 STOP SIGNS & STOP BARS ADDED  
REV. 12-12-08 PHASE II LINE LOCATION  
REV. 10-16-08 PHASE I LINE SHOWN FOR APPROVAL  
REV. 7-14-08 P&Z REVIEW COMMENTS  
REV. 6-18-08 TOWN REVIEW COMMENTS  
REV. 4-22-08 TOWN REVIEW COMMENTS

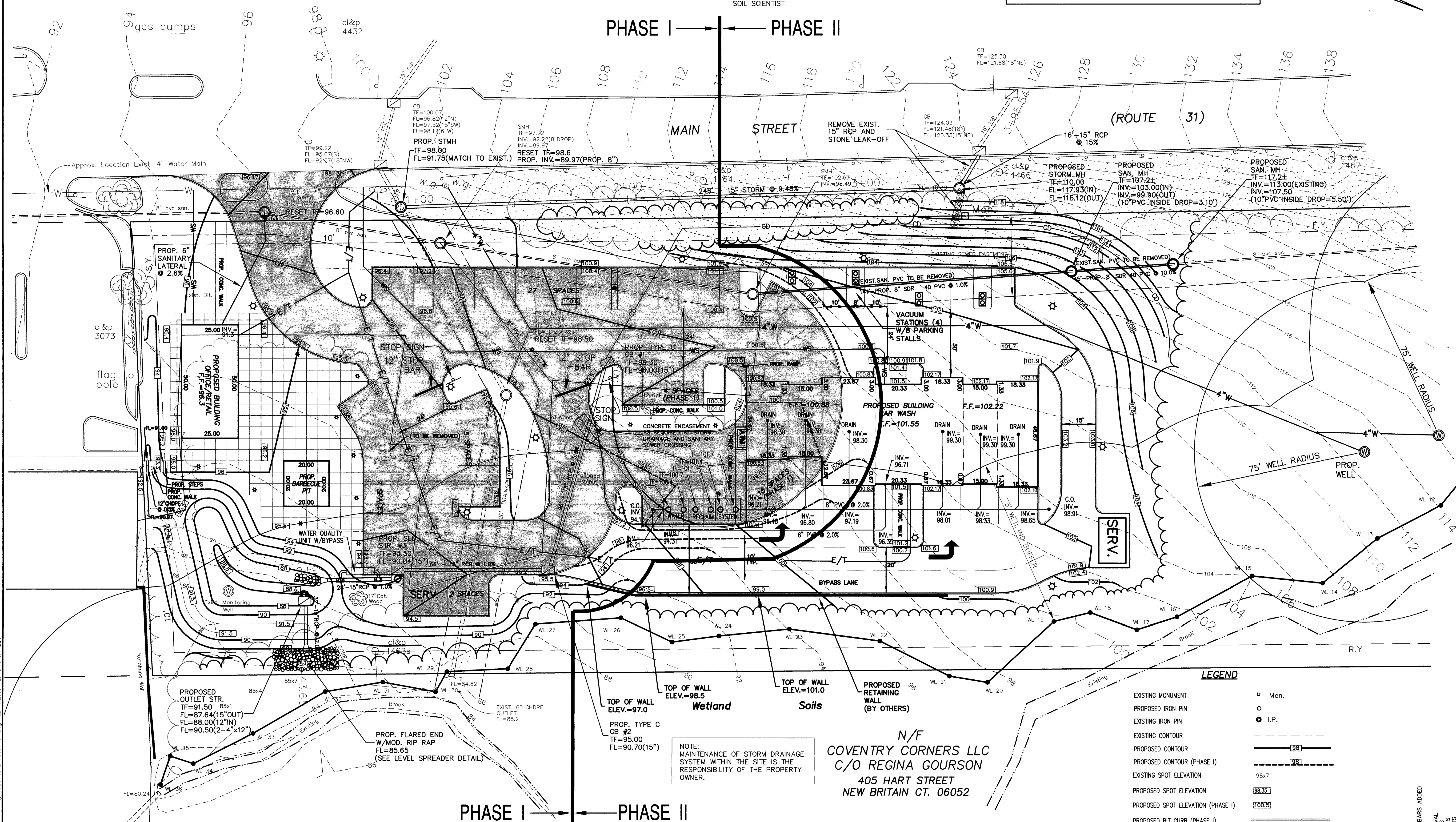
THIS MAP PRODUCED BY  
ORIGINAL DRAWING ON  
POLYFILM C. 2007  
MEGSON & HEAGLE  
81 RANKIN ROAD  
GLASTONBURY, CT 06033

APPROVED: SPECIAL PERMIT  
COVENTRY PLANNING AND ZONING COMMISSION  
*Raymond P. Heagle*  
CHAIRMAN  
7-28-08  
APPROVAL DATE  
7-28-2010  
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*  
MARK W. FRIEND  
SOIL SCIENTIST

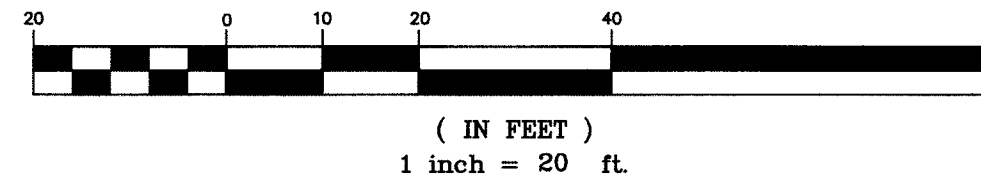
PHASE I PHASE II



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

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

GRAPHIC SCALE



EXISTING MONUMENT  
PROPOSED IRON PIN  
EXISTING IRON PIN  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED CONTOUR (PHASE I)  
EXISTING SPOT ELEVATION  
PROPOSED SPOT ELEVATION  
PROPOSED SPOT ELEVATION (PHASE I)  
PROPOSED BIT CURB (PHASE I)  
PROPOSED LIGHT POLE  
PROPOSED BOLLARD LIGHT  
PROP. 4\"/>

Mon.  
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I.P.  
--- 98 ---  
--- 98.1 ---  
98x7  
98.35  
100.35  
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\*  
--- 4\"/>

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.

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

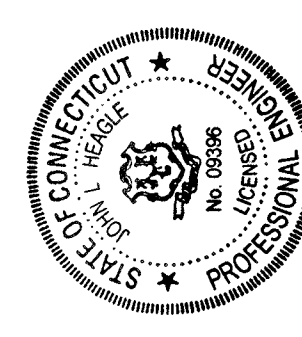
Sai Tollmann Asst Town Clerk

# 3540



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*  
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.

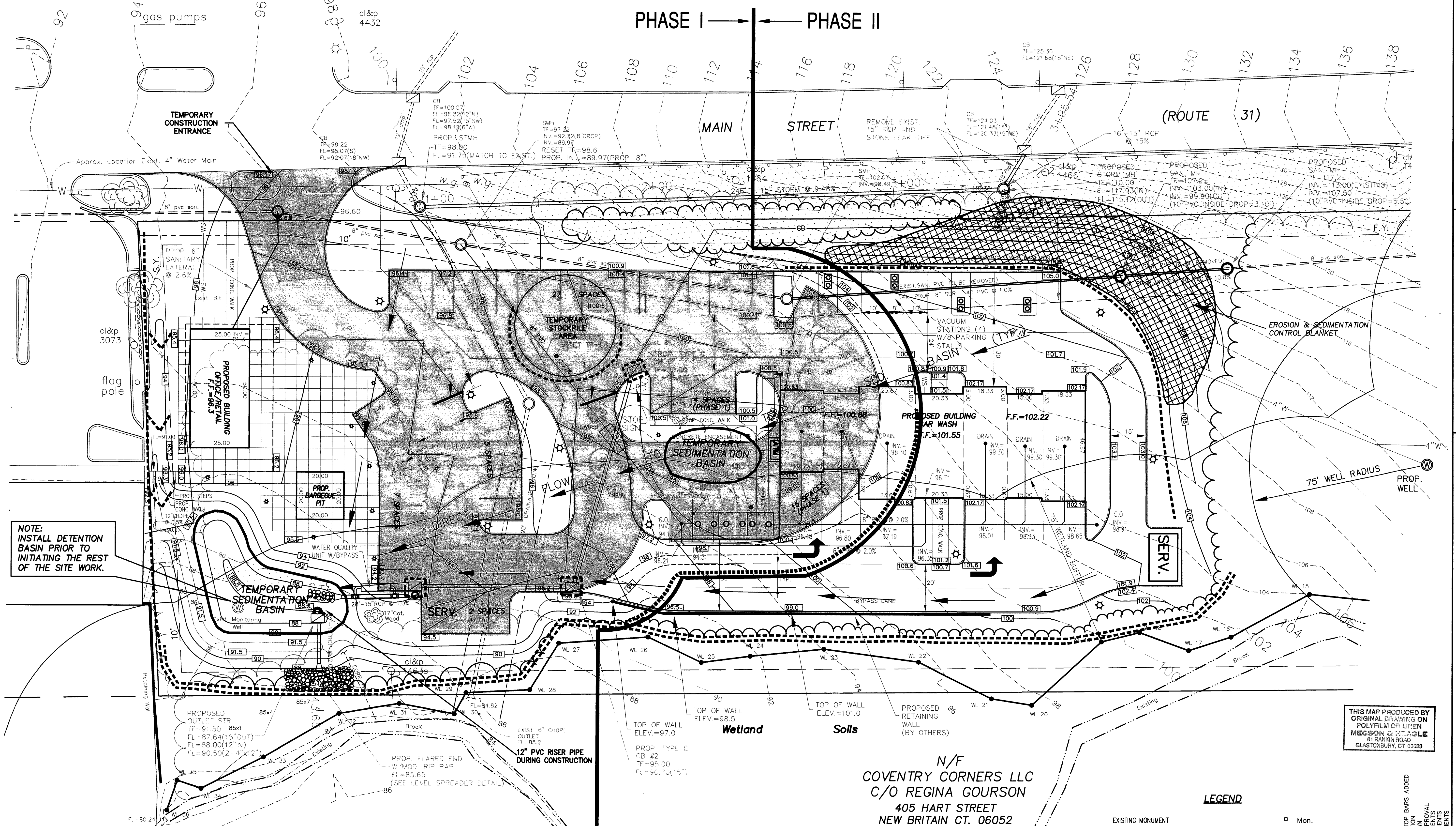
CK. BY: J/LH  
DRW. BY: SAM  
DATE: 8-2-07  
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MAP NO. 66-07-1E

DRAWING NUMBER  
3541

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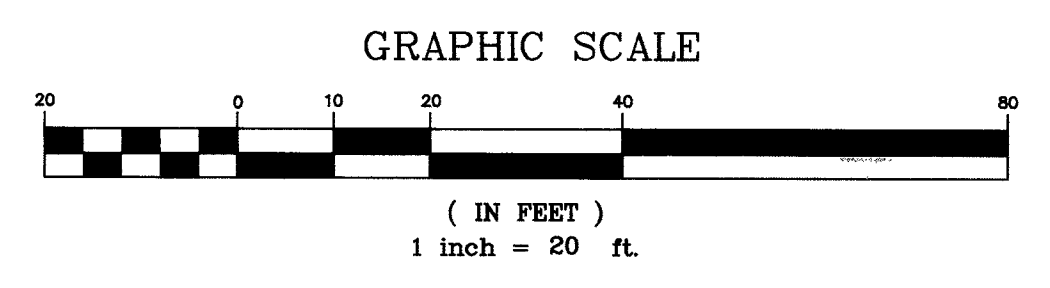


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ORIGINAL DRAWING ON  
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MEGSON & HEAGLE  
81 RANKIN ROAD  
GLASTONBURY, CT 06033

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



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.

NOTE:  
INSTALL DETENTION  
BASIN PRIOR TO  
INITIATING THE REST  
OF THE SITE WORK.

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

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