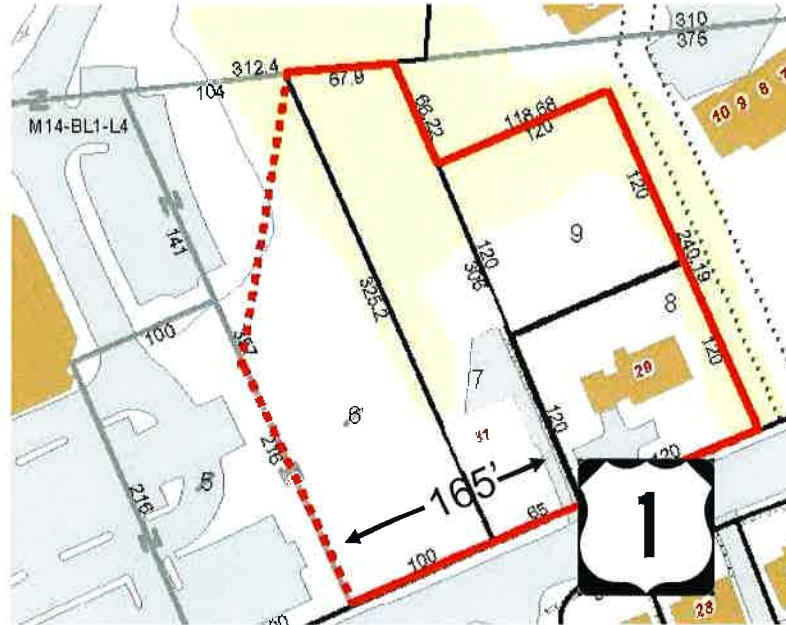


FOR SALE

LAND FOR LEASE



37 So Broad & 29-31 So Broad St., Pawcatuck, CT 06379

**LAND FOR
LEASE**

**\$38,000/yr
NNN**

Norm Peck

Signature Properties
of New England

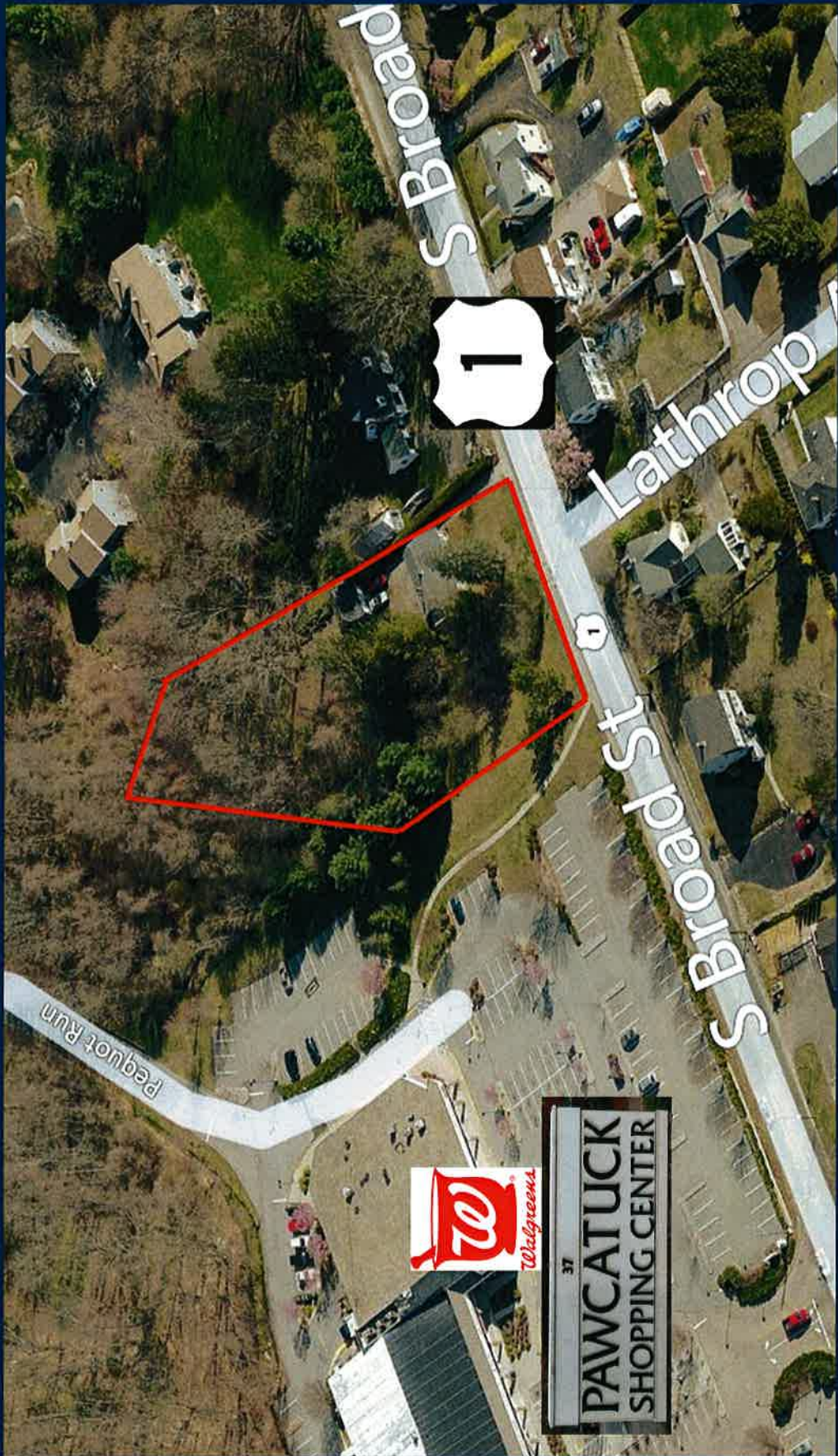
1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

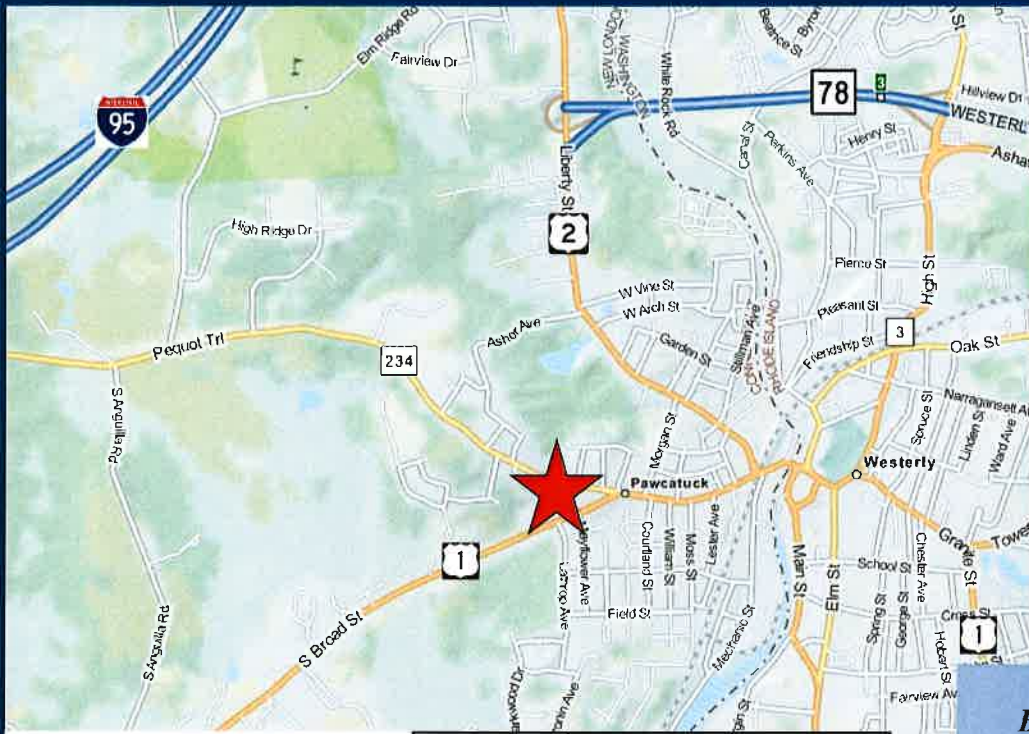
860-447-8839 ext 7203
NPeck@PropertiesCT.com

- Located next to Pawcatuck Shopping Center
- 1 +/- acre; 0.8 +/- usable area
- 250' road frontage
- Traffic Count: 9,800 ADT
- Public water in street
- Less than 1 mile to RI border

**BUILD TO SUIT
AND/OR
LAND LEASE**







Zone GC-60

PERMITTED USES:

- * Retail
- * Financial institutions
- * Office
- * Personal services
- * Day care center
- * Restaurant, retail (no drive-thru) ...

BY SPECIAL PERMIT:

- * Auto sales
- * Gas/Auto service stations
- * Funeral homes, mortuaries
- * Hotels and Motels
- * Laundromats
- * Outdoor boat sales
- * Schools—public and private
- * Medical clinics ...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	24,382	37,264	75,115
Total Households	11,102	16,759	32,916
HH Income \$0—\$30,000	16.56%	13.71%	13.09%
\$30,001—\$60,000	18.53%	17.73%	17.06%
\$60,001—\$100,000	21.78%	20.36%	19.75%
\$100,000+	43.15%	48.19%	50.09%



Principal Use	Residential Zone								
	GBR-130	RC-120	RR-80	RA-40	RM-20	RM-15	RH-10	RA-20	RA-15
Open Space Development	ZP/SUP ¹	ZP/SUP ¹	ZP/SUP ¹	ZP/SUP ¹	ZP/SUP ¹	ZP/SUP ¹	ZP/SUP ¹	ZP/SUP ¹	—
Processing of Products Grown on Premises	SUP	SUP	SUP	SUP	—	—	—	—	—
Recreational Facility	SUP	SUP	SUP	SUP	SUP	SUP	SUP	—	—
Rehabilitation of Existing Buildings	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Residence, Duplex	—	—	ZP	ZP	ZP	ZP	ZP	—	—
Residence, Single-Family	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Wellness Center	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Water Tower	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Winery	SUP	SUP	SUP	SUP	—	—	—	—	—
Yacht Club	—	SUP	SUP	SUP	SUP	SUP	SUP	—	—

¹ See Section 5.3.19 for specific permit requirement.

5.2 Principal Use Summary Table: Commercial and Industrial Zones

The table below indicates the permitted principal uses in Stonington by commercial and industrial zones. Uses are permitted by Zoning Permit (ZP), Special Use Permit (SUP), or Site Plan Application (SPA). Uses prohibited within a zone are identified by a dash (—). All Special Use Permits shall also require a Site Plan. See Section 15 for plan and permit requirements. In addition to the permit requirements identified below, see Section 5.3 and other applicable sections for regulations specific to the uses identified below.

Principal Use	Commercial and Industrial Zones										
	DB-5	CS-5	LS-5	GC-60	TC-80	MC-80	M-1	LI-130	HI-60	HM	PV-5
Assembly (less than 10,000 sf)	SPA	—	—	SPA	—	—	SPA	SPA	—	SPA	SPA
Assembly (10,000 sf or greater)	SUP	—	—	SUP	—	—	SUP	SUP	—	SUP	SPA
Agriculture or Aquaculture	—	—	—	—	—	—	SPA	SPA	—	SUP	SPA
Advanced Manufacturing (less than 10,000 sf)	—	—	—	—	—	—	SPA	SPA	SUP	SPA	SPA
Advanced Manufacturing (10,000 sf or greater)	—	—	—	—	—	—	SUP	SUP	SUP	SUP	SPA
Attached Housing (7 units or fewer)	—	—	—	—	—	—	—	—	—	—	SPA

Principal Use	Commercial and Industrial Zones										
	DB-5	CS-5	LS-5	GC-60	TC-80	MC-80	M-1	LI-130	HI-60	HM	PV-5
Attached Housing (8 units or more)	—	—	—	—	—	—	—	—	—	—	SUP
Auto Sales	—	—	—	SUP	SUP	—	—	—	—	—	—
Bait and Tackle Sales	—	—	—	—	—	SPA	—	—	—	—	SPA
Bank (less than 5,000 sf)	SPA	SPA	SPA	SPA	SPA	—	—	—	SPA	SPA	SPA
Bank (5,000 sf or greater)	SUP	SUP	SUP	SUP	SUP	—	—	—	SUP	SPA	SPA
Billiard Parlor or Bowling Alley	—	—	—	SUP	SUP	—	—	—	—	SPA	SPA
Boat Fabrication	—	—	—	—	—	SUP	SUP	—	—	SUP	—
Boat Livery	—	—	—	—	—	SPA	—	—	—	SUP	SUP
Boat Part Sales	—	—	—	—	—	—	—	—	—	SUP	—
Boat Repair	—	—	—	—	—	SPA	—	—	—	SUP	SUP
Boat Sales	SUP	—	SUP	SUP	SUP	—	—	—	—	SUP	SUP
Brewery	—	—	—	—	—	—	SUP	—	—	SUP	—
Bulk Storage	—	—	—	—	—	—	SUP	SUP	—	SUP	—
Cemetery or Crematorium	SUP	—	—	—	—	—	—	—	—	—	—
Church or Place of Worship	SUP	—	—	—	—	—	—	—	—	—	SPA
Coal Yards and Oil Tanks	—	—	—	—	—	—	SUP	—	—	—	—
Commercial Recreation	—	—	—	SUP	SUP	—	—	—	—	SPA	SPA
Community Center	SUP	SUP	SUP	SUP	SUP	—	—	—	—	—	SPA
Compounding or Fabrication (less than 10,000 sf)	—	—	—	—	—	—	SPA	—	—	SPA	SUP
Compounding or Fabrication (10,000 sf or greater)	—	—	—	—	—	—	SUP	—	—	SUP	SUP
Conference Center	—	—	—	—	—	—	—	—	SUP	—	SUP
Congregate Living Facility	—	SUP	SUP	SUP	—	—	—	—	SUP	SUP	—
Convalescent Home	SUP	—	SUP	SUP	—	—	—	—	SUP	SUP	SUP
Day Care Center	—	—	SPA	SPA	—	—	—	—	SUP	SUP	SPA
Distillery	—	—	—	—	—	—	—	—	—	SUP	—
Dog Daycare and Training Center	—	—	—	—	—	—	SUP	SUP	—	SUP	—
Elementary or Secondary School	SUP	SUP	SUP	SUP	SUP	—	—	—	—	SUP	SPA

Principal Use	Commercial and Industrial Zones										
	DB-5	CS-5	LS-5	GC-60	TC-80	MC-80	M-1	LI-130	HI-60	HM	PV-5
Family Child Care Home	—	—	ZP	ZP	—	—	—	—	—	—	ZP
Funeral Home or Mortuary	SUP	—	SUP	SUP	—	—	—	—	—	—	SUP
Gas Stations or Auto Service	—	—	SUP	SUP	SUP	—	—	—	—	—	SUP
Health Club	SUP	SUP	SUP	SUP	SUP	—	SUP	SPA/ SUP ¹	SUP	SPA	SPA
Hospital	SUP	SUP	SUP	SUP	SUP	—	SUP	—	—	SUP	SUP
Hotel	SUP	—	SUP	SUP	SUP	—	—	—	SUP	SUP	SUP
Housing for the Elderly	—	SUP	SUP	SUP	—	—	—	—	—	SUP	—
Indoor Boat Storage	—	—	—	—	—	—	—	—	—	SPA	—
Laundromat	SUP	SUP	SUP	SUP	SUP	—	—	—	—	—	SUP
Light Manufacturing	—	—	—	—	—	—	SPA	SUP	SUP	SPA	SUP
Liquor Sales Place (off-premises consumption)	SUP	SUP	SUP	SUP	SUP	—	—	—	SUP	SUP	SUP
Liquor Sales Place (on-premises consumption)	SUP	—	SUP	SUP	SUP	SUP	—	—	—	SUP	SUP
Lumber Mill	—	—	—	—	—	—	SPA	—	—	—	—
Marina	—	—	—	—	—	SUP	—	—	—	SUP	SUP
Medical Clinic	SUP	SUP	SUP	SUP	SUP	—	SUP	—	SUP	SPA	SPA
Microbrewery/Brewpub	SUP	—	SUP	—	—	—	—	—	—	SUP	SUP
Municipal Facility	SPA	SPA	SPA	SPA	SPA	SPA	SPA	—	—	SPA	SPA
Office Building (less than 5,000 sf)	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Office Building (5,000 sf or greater)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SPA	SPA	SPA
Open Space Development	—	—	—	SUP	—	SUP	—	—	—	—	—
Outdoor Vendor	—	—	—	SUP	SUP	—	—	—	—	—	—
Personal Service	SPA	SPA	SPA	SPA	SPA	—	—	SPA/ SUP ²	SPA	SPA	SPA
Processing of Agricultural Products (less than 10,000 sf)	SUP	SUP	SUP	SUP	SUP	—	SPA	SPA	—	SPA	SPA
Processing of Agricultural Products (10,000 sf or greater)	SUP	SUP	SUP	SUP	SUP	—	SPA	SUP	—	SUP	SPA
Recreational Vehicle Camp	—	—	—	—	—	—	SUP	SUP	—	—	—
Recreational Facility	SUP	SUP	SUP	SUP	SUP	—	—	—	—	SPA	SPA

Principal Use	Commercial and Industrial Zones										
	DB-5	CS-5	LS-5	GC-60	TC-80	MC-80	M-1	LI-130	HI-60	HM	PV-5
Rehabilitation of Existing Buildings	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Research & Development	—	—	—	—	—	—	SPA	SPA	SUP	SPA	SPA
Restaurant	SUP	—	SUP	SUP	SUP	SUP	—	—	SUP	SUP	SPA
Restaurant, Retail	SPA	—	SPA	SPA	SPA	—	—	—	SPA	SPA	SPA
Residence, Duplex	SPA	SPA	SPA	SPA	SUP	—	—	—	—	—	SPA
Residence, Single-Family	ZP	ZP	ZP	ZP	SUP	ZP	—	—	—	—	ZP
Residence, Triplex	SPA	SPA	SPA	—	—	—	—	—	—	—	SPA
Residential, Mixed-Use (less than 10 units)	SUP	—	SUP	SUP	—	—	—	—	—	SUP	SPA
Residential, Mixed-Use (10 units or greater)	SUP	—	SUP	SUP	—	—	—	—	—	SUP	SUP
Retail or Wholesale Establishment (less than 5,000 sf)	SPA	SPA	SPA	SPA	SPA	SPA	—	—	—	SPA	SPA
Retail or Wholesale Establishment (5,000 sf or greater)	SUP	SUP	SUP	SUP	SUP	SUP	—	—	SUP	SPA	SPA
Self-Storage Facility	—	—	—	—	—	—	—	—	—	SPA	—
Theater	—	—	SUP	SUP	SUP	—	—	—	SUP	—	SPA
Warehousing (less than 10,000 sf)	—	—	—	—	—	—	SPA	SPA	—	SPA	—
Warehousing (10,000 sf or greater)	—	—	—	—	—	—	SUP	SUP	—	SPA	—
Wellness Center	SUP	—	SUP	SUP	SUP	—	—	—	SUP	—	SPA
Winery	SUP	—	—	—	—	—	SUP	—	—	SUP	SUP
Yacht Club	—	—	—	—	—	SUP	—	—	—	—	—

¹ See Section 5.3.13 for specific permit requirement.
² See Section 5.3.21 for specific permit requirement.