

FOR SALE ONLY



1916-1954 WEST STREET

SOUTHINGTON, CONNECTICUT

\$3,000,000

ALL THREE PARCELS SOLD TOGETHER, AS-IS

11.84 ACRES

THREE CONTIGUOUS PARCELS

B ZONE

ALL THREE PARCELS

~500 FEET

WEST STREET FRONTAGE

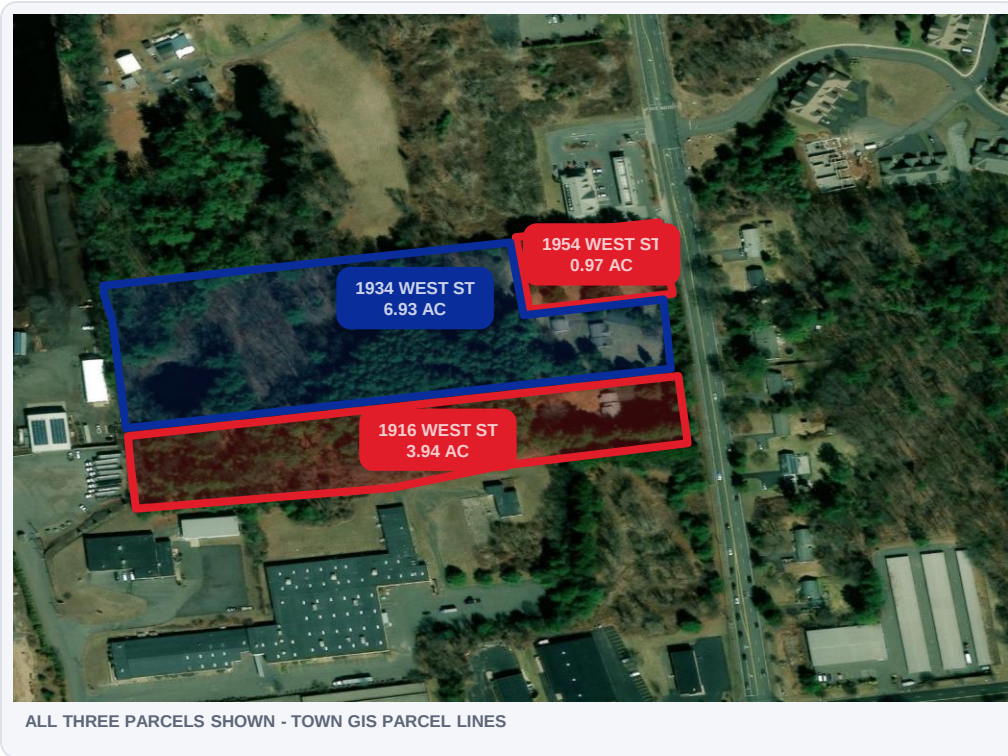
19,800 VPD

2024 CTDOT AADT

MAX LYMAN 860.876.7766 /
maxl@lymanre.com

LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT

RON LYMAN 860.884.4666 /
ronl@lymanre.com



11.84

TOTAL ACRES

B ZONE

ALL THREE PARCELS

~500 FT

WEST STREET FRONTAGE

SOLD TOGETHER, AS-IS



UTILITIES

PUBLIC WATER	NATURAL GAS	SANITARY SEWER
Southington Water Department	Available on West Street	Town system serves all three parcels

B ZONING

SITE PLAN APPROVAL	SPECIAL PERMIT + SITE PLAN APPROVAL
Retail, grocery, department and hardware stores; offices; medical; personal services; fitness; restaurants without alcohol; hotels and motels.	Vehicle fueling, service, sales and washing; restaurants with alcohol.

20,000 SF	100 FT	40 FT	25%	3 STORIES / 40 FT	128,938 SF
MINIMUM LOT	MINIMUM FRONTAGE	FRONT SETBACK	MAX COVERAGE	MAXIMUM HEIGHT	THEORETICAL FOOTPRINT

HOUSING	Two-to-nine-unit or mixed-use formats qualify for summary review. Larger stand-alone multifamily requires rezoning or a qualifying CGS 8-30g application.
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LOCATION

19,800

VEHICLES PER DAY
2024 CTDOT AADT

~1.6 MI

I-84 EXIT 31 & 32

0.5 MI

ESPN HEADQUARTERS



ADJACENT RETAIL
Cumberland Farms, Dollar General
0.1-0.3 mi

ESPN HEADQUARTERS
3,600 employees, 1.3M SF campus
0.5 mi

LAKE COMPOUNCE
Regional destination
2.8 mi

I-84 EXIT 31
West Street interchange
1.6 mi

WEST STREET HOTELS + HQS
Homewood, Courtyard, Residence Inn, COCC, Pepsi-Cola
1.6-1.8 mi

WEST STREET RETAIL + CARE
Target, Lowe's, HomeGoods, Michaels, HHC-GoHealth
2.0-2.3 mi

QUEEN STREET NORTH
ALDI, Chick-fil-A, Chipotle, HHC-GoHealth
1.9-2.0 mi

QUEEN STREET / SPRING
ShopRite, BJ's, Home Depot, Reverse Solutions HQ
2.0-2.3 mi

QUEEN STREET SOUTH
Panera Bread, Walmart
2.6-3.1 mi

BRISTOL HOSPITAL
Full-service acute care hospital
3.5 mi

BARNES CORPORATE OFFICE
Downtown Bristol
3.6 mi

STOP & SHOP
North Main Street
3.6 mi

BRADLEY MEMORIAL CAMPUS
Hospital of Central Connecticut
5.2 mi



CONCEPT ONLY

SOUTHINGTON MARKET

44,242

2025 POPULATION

\$124,309

MEDIAN HOUSEHOLD INCOME

3,737

ACTIVE BUSINESSES

\$1.13 BILLION

2022 RETAIL & FOOD SERVICE SALES
U.S. CENSUS

\$3,000,000

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Conceptual plan is illustrative and does not represent an approved site plan. Offering subject to change or withdrawal.