

For Lease
3,600 SF Free-Standing Retail Building or New In-Line Space
775—801 Queen Street - Southington, CT

**See Attached
Site Plan**

**Please Call for
Pricing**

**For more information,
Please contact the
Exclusive Agents:**

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or
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Property Highlights

Join Aldi Grocery Store, Chick-Fil-A, and Chipotle

- ♦ Signalized intersection
- ♦ 0.30 miles north of exit 32 from Interstate 84
- ♦ Owner will sub-divide

Adjacent to Bob's Discount Furniture Plaza, Outback Steakhouse, Ihop, T.J. Maxx, Dollar Tree, Fashion Bug, Bed Bath & Beyond, Payless Shoes, and more.

Across from Shop Rite, BJ's, Noodles & Company, SmashBurger, People's Bank, Jo-Ann Fabric, TD Bank, Santander Bank, Burger King, PETCO, Town Fair Tire, GNC, KFC, Dunkin' Donuts, and Puerto Vallarta.

Traffic Count

28,000 +/- cars per day on Queen Street at site
65,000 +/- cars per day on I-84 at Queen Street

Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
1 mile:	4,332	1,881	\$88,947
3 miles:	41,460	17,857	\$86,753
5 miles:	131,941	54,295	\$81,986

Visit our website to preview other retail properties at
www.CalabreseAgency.com



Queen Street Retail

Southington, CT

Chick-Fil-A, Aldi Grocery Store,
Chipotle

SUBJECT PROPERTY
775-777 Queen Street
Southington, CT

EXIT 32

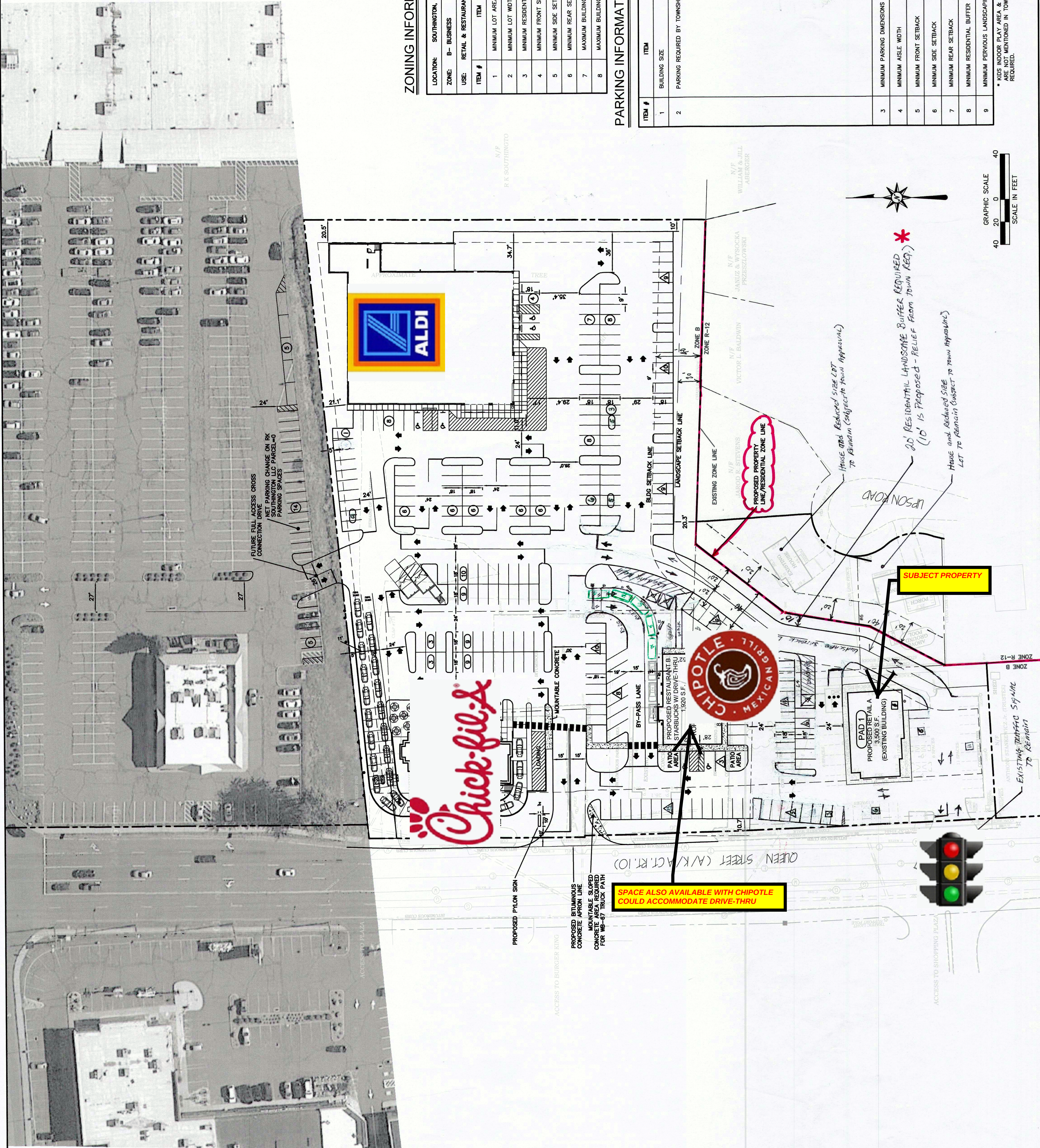


1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. AN INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.

LOCATION: SOUTHTON, CONNECTICUT				
ZONE: B-- BUSINESS				
USE: RETAIL & RESTAURANT				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	20,000 S.F.	±239,296 S.F. 5.47 ACRES	NO
2	MINIMUM LOT WIDTH	100 FEET	> 100 FT	NO
3	MINIMUM RESIDENTIAL BUFFER	40 FEET	±73.0 FEET	NO
4	MINIMUM FRONT SETBACK	40 FEET	±41.0 FEET	NO
5	MINIMUM SIDE SETBACK	10 FEET	±21.1 FEET	NO
6	MINIMUM REAR SETBACK	20 FEET	±20.5 FEET	NO
7	MAXIMUM BUILDING HEIGHT	40 FEET/3 FLOORS	<40 FEET	NO
8	MAXIMUM BUILDING COVERAGE	25 PERCENT	±14.0 PERCENT	NO

ITEM #	ITEM	TOWN REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	34,017 S.F.	NO
2	PARKING REQUIRED BY TOWNSHIP	RETAIL = 1 SPACE/250 S.F. RESTAURANT = 1/25 S.F. CUSTOMER AREA PAD 1: RETAIL A = 3,500 S.F. = 3,500/250 = 14.0 PAD 1 TOTAL=14.0 PAD 2: RESTAURANT A = 2,240 S.F. = 2,240x0.6 = 1,344 S.F. (ASSUMED) = 1,344/25 = 53.76 RESTAURANT B = 1,920 S.F. = 1,920x0.6 = 1,152 S.F. (ASSUMED) = 1,152/25 = 46.08 PAD 2 TOTAL=99.84 PAD 3: RESTAURANT C = 4,730 S.F. = 1,707 S.F.* PAD 3 TOTAL=68.28 PAD 4: RETAIL C = 18,578 S.F. = 18,578/250 = 74.31 PAD 4 TOTAL=74.31 TOTAL = 256.43 SPACES REQUIRED	PAD 1: 26 SPACES PAD 2: 100 SPACES PAD 3: 69 SPACES PAD 4: 75 SPACES TOTAL = 240	NO
3	MINIMUM PARKING DIMENSIONS	9 FEET x 18 FEET	9 FEET x 18 FEET	NO
4	MINIMUM AISLE WIDTH	NONE REQUIRED	24' 2-WAY / 15' 1-WAY	NO
5	MINIMUM FRONT SETBACK	NONE REQUIRED	± 5.4 FEET	NO
6	MINIMUM SIDE SETBACK	NONE REQUIRED	5 FEET	NO
7	MINIMUM REAR SETBACK	NONE REQUIRED	10 FEET	NO
8	MINIMUM RESIDENTIAL BUFFER	20 FEET	20 FEET	NO
9	MINIMUM PERVIOUS LANDSCAPING	20 S.F./SPACE (5,440 S.F.)	> 5,440 S.F.	NO

KIDS INDOOR PLAY AREA & OUTDOOR SEASONAL PATIO AREA NOT INCLUDED. ALSO, THESE TYPES OF CUSTOMER AREAS ARE NOT MENTIONED IN TOWN OF SOUTHLINGTON ZONING REGULATIONS. A DISCUSSION WITH THE TOWN IS REQUIRED.



A horizontal graphic scale bar. The top edge is labeled 'GRAPHIC SCALE' and the bottom edge is labeled 'SCALE IN FEET'. The bar is divided into four equal segments by three vertical tick marks. The segments are black, white, black, and white from left to right. The numbers 40, 20, 0, and 40 are positioned below the bar, corresponding to the left, first tick, second tick, and right ends respectively.