

RETAIL SPACE AVAILABLE FOR LEASE

**832-842 Queen Street
Southington, CT
3,400 +/- SF**

Traffic Count

26,700 +/- per day

Population

(2015)

Daytime

	Population	Households
--	-------------------	-------------------

1 mile:	7,147	1,881
---------	-------	-------

3 miles:	50,385	17,857
----------	--------	--------

5 miles:	145,199	54,295
----------	---------	--------

Average Household Income

(2015)

1 mile:	\$88,947
---------	----------

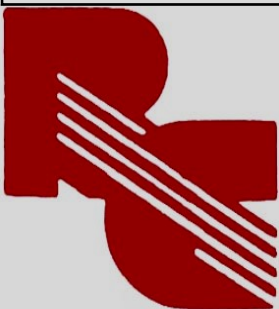
3 miles:	\$86,763
----------	----------

5 miles:	\$81,986
----------	----------

Property Highlights

- Retail Center located on Queen Street across from new Aldi, Chick-Fil-A & Chipolte
- Join Noodles & Company, Smashburger, Dalene Flooring, 203 Urgent Care, and Puerto Vallarta Restaurant
- Located at intersection with traffic light
- Excellent Visibility
- Well positioned on major retail corridor
- Nearby retailers include Home Depot, ShopRite, Outback Steakhouse, Buffalo Wild Wings, Moe's Southwest Grill, Bob's Discount Furniture, TJ Maxx and others

Please call for pricing



For more information, please contact:

Ralph L. Calabrese rlc@calabreseagency.com

Tony Valenti tvalenti@calabreseagency.com

R. CALABRESE AGENCY, LLC

615 West Johnson Ave., Suite 202, Cheshire, CT 06410

CalabreseAgency.com (203) 573-0342

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.



SUBJECT
832-842 Queen Street

Queen Street Retail

Southington, CT

Future Retail Development



EXIT 32



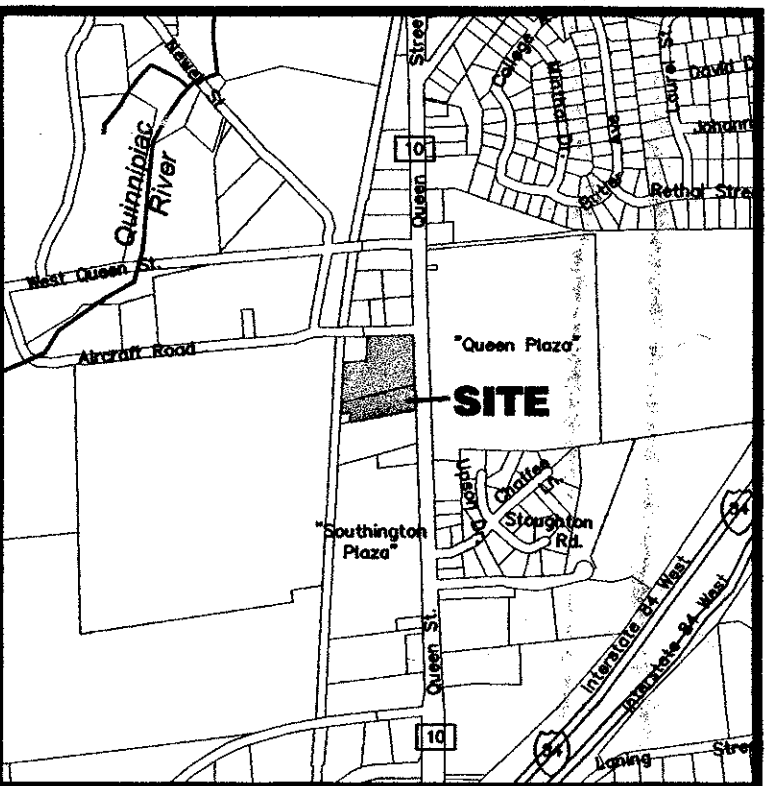
© 2014 Google

Imagery Date: 9/19/2013 41°38'00.09" N 72°52'16.8"

AIRCRAFT ROAD

ROAD

- STANDARD SITE PLAN NOTES:
1. PARCEL OWNER: WEST QUEEN DEVELOPERS LLC & JOHN A. SENESE
PARCEL ADDRESS: #832 & #812 QUEEN STREET
 2. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
 3. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 4. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
 5. LOT AREA FOR #812 QUEEN ST. = 42,495 s.f. OR 0.98 acres.
COMBINED LOT AREA = 132,691 s.f. OR 3.05 acres.
 6. PROPERTY IS LOCATED IN ZONE (B) BUSINESS.
 7. ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT 814.
 8. GROUNDWATER ZONE IS GA.
 9. PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
 10. ALL SITE LIGHTING TO BE SHIELDED SO AS NOT TO ALLOW ILLUMINATION TO EMIT BEYOND PROPERTY.
 11. EXISTING PLAZA BUILDING = 22,478 S.F.
EXISTING BANK BUILDING = 3,450 S.F.
PUERTO VALLARTA RESTAURANT = 4,353 S.F.
TOTAL BUILDING AREA = 30,281 S.F.
 12. TOTAL LOT COVERAGE = 22.8% (ALLOWED = 25%)
 13. PRESENT LAND USE: BUSINESS/ FINANCIAL INSTITUTION
PROPOSED LAND USE: BUSINESS/ FINANCIAL INSTITUTION
 14. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 15. ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 16. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
 17. NO INLAND WETLANDS ON PROPERTY.
 18. ESAIL RODRIGUEZ OR HIS DULY AUTHORIZED AGENT (860) 736-0060 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY



LOCATION MAP SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING CURB
- PROPOSED CURB
- DIRECTION OF LIGHT

PARKING TABLE			
ZONE - (B) BUSINESS			
PARKING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
- BUSINESS/ RETAIL 1 space/ 250 SF	102	---	---
- RESTAURANT 1 space/ 100 SF	12	---	---
- FINANCIAL INSTITUTION 1 space/ 200 SF	17	---	---
TOTAL	131 (INC 5 HC)	159 (INC 7 HC)	156 (ELIMINATE 3) (INC 7 HC)

REVISION:

REVISION:

REVISION:

PROJECT: 832 QUEEN

DRAWN BY: MPT

SEAL:

SURVEY NOTES:

I HEREBY DECLARE TO SAVINGS BANK OF MANCHESTER, CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, JOHN A. SENESE, AND THE ESTATE OF LUCIAN CALDERON THAT THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-30).

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James M. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

kratzer, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA@AOL.COM

REVISION OF SITE PLAN

for

PUERTO VALLARTA
(CALCO BUILDERS)

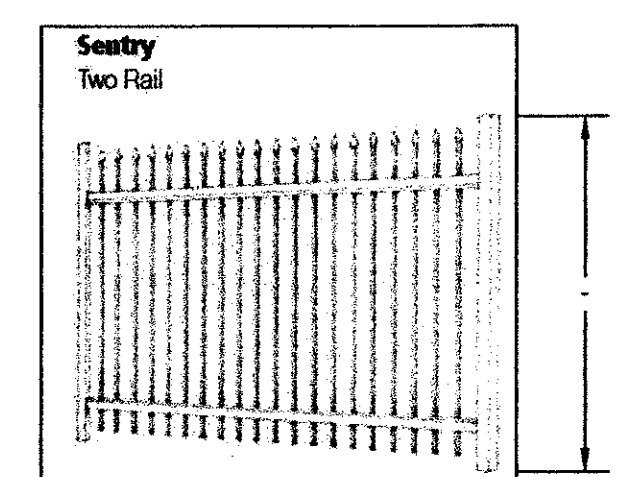
#812, #826, #832, #836,
& #842 QUEEN STREET
SOUTHINGTON, CT

SCALE: 1" = 20'
DATE: MARCH 6, 2009

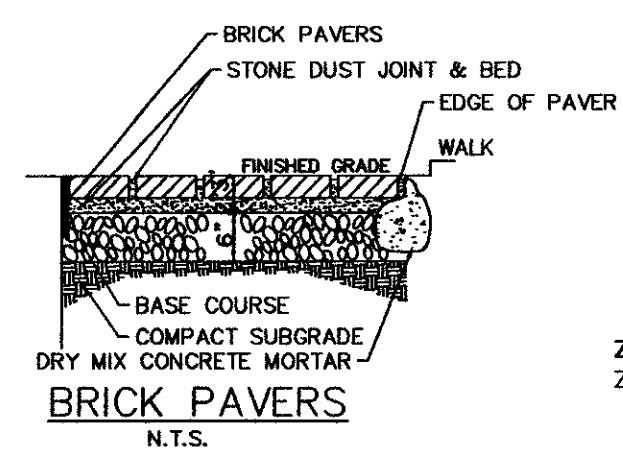
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.:
55-09

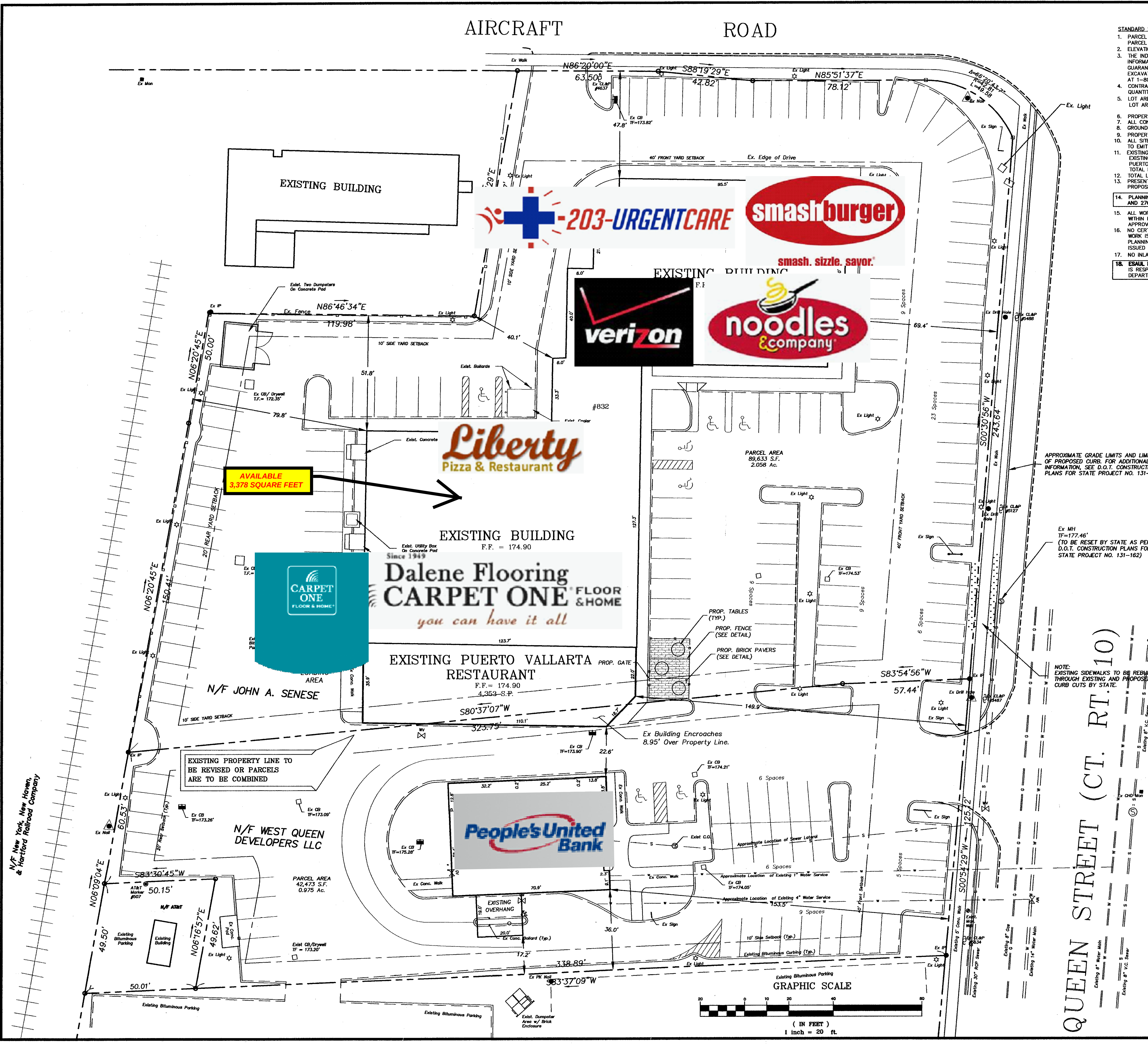
DRAWING NO.:
S-1



NOTE:
- MERCHANTMETALS SENTRY: TWO RAIL ORNAMENTAL STEEL FENCE (OR APPROVED EQUAL)
PROPOSED ORNAMENTAL STEEL FENCE DETAIL
N.T.S.

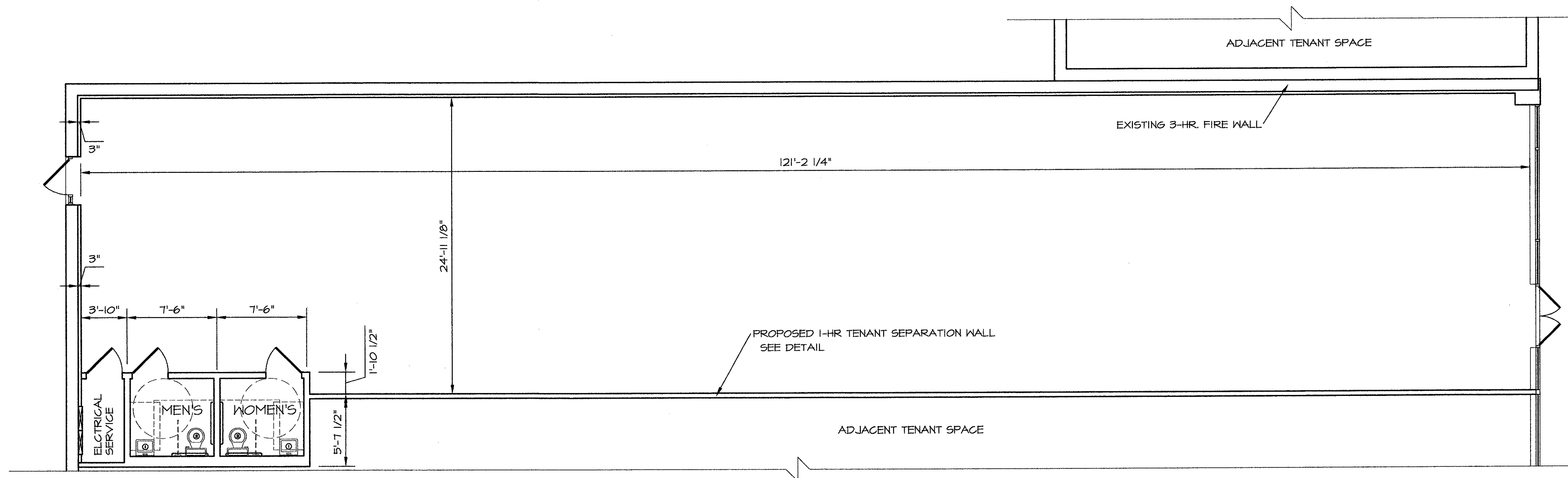


ZONE NOTES:
ZONE - (B) BUSINESS
- MIN. FRONT YARD: 40'
- MIN. SIDE YARD: 10'
- MIN. REAR YARD: 30'
- MIN. LOT SIZE: 20,000 S.F.





B
A-1 PROPOSED TENANT FRONT ELEVATION
SCALE: 3/16" = 1'-0"



A
A-1 PROPOSED TENANT FLOOR PLAN
SCALE: 3/16" = 1'-0" 3,378 GROSS SQUARE FEET

THIS NEW TENANT SPACE WAS PREVIOUSLY
A SEPARATE TENANT SPACE (CORTINA TILE)
THIS SPACE HAS ITS OWN ELECTRIC SERVICE
& METER.

1 2 3 4 5 6 7	SIGNATURE FOR TENANT'S APPROVAL		CALCO DESIGN ROBERT M. JONES JR. TI CHURCH AVENUE FORESTVILLE, CT 06010 PHONE (860) 592-2403	PROJECT	832 QUEEN STREET PLAZA
	DATE: _____ SIGNATURE FOR OWNER'S APPROVAL			DEVELOPER	CALCO CONSTRUCTION & DEVELOPMENT INC.
	DATE: _____			ADDRESS	QUEEN STREET (ROUTE 10) & AIRCRAFT ROAD, SOUTHTON
	DATE: _____			BUILDER	CALCO CONSTRUCTION TI CHURCH AVENUE FORESTVILLE, CT 06010 PHONE (860) 592-2403
	DATE: _____			SCALE	4 4

CALCO DESIGN
ROBERT M. JONES JR.
71 CHURCH AVENUE
FORESTVILLE, CT 06030
PHONE (860) 592-2403