

Retail Leasing Opportunity

*Adjacent to Connecticut Commons
Retail Power Center*

New Britain Avenue, Plainville, CT (Hartford County)

Neighboring Tenants:

Lowes Home Improvement,
Kohl's, Dick's Sporting Goods,
AMC Cinema, DSW Shoes,
Famous Footwear, Old Navy,
Marshall's, A.C. Moore, PetSmart,
ULTA, Five Below, Dollar Tree,
Joseph A. Banks, Applebee's,
McDonalds, Friendly's and other
recognized retail.

Demographics:

	Population	Households	Avg. HH Income
1 mile	4,238	1,747	\$82,992
3 miles	56,851	23,107	\$66,315
5 miles	159,527	64,784	\$72,315

Traffic Counts:

19,000 +/-	Cars per day at site
23,000 +/-	Cars per day at I-84/Route 72 exit ramp

Property Highlights

- ◆ Join Newly opened Goodwill
- ◆ 12 +/- acres with **exceptional visibility** and easy access via I-84 and Route 72
- ◆ 600' +/- of frontage on New Britain Avenue
- ◆ Ground Lease or Build-to-Suit
- ◆ Pad sites available

Build-to-Suit Lease Price:
\$18.00 psf NNN



For more information, please contact
the Exclusive Brokers:

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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.



Opened 4th Qtr. 2018



ULTA Beauty
Sleepy's
Five Below
Charming Charlie
Joseph A. Bank
Dollar Tree
Justice
AT&T
Mattress Firm
Famous Footwear



Dick's Sporting Goods
Marshalls
Old Navy
A.C. Moore
PetSmart
DSW

SUBJECT SITE
Ground Lease or Built to Suit



Google earth

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Woodford Avenue Extension

1991

Imagery Date: 3/29/2012 41°40'24.54" N 72°50'15.13" W elev. 197 ft. eye alt. 4953 ft

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND METHODS, AND THE TYPE OF SURVEY TO BE CONDUCTED 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:	PLANKVILLE, CT			
ZONE:	GENERAL COMMERCIAL (C2)			
USE:	(LIMITED USE) RESTAURANT, RETAIL			
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	1,515 SQUARE FEET	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	925 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	611 FEET	NO
4	MINIMUM FRONT SETBACK	24 FEET	24 FEET	NO
5	MINIMUM SIDE SETBACK	10 FEET OR 50% OF LOT DEPTH	5 FEET	NO
6	MINIMUM REAR SETBACK	10 FEET	200 FEET	NO
7	MAXIMUM BUILDING HEIGHT	30 FEET	< 30 FEET	NO
8	MAXIMUM BUILDING COVERAGE	50 PERCENT	< 50 PERCENT	NO

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	50,000 S.F. MINIMUM FOR AREA OF 100,000 S.F. OR MORE	46,000 S.F.
2	PARKING REQUIRED BY TOWNSHIP	RETAIL 37,000 S.F. GROSS FLOOR AREA = 220,000 / 37,000 = 5.94 SPACES = 220,000 / 30,000 = 7.33 SPACES = 220,000 / 25,000 = 8.80 SPACES 50% FOR EATING OR DRINKING PURPOSES PLUS 10% FOR OTHER PURPOSES (4,000,000 / 250 = 16,000) (4,000,000 / 250 = 16,000) (4,000,000 / 250 = 16,000) TOTAL = 262.73 SPACES	207 SPACES
3	MINIMUM PARKING LANDSCAPING	9 FEET WIDE / 10 S.F. AREA	160 S.F.
4	MINIMUM ASIDE WIDTH	24 FEET (20 FEET FOR TOWN ROADS)	24' / 30'
5	MINIMUM FRONT SETBACK	NONE REQUIRED	N/A
6	MINIMUM SIDE SETBACK	NONE REQUIRED	0 FEET
7	MINIMUM REAR SETBACK	NONE REQUIRED	N/A
8	MINIMUM INTERIOR LANDSCAPING	15.5' SETBACK FROM PARKING SPACE AREA FOR PARKING SPACE	15.0'

