

RETAIL PAD SITE

Ground Lease or Build-to-Suit

*Intersection of Knotter Drive & Route 322
Southington (Milldale), CT*

PROPERTY HIGHLIGHTS

Site can accommodate a 5,000 SF building and is ideal for food or bank with drive-thru.

Location: Signalized corner location less than 1/8th mile from Exit 28 of I-84. Excellent highway service area.

Near: Near Comfort Inn & Suites Hotel, Home Depot, 13 Screen Cinema, TA Travel Center Truck Stop, Dunkin' Donuts, Burger King, Wendy's, Dollar General and Auto Zone.

Traffic Count

- 18,000 cars per day at site on Route 322
- 64,000 cars per day on Interstate 84

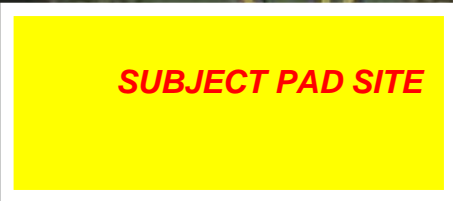
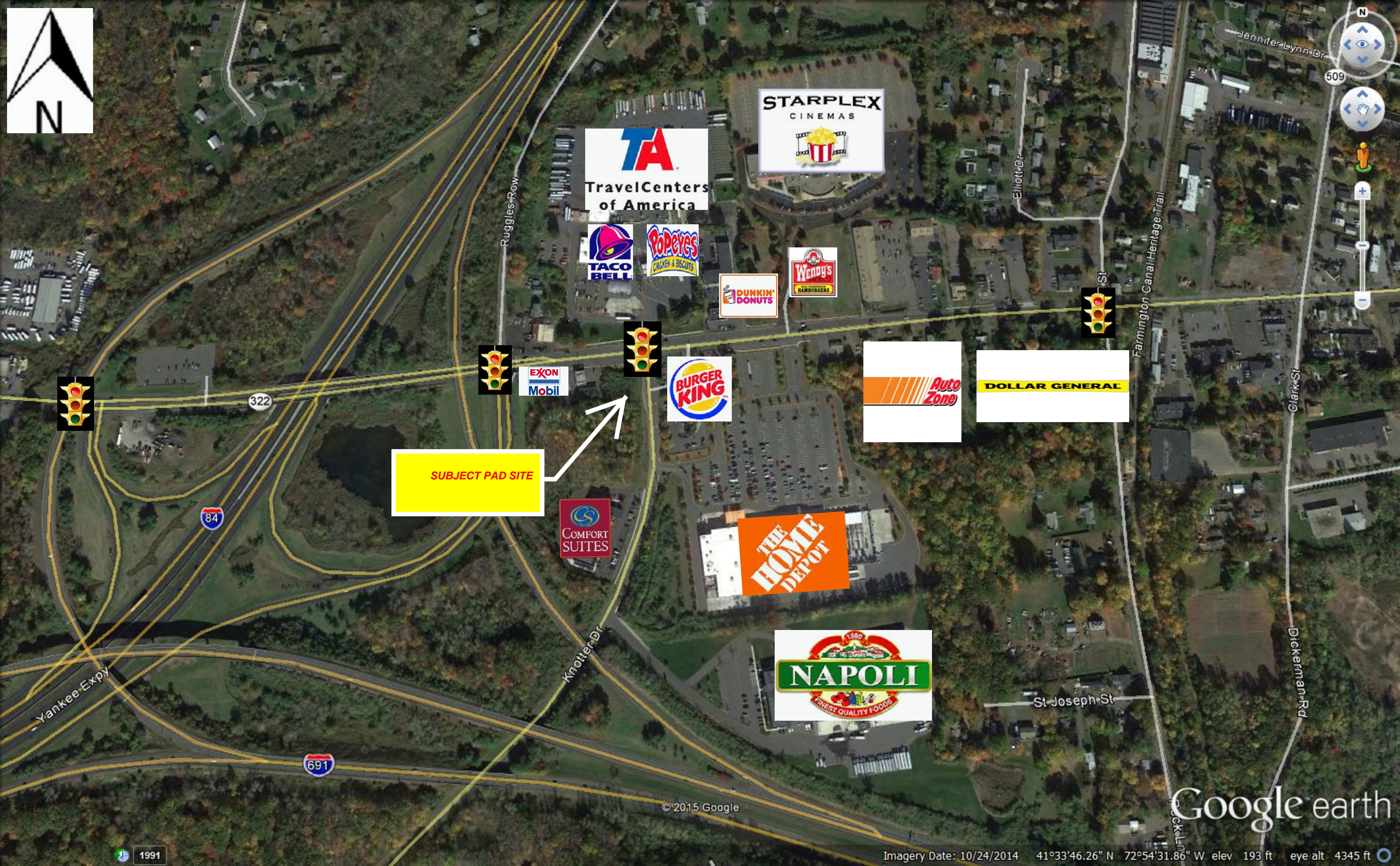
Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
1mile:	2,253	912	\$81,458
3 miles:	32,589	11,532	\$100,640
5 miles:	99,702	37,480	\$88,655



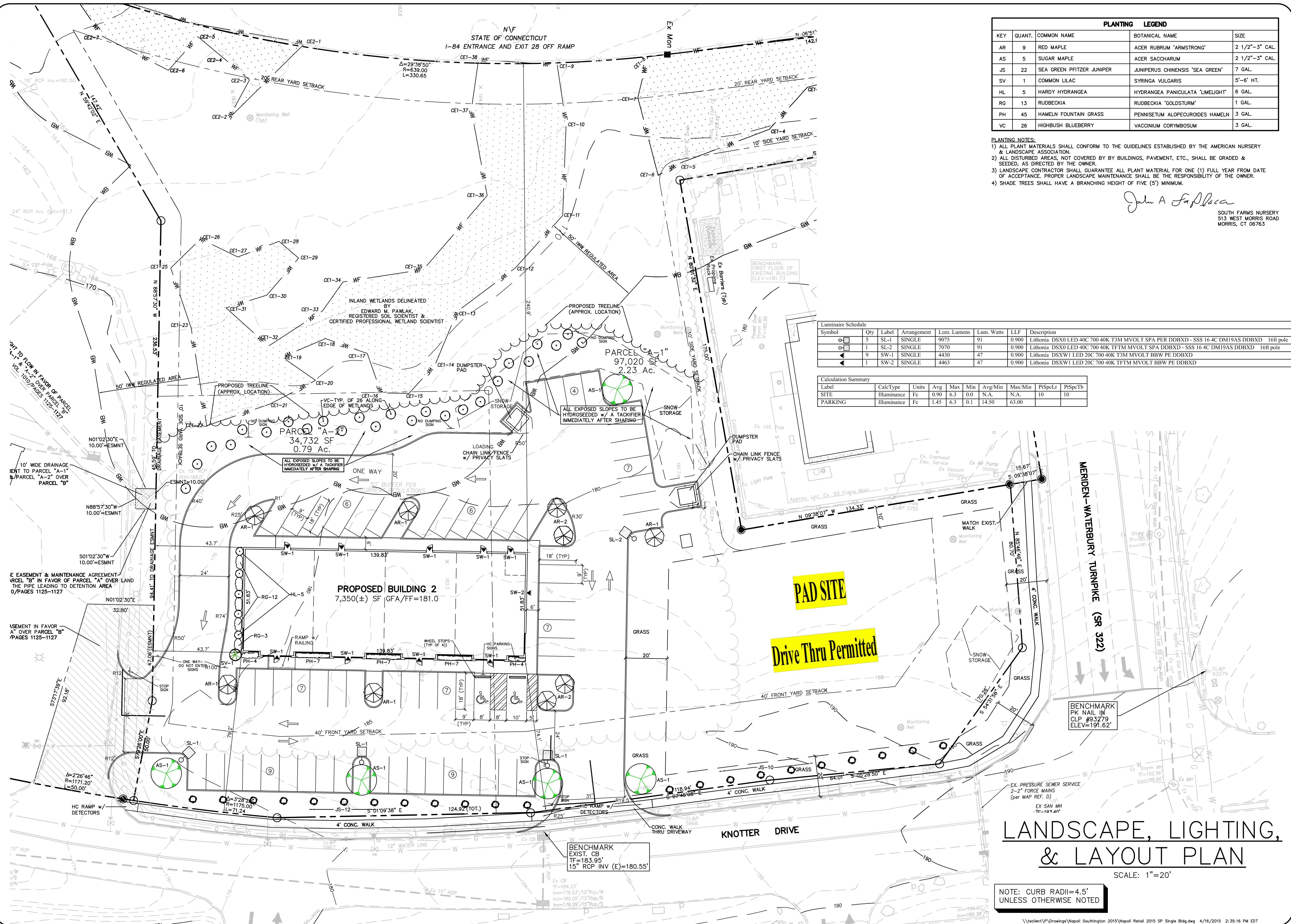
propserve@snet.net
Bob Bowden 203-982-0158
R. CALABRESE AGENCY, L.L.C.
www.CalabreseAgency.com
P.O. Box 2, Middlebury, CT 06762

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.



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PLANTING LEGEND				
KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
AR	9	RED MAPLE	ACER RUBRUM 'ARMSTRONG'	2 1/2"-3" CAL.
AS	5	SUGAR MAPLE	ACER SACCHARUM	2 1/2"-3" CAL.
JS	22	SEA GREEN PRITZER JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	7 GAL.
SV	1	COMMON LILAC	SYRINGA VULGARIS	5'-6" HT.
HL	5	HARDY HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	6 GAL.
RG	13	RUDBECKIA	RUDBECKIA 'GOLDSTURM'	1 GAL.
PH	45	HAMELI FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES HAMELI	3 GAL.
VC	26	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	3 GAL.

PLANTING NOTES:

- 1) ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 2) ALL DISTURBED AREAS, NOT COVERED BY BY BUILDINGS, PAVEMENT, ETC., SHALL BE GRADED & SEED, AS DIRECTED BY THE OWNER.
- 3) LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. PROPER LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- 4) SHADE TREES SHALL HAVE A BRANCHING HEIGHT OF FIVE (5') MINIMUM.

John A. Fapalaca

SOUTH FARMS NURSERY
513 WEST MORRIS ROAD
MORRIS, CT 06763

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
	5	SL-1	SINGLE	9075	91	0.900	Lithonia DSX0 LED 40C 700 40K T3M MVOLT SPA PER DDBXD - SSS 16 4C DM19AS DDBXD 16ft pole
	1	SL-2	SINGLE	7070	91	0.900	Lithonia DSX0 LED 40C 700 40K TFTM MVOLT SPA DDBXD - SSS 16 4C DM19AS DDBXD 16ft pole
	9	SW-1	SINGLE	4430	47	0.900	Lithonia DSXW1 LED 20C 700 40K T3M MVOLT BBW PE DDBXD
	1	SW-2	SINGLE	4463	47	0.900	Lithonia DSXW1 LED 20C 700 40K TFTM MVOLT BBW PE DDBXD

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
SITE	Illuminance	Fc	0.90	6.3	0.0	N.A.	N.A.	10	10
PARKING	Illuminance	Fc	1.45	6.3	0.1	14.50	63.00		

SCALE: 1"=20'

NOTE: CURB RADII=4.5'
UNLESS OTHERWISE NOTED