

Retail Leasing Opportunity

New Britain Avenue

Plainville, CT (Hartford County, CT)

(Adjacent to Connecticut Commons Retail Power Center)

Ground Lease or Build-to-Suit

Site can accommodate up to 80,000 SF of buildings and three pad sites

Will sub-divide

Pricing TBD

For more information,
Please contact the
Exclusive Agents:

Ralph L. Calabrese
rlc@calabreseagency.com
or
Tony Valenti
tvalenti@calabreseagency.com

553 Plank Road
Waterbury, CT 06705

Phone: (203) 573-0342
Fax: (203) 755-7962
calabreseagency.com

Property Highlights

- 13 +/- acres with **exceptional visibility** and easy access via I-84 and Route 72
- 600' +/- of frontage on New Britain Avenue
- Areas premiere retail corridor
- Up to 80,000 SF and three pad sites available
- **Neighboring tenants:** Lowe's Home Improvement, Kohl's, Dick's Sporting Goods, Loews Cinema, DSW Shoes, Famous Footwear, Old Navy, Marshall's, A.C. Moore, Sleepy's, PetSmart, ULTA, Five Below, Dollar Tree, Joseph A. Bank, Applebee's, McDonalds, Friendly's, and other recognized retail.

Traffic Counts

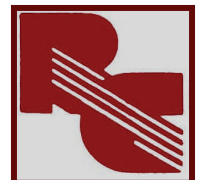
- 19,000 +/- cars per day at site
- 23,000 +/- cars per day at I-84 / Route 72 exit ramp

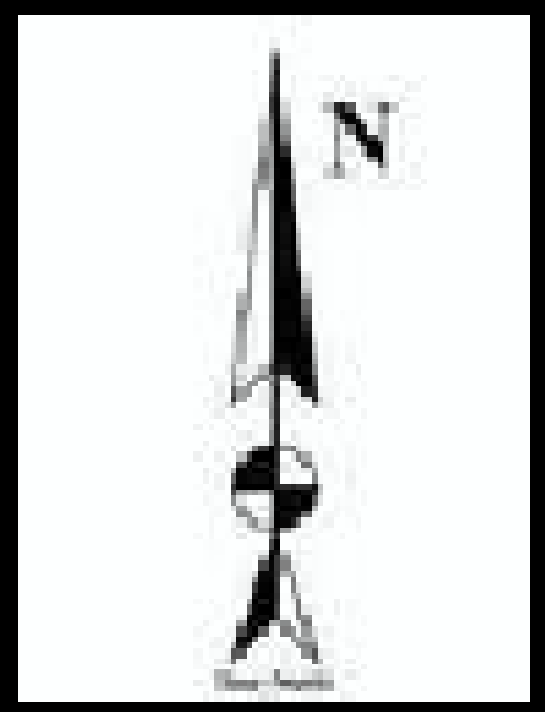
Demographics

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

Visit our website to preview other retail properties at

www.calabreseagency.com





KOHL'S

DSW
ULTA
Sleepy's
Five Below
Charming Charlie
Joseph A. Bank
Dollar Tree

Loews Cineplex Theatre

LOWE'S

Connecticut Commons Power
Retail Center 566,000 SF

Dick's Sporting Goods
Marshalls
Old Navy
Famous Footwear
A.C. Moore
PetSmart
Justice
Imperial Buffett

84 Lumber Company

SUBJECT SITE
13 +/- Acres

American Eagle
Credit Union

Fairfield Inn & Suites
Hotel by Marriott

Crowley Volkswagon

Crowley Ford - Lincoln

Google earth

© 2013 Google

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

Woodford Avenue Extension

Crooked St

New Britain Ave

Colonial Ct

DUNKIN' DONUTS

LONG JOHN SILVERS

TACO BELL

Wendy's

Big Y
WORLD CLASS MARKET

STARBUCKS COFFEE

Friendly's

McDonald's

Applebee's

Applebee's

536

84

72

372

1991

GENERAL NOTES:

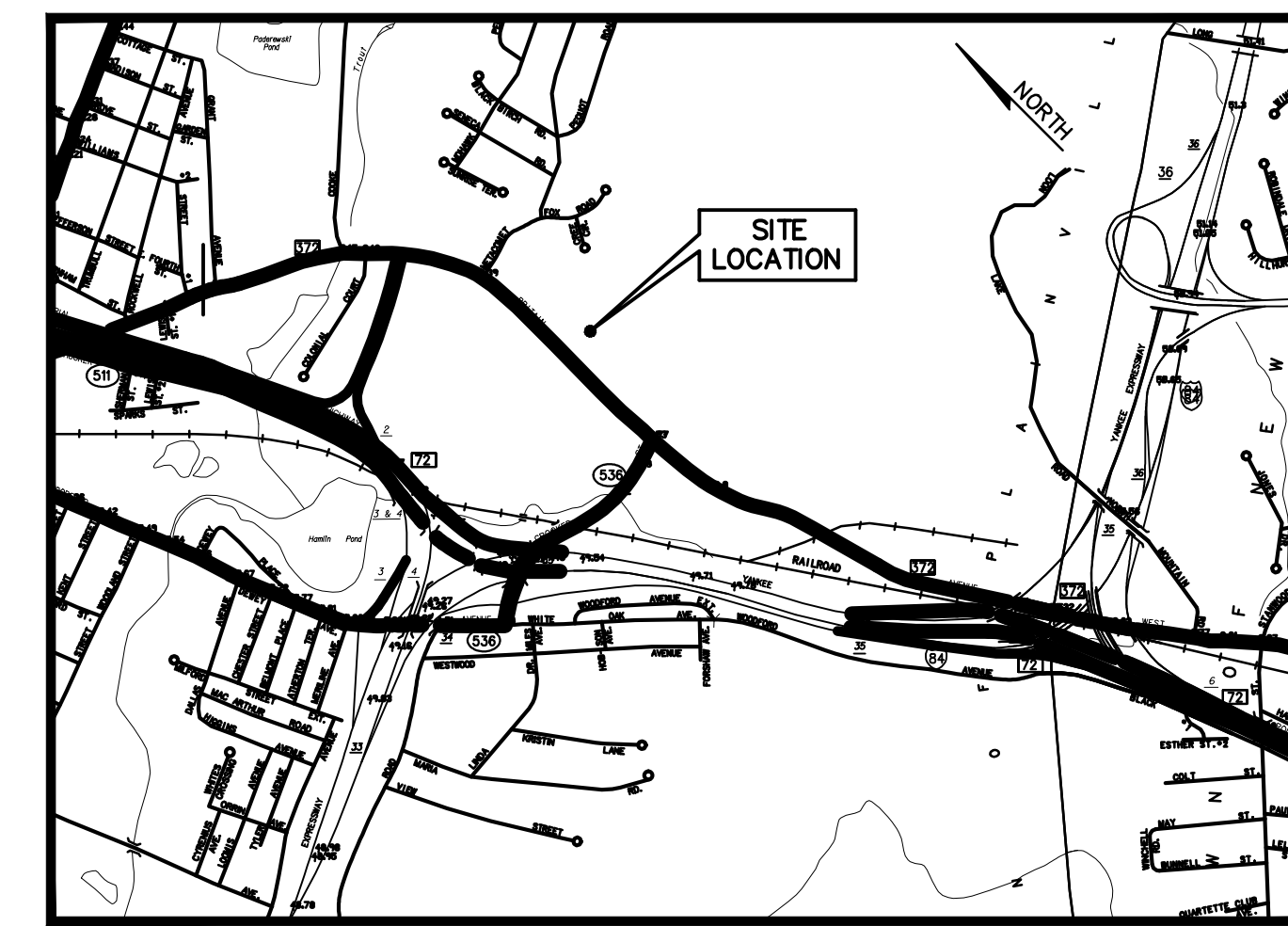
1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. AN INVESTIGATION OF THE LOCAL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

ZONING INFORMATION

LOCATION: PLAINVILLE, CT				
ZONE: GENERAL COMMERCIAL (GC)				
USE: (PERMITTED USE) RESTAURANT, RETAIL				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±592,828 S.F. 13.6 ACRES	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	1 OF 15 FEET/ TOTAL OF 20 FEET	5 FEET	NO
6	MINIMUM REAR SETBACK	10 FEET	298 FEET	NO
7	MAXIMUM BUILDING HEIGHT	30 FEET	< 30 FEET	NO
8	MAXIMUM BUILDING COVERAGE	50 PERCENT	< 50 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	50,000 S.F. GROSS FLOOR AREA OR MORE	46,020 S.F.
2	PARKING REQUIRED BY TOWNSHIP	RETAIL: 3/1,000 S.F. GROSS FLOOR AREA 13,740 x 3/1,000 = 41.2 SPACES 22,100 x 3/1,000 = 66.3 SPACES RESTAURANT: 1 SPACES FOR EVERY 50 S.F. FOR EATING OR BEVERAGE PURPOSES PLUS 1 PER 2 EMPLOYEES (1,800*0.6)/50 + 3 = 24.6 (4,180*0.6)/50 + 4 = 54.2 (4,200*0.6)/50 + 6 = 56.4 TOTAL = 242.7 SPACES	267 SPACES
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/162 S.F. AREA	162 S.F.
4	MINIMUM AISLE WIDTH	24 FEET (26 FEET FOR TOWN ROADS)	24' / 26'
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	10 S.F. OF INTERIOR LANDSCAPE AREA PER PARKING SPACE	T.B.D.



LOCATION MAP

SCALE: 1" = 1,600'



REVISIONS	No.	Date	Desc.
Designed			J.O.M.
Drawn			E.C.P.
Checked			
Approved			
Scale			1"=120'
Project No.			15CXXXX
Date			07/9/15
CAD File			SK15CXXXX01A

Title
CONCEPT PLAN

Sheet No.

CP-1A