

FOR SALE / FOR LEASE



349 Mitchell St., Groton (city)

- > 20,102sf, two story Office/Retail space on busy corner of Poquonnock Rd. & Mitchell St.
- > 1.21 acre
- > 70+/- Parking
- > Road frontage:
 - 172' on Mitchel St
 - 218' on Poquonnock Rd.
 - 186' Oak St.
 - 50' on Hamilton Ave.
- > Town Water/Sewer/Gas
- > 2,900 daily average traffic count on Poquonnock Road
- > \$34,155 total taxes
- > Zone GC
- > Walking distance to EB

FOR SALE
\$1,200,000

PEQUOT COMMERCIAL

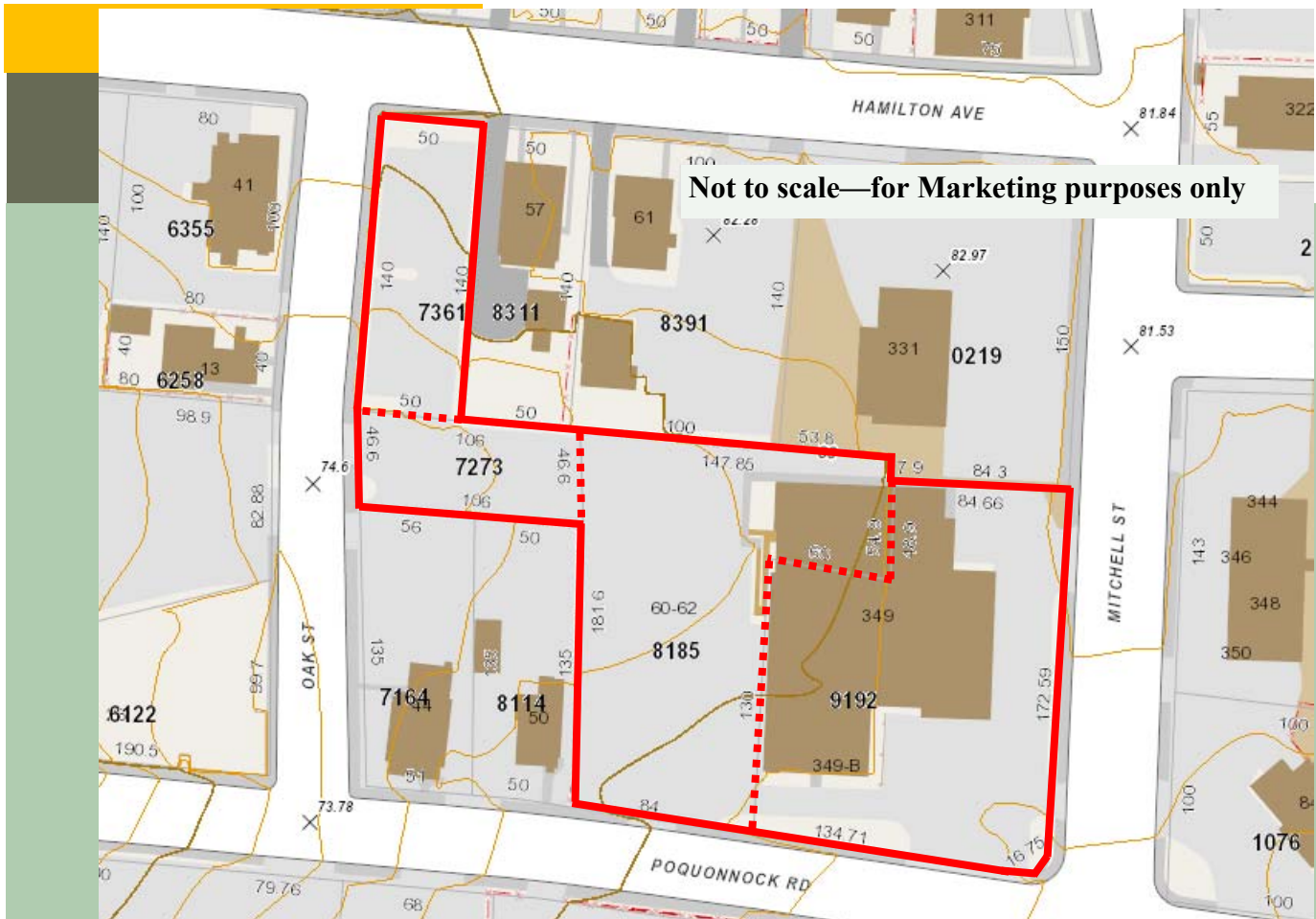
15 Chesterfield Road, Ste 4
East Lyme, CT 06333

FOR LEASE
\$12/sf NNN

John Jensen, SIOR
jjensen@pequotcommercial.com

860-447-9570
860-444-6661 Fax

Judy Walsh
jwalsh@pequotcommercial.com

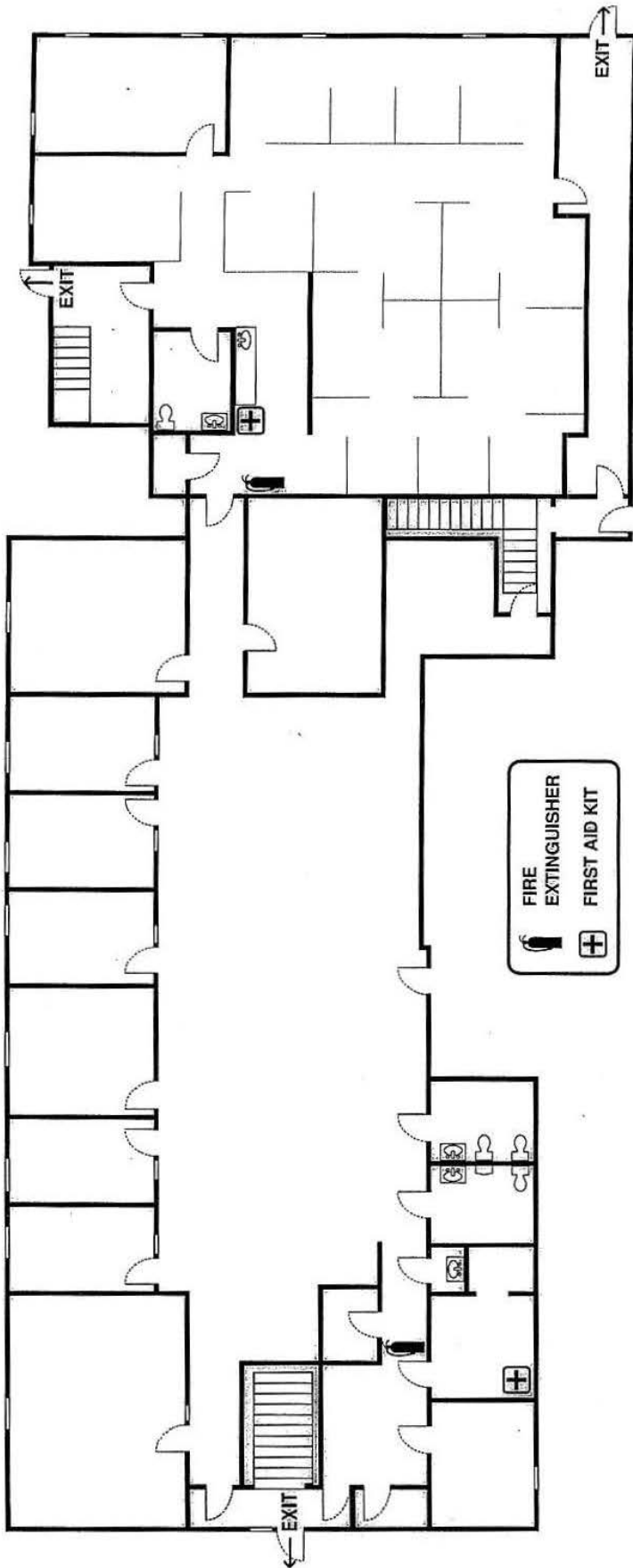


Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



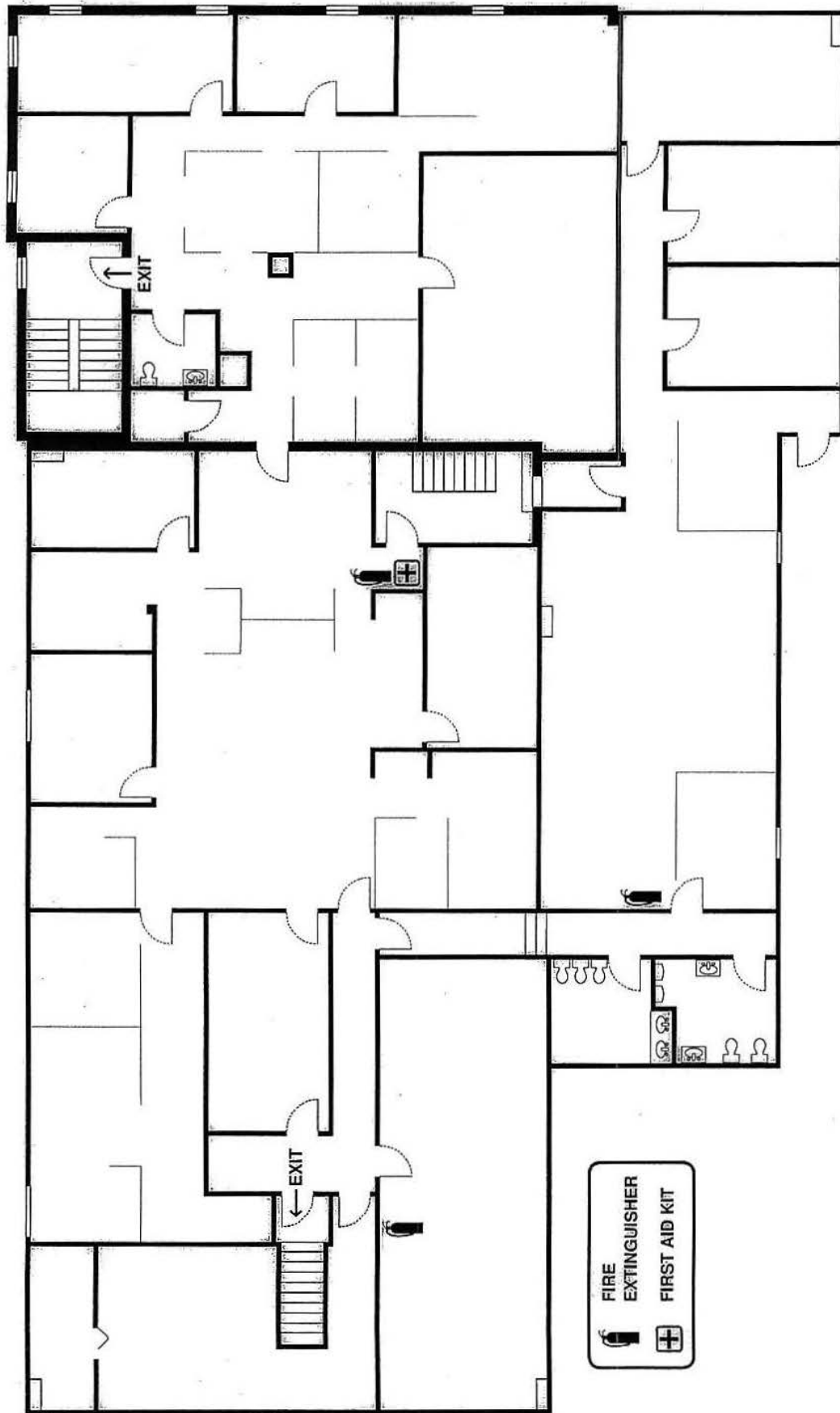
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	55,990	79,480	143,843
Total Households	21,106	32,024	58,039
Household Income \$0—\$30,000	33.09%	26.80%	19.97%
\$30,001-\$60,000	24.75%	23.31%	22.31%
\$60,001-\$100,000	22.27%	22.82%	23.54%
\$100,001+	19.90%	27.07%	34.19%





GROTON OFFICE - 1st FLOOR

1st floor
Floor plan



GROTON OFFICE - 2nd FLOOR

2nd floor
Floor plan

3.2 **GC – GENERAL COMMERCIAL ZONE**

3.21 **Permitted Uses**

The following uses are permitted subject to Site Plan approval by the Planning and Zoning Commission:

- a. Retail business, such as apparel stores, drug stores, grocery, meat and seafood stores, eating and drinking establishments, automotive supply stores, antique shops, music shops, sporting goods stores, hobby shops, gift shops, and book, stationery, magazine, candy and tobacco shops.
 - (1) Businesses that include, either as a principal or accessory use, the serving of alcoholic beverages shall not be located within 800 feet in a direct line from a church, school, charitable institution, hospital, library, playground, park or beach, nor located anywhere upon the premises where any of such buildings or uses are situated.
- b. Business services, such as banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government, business and professional offices.
- c. Personal services, such as barber shops, beauty salons, photographic studios, coin-operated laundromats, tailor, dressmaking, millinery, and dry cleaning and laundry pickup stations where the processing is to be done elsewhere. Group daycare homes and child daycare centers subject to the requirements of Sections 4.14 and 4.35.
- d. Repair services, such as radio, television, and electrical appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe repair shops.
- e. Computer centers.
- f. Telecommunication Antenna and Facilities, subject to site plan approval and the requirements of Section 4.19 of these regulations. (New Effective: 4/16/01)

3.22 **Special Permit Uses**

The following uses are permitted subject to Special Permit and Site Plan approval by the Planning and Zoning Commission:

- a. Hotels and motels.
- b. Mortuary and funeral homes.
- c. Drive-in type establishments, including, but not limited to, restaurants, car washes, beverage distributors, banks, theaters, and other similar establishments primarily designed to provide drive-in facilities.

- d. Retail sale of alcoholic liquor provided no building or premises used for the retail sale of alcoholic liquor shall be located or situated within 800 hundred feet in the direct line from any church, school, charitable institution, hospital, library, playground, park, or beach, or the premises upon which any of the aforementioned classes of buildings are situated.
- e. Commercial recreation and entertainment facilities, such as billiard rooms, bowling alleys, skating rinks, swimming pools, night clubs, theaters, amusement centers, and other similar facilities.
- g. Parking lots and garages in accordance with Sections 4.38 and 4.39.
- g. Boarding, rooming, or lodging houses.
- h. Clubs, lodges, or associations.
- i. Public buildings.
- j. Public utility buildings and facilities.
- k. Gasoline stations, motor vehicle dealerships, and motor vehicle repair services subject to the conditions set forth in Section 4.12.
- l. Mixed use buildings containing dwelling units and permitted businesses and services provided business and service uses, excluding offices, shall only be permitted on the first floor and/or basement levels; and no mixed building shall contain more than two dwelling units.
- m. Docks and other marine-related facilities.
- n. Taxi services facility.
- o. Community Residential Counseling Facilities, subject to conditions and restrictions noted in Article 4 (Supplementary Regulations). (New Effective: 3/3/97)
- p. Halfway houses, subject to conditions and restrictions noted in Article 4 (Supplementary Regulations). (New Effective: 3/3/97)
- q. Bed and breakfast establishments, subject to the requirements of Section 4.18 of these Regulations. (New Effective: 6/1/98)
- r. Telecommunication Towers, subject to the requirements of Section 4.19 of these regulations. (New Effective: 4/16/01)
- s. Vocational Training Facilities for persons with physical and developmental disabilities to operate in the zone between the hours of 6:00 a.m. to 8:00 p.m. by Special Permit and Site Plan approval subject to the requirements of Section 4.35 and 4.191(as proposed.) (New Effective 12/20/2007)

3.23 **Permitted Accessory Uses**

- a. Accessory accommodations for watchmen, caretakers, or custodians in conjunction with a principal use on the same premises.
- b. Assembling, converting, altering, finishing, cleaning, or other similar processing of products which is clearly incidental and customarily subordinate to a principal use, and where goods so produced and/or processed are sold from or used on the premises; provided the area used for such purposes shall be within a completely enclosed building.
- c. Accessory outside storage of equipment, merchandise, materials, and supplies which is clearly subordinate and customarily incidental to a principal use and where goods so stored are sold from or used on the premises; provided that the area used for outside storage shall be effectively screened by appropriate structures, fencing, walls, or landscaping of suitable type, density, and height.
- d. Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.

3.24 **Minimum Lot Requirements**

Lot Area – a minimum of 4,000 square feet per lot.

3.25 **Minimum Yard Requirements**

- | | |
|---------------|--|
| a. Front Yard | No requirement, except when provided for, there shall be a minimum front yard of 15 feet. |
| b. Rear Yard | No requirement, except when provided for or where the lot abuts a residential zone, there shall be a minimum rear yard of 15 feet. |
| c. Side Yard | No requirement, except when provided for or where the lot abuts a residential zone, there shall be a minimum side yard of 8 feet. |

3.26 **Building Requirements**

- a. Height – a maximum of 35 feet.
- b. Lot Coverage – a maximum of 70%.

3.27 **Parking and Loading Requirements**

Parking and loading shall be provided in accordance with the requirements of Section 4.3.

3.28 **Sign Requirements**

Signs shall be permitted in accordance with the requirement of Section 4.4.

3.29 **Waterfront Overlay Zone**

3.29.1 Purpose of Zone District

The purpose of the Waterfront Overlay Zone District is to encourage a mixture of land uses that will enhance the unique qualities of the Thames Street area with emphasis on waterfront access and water-dependent and related uses, and retention of the historic character and scale of the “Groton Bank.” This Overlay District is designed to advance the use of land and structures in this unique portion of the City in a manner consistent with the coastal and historic resources of the area and the guidelines of the Thames Street Study and the provisions contained herein.

3.29.2 Applicability of Overlay Zone

The Waterfront Overlay Zone shall be superimposed over that portion of Thames Street and Bridge Street as specifically defined on the Zone District Map and all regulations, requirements, and controls of this section shall be in addition to the standard regulations of the General Commercial Zone District.

3.29.3 Development Objectives of the Overlay Zone

Development within this Overlay District shall be consistent with the following objectives:

- a. Development within the Overlay District shall be consistent with the City’s Plan of Development and the Thames Street Study, as adopted by the Planning and Zoning Commission.
- b. Orientation of development toward the Thames River and creation of a maritime theme are primary considerations in the Overlay District. Preservation and creation of views from public and private areas to the river and provisions of public access to the riverfront from the State Boat Launch area south to the Croaker Memorial, including a riverfront walkway, is encouraged.
- c. The existence of historic properties in the district is a valuable asset of the area. Rehabilitation of structures, where feasible, is encouraged to preserve and enhance the historic and diverse qualities of the Thames Street area.
- d. Water-dependent uses are specifically encouraged to locate along the river as primary uses or in combination with other permitted uses.

3.29.4 Additional Permitted Uses in Overlay Zone

The following uses are permitted subject to Site Plan approval by the Planning and Zoning Commission.

- a. Yacht clubs and marinas
- b. Boat docks, slips, piers and wharves for yachts and pleasure boats or boats for hire carrying passengers on excursions, pleasure, or fishing trips, or for vessels engaged in fishery or shell fishery.
- c. A yard for building, storing, repairing, selling or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, rest room and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the yard for fire trucks.
- d. Boat and marine engine sales and display, yacht broker, marine insurance broker.
- e. The rental of boats.
- f. Retail sale or rental of boating, fishing, diving and bathing supplies and equipment.
- g. A sail loft or ship's chandlery.
- h. Museums with nautical themes.

3.29-5 Minimum Yard Requirements

- a. New construction at the foundation line shall be not less than 20 feet from the Thames River at mean high water elevation.
- b. Lot Coverage – 50%

3.29-6 Building Requirements

- a. Height A maximum of 25 feet except as provided in Section 3.19-2.
- b. Any building to be converted, expanded or modified shall be in or improved to be in an acceptable state of repair and modernization, including landscaping and paving.
- c. Building Width The total cumulative width of buildings, structures, fences or walls more than 42 inches in height above the finished grade which are located adjacent to the Thames River shall not occupy more than 40% of the width of a parcel as measured along a line parallel to and 20 feet from the river, except as

provided for in Section 3.29-8b.

3.29-7 Design Guidelines

In addition to the considerations set forth for Site Plan Review, the Commission shall consider the purposes of this section and the specific design guidelines set forth in the Municipal Coastal Program adopted by the Planning and Zoning Commission, as well as the following factors during their review:

- a. The extent of views from the adjacent public streets through the property to the water.
- b. The design and relationship of development to the waterfront as viewed from the water.
- c. The design and function of any easements or other access provided to the river's edge, including new bulkheading or docking facilities.
- d. The eligibility of proposed development to utilize any of the development incentives set forth below.
- e. Traffic, parking, pedestrian safety and circulation.

3.29-8 Modifications to Height and Width as Incentives to Achieve Purposes and Design Guidelines

a. Height

- (1) For every reduction of 5% in coverage under the maximum of 50%, an additional 5 feet of height may be permitted up to a maximum of 35 feet.
- (2) Maximum height may be increased by 10 feet up to a maximum of 35 feet if permanent public access to the river is provided. Such access in the form of a permanent easement shall be at least 12 feet wide from the street to the water and 8 feet along the width of the property along the water.

b. Building Width

Building width may be increased to more than 40% of the width of a parcel as measured along a line parallel to and 20 feet from the river under the conditions set forth below:

- (1) Maximum width may be increased to 50% if public access to the Thames River is provided as set forth in Section 3.29-8a above.
- (2) Maximum width may be increased to 60% if more than 50% of the buildings and/or property are used for one or more of the following uses:

- a. Marinas or tour boat launching.
- b. Sale of marine supplies, services or equipment.
- c. Repair of boats and marine products, such as sails, hardware, etc.
- d. Museums with nautical themes.