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THE
WASHINGTON
AGENCY
COMMERCIAL
DIVISION

The Washington Agency
REAL ESTATE

EXCLUSIVE OFFERING MEMORANDUM

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THE
WASHINGTON
AGENCY
COMMERCIAL
DIVISION

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EXECUTIVE SUMMARY

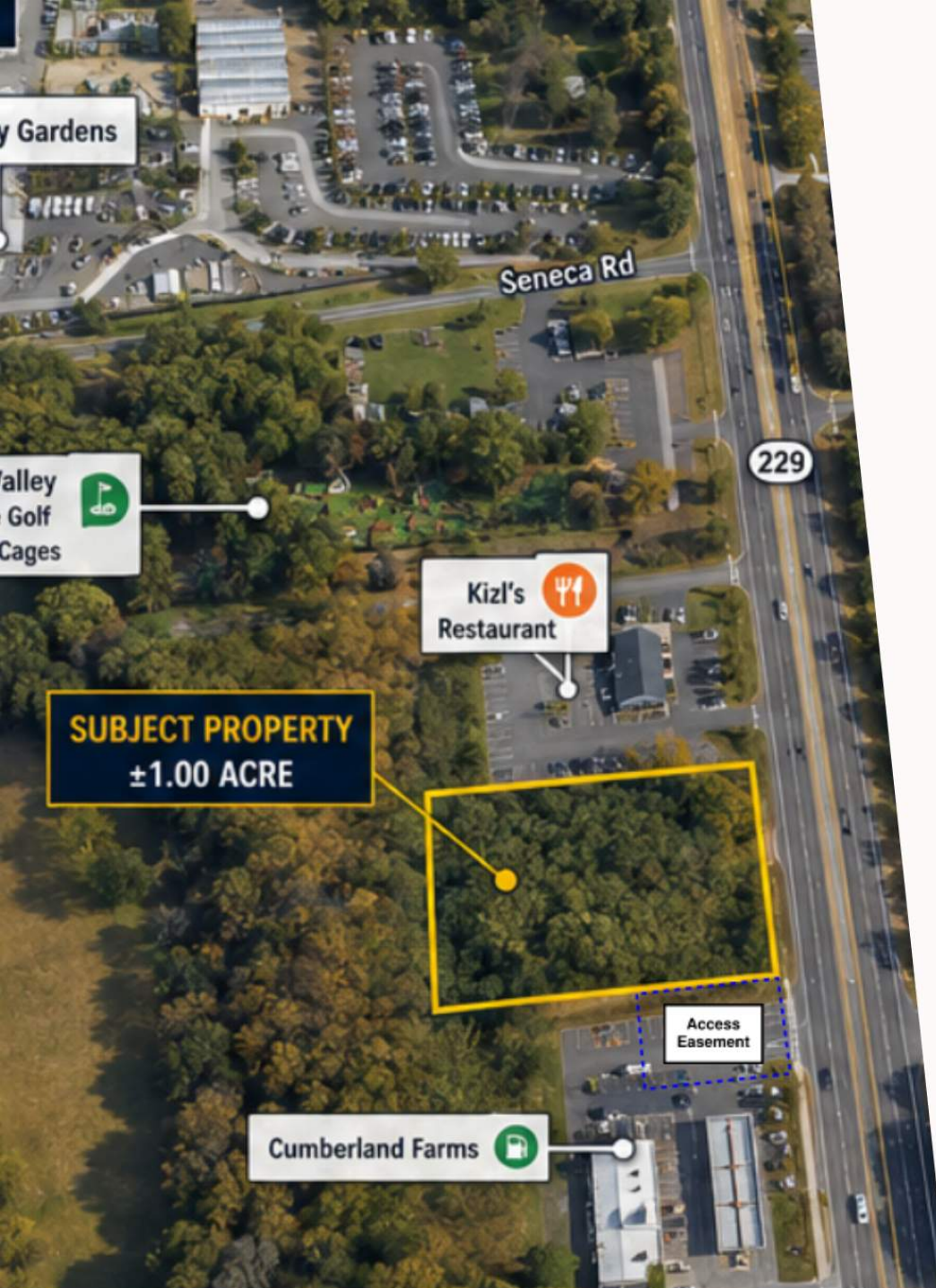


2004 WEST STREET
SUBJECT PROPERTY

EXECUTIVE SUMMARY

The Washington Agency Commercial Division has been exclusively retained to offer for sale the opportunity at 2004 West Street, Southington, CT. The lot configuration can accommodate many usage types such as QSR, gas station, medical or retail. The property benefits from exceptional zoning flexibility as B (Business), as well as previous approvals for a Gas Station/QSR combination at approximately 3,200 SF. With great visibility to Route 229, the development at 2004 West Street allows for direct exposure to 19,800 cars per day.

The property benefits from an access easement located directly at a signaled intersection on West Street (Route 229) and retail impact from the adjacent occupier of Cumberland Farms.



PROPERTY OVERVIEW

PROPERTY ADDRESS	2004 West Street, Southington, CT
SQUARE FEET	42,132 SF Of Developable Land
FRONTAGE	163'
SALE PRICE	\$1,100,000
ADT	19,800
ZONING	(B) Business

- 0.8 Miles to ESPN Headquarters
- Excellent Access to Interstate 84 East and West
- Public Sewer and Water At Site
- Established Retail Corridor
- Previous Approvals Including Special Exception Approval for a Gas Station
- Proximity to Residential Neighborhood and Customer Traffic
- Shared Access with Cumberland Farms to Drive Retail Traffic
- Flat Topography - Ready for Development



ZONING SUMMARY

Permitted & Special Permit Development Opportunities

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RETAIL & SERVICES	OFFICE & PROFESSIONAL	INDUSTRIAL & FLEX
S: Retail stores/shops, personal services, gyms, banks, printing, on-site laundry/dry cleaning, museums/art galleries, funeral parlors. ZP: Smoke/vape/tobacco retailers. SPS: Adult day care; child/adult care centers serving 13+ people.	S: Business and professional offices; real estate and insurance agencies; banks and similar financial institutions. SPS: Comparable unlisted uses approved by the Commission; medical facilities for mental health, addiction, or alcoholism treatment.	S: Printing, publishing, reproduction, and on-site laundry/dry-cleaning processing. SPS: Conversion of existing industrial buildings to mixed-use development (subject to §5.G). A: Agriculture/farming.
WAREHOUSE & CONTRACTOR	AUTOMOTIVE & EQUIPMENT	RECREATION & HOSPITALITY
S: Customary accessory buildings/structures and garages; sheds over 200 sq. ft. ZP: Accessory sheds up to 200 sq. ft.	ZP/SPS: Vehicle maintenance/repair. SPS: Fueling, vehicle sales/display, vehicle washing, truck service centers, parking structures, and bus/taxi/rail stations. S: Parking areas as a principal use.	S: Hotels, motels, movie theaters, bowling/billiards/dance/assembly halls, restaurants without alcohol, community centers. SPS: Private clubs, indoor/outdoor recreation, amusement parks, community theaters. ZP: Animal groomers; drive-through service.

THIS TABLE DOES NOT REPRESENT ALL PRECISE ALLOWABLE USES - ALL USES SHOULD BE VERIFIED WITH AUTHORITY HAVING JURISDICTION - SOME USES REQUIRE A SPECIAL PERMIT APPLICATION

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OUR TEAM

MATTHEW GERMANO COMMERCIAL ADVISOR

Leading the leasing of this property is Matthew Germano, commercial advisor at The Washington Agency's Commercial Division. With a diverse background of skills within the real estate industry, ranging from brokerage, to development and property management, Matthew leads his clients with insight from many aspects of the field. Having worked extensively within the Litchfield County area, Matthew understands the local economy and the unique opportunities this region offers. Matthew brings a client-focused approach that yields results.



THE WASHINGTON AGENCY COMMERCIAL DIVISION

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