

**Pequot  
Commercial**

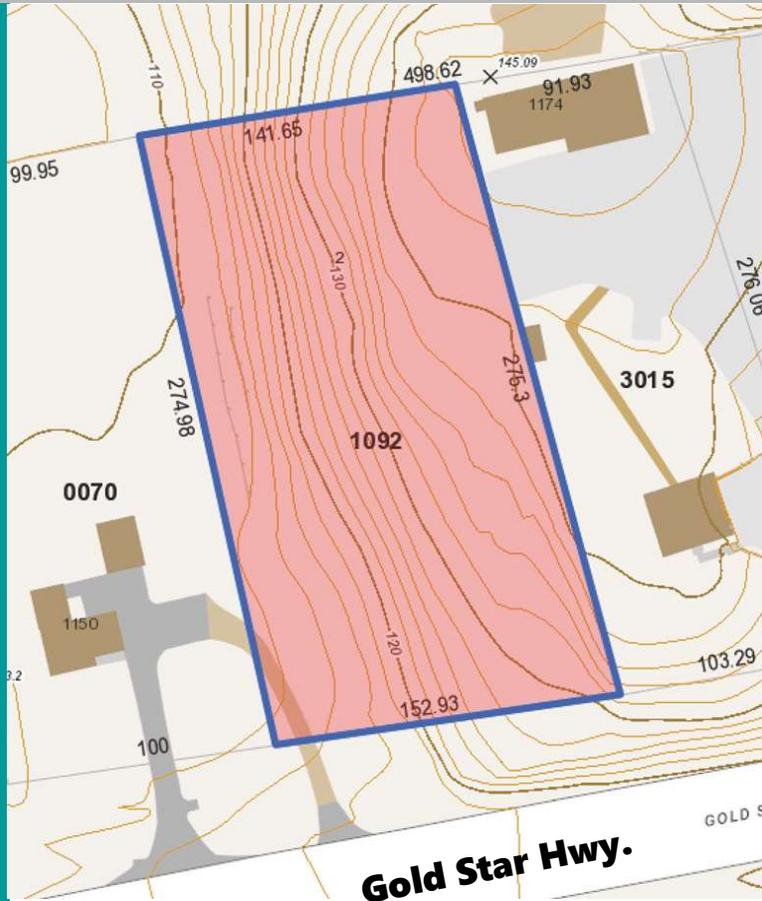
# FOR LEASE COMMERCIAL LAND

0 Gold Star Hwy (aka Route 184), Groton CT

**FOR LEASE**

*If no building is built,  
\$1,000/month plus insurance.*

*If Tenant builds building,  
\$1,000/month plus taxes and  
insurance*



**Judy Walsh**

**Pequot  
Commercial**

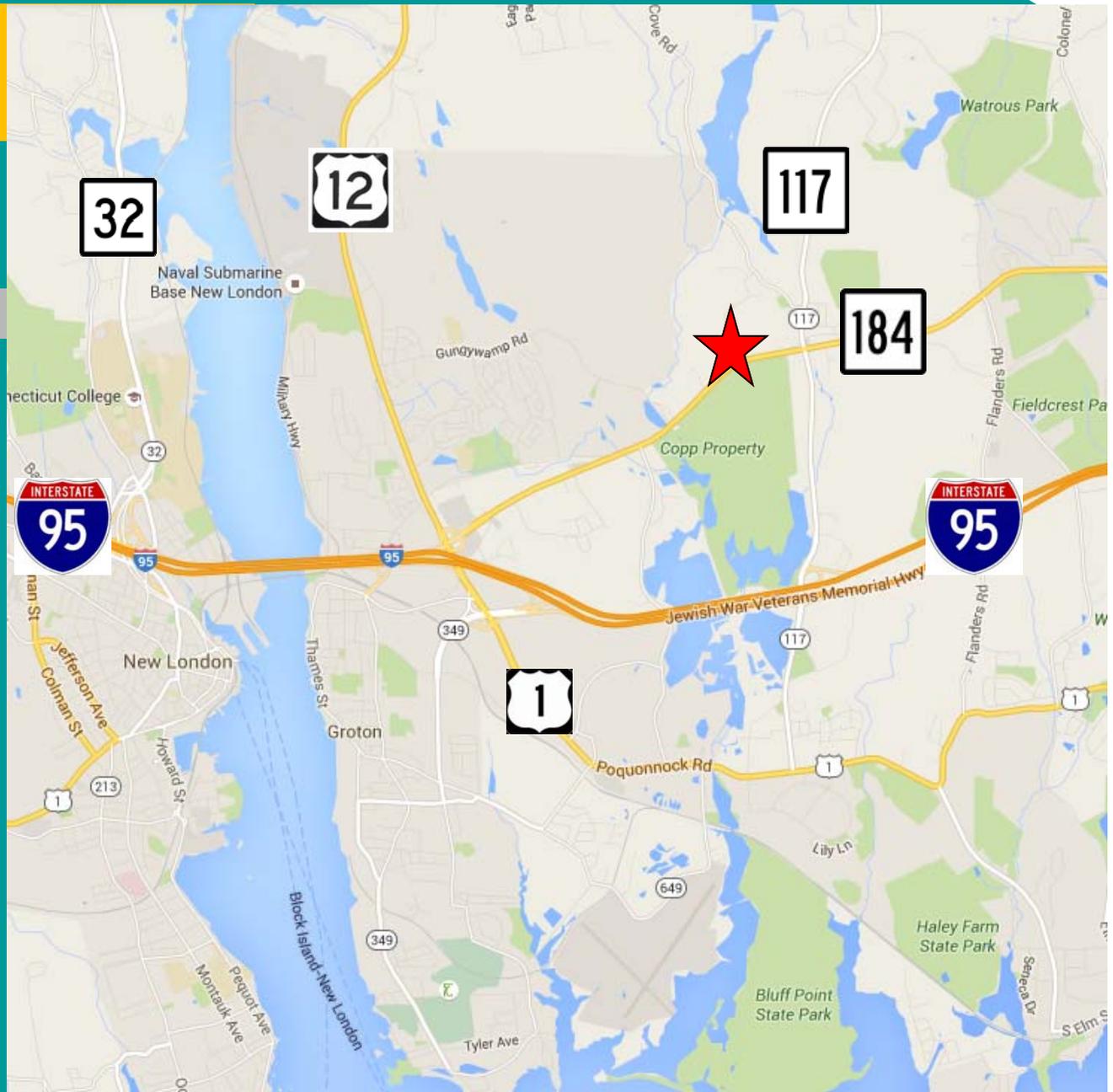
1020 Hartford Tpk.  
Waterford, CT

860-447-9570 x153

860-444-6661 Fax

[jwalsh@pequotcommercial.com](mailto:jwalsh@pequotcommercial.com)

- > 0.92 acre parcel, Zone CB-15
- > 152' Road frontage
- > Public Water Available; Septic Required
- > Less than 2 miles to I-95, Exit 88
- > 14,400 Average daily traffic count



DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
<b>Total Population</b>		27,224	81,390	155,144
<b>Total Households</b>		10,453	32,029	62,446
<b>Household Income</b>	<b>\$0—\$30,000</b>	16.00%	23.37%	21.22%
	<b>\$30,001-\$60,000</b>	30.28%	27.46%	26.55%
	<b>\$60,001-\$100,000</b>	26.14%	24.40%	24.15%
	<b>\$100,001+</b>	27.58%	24.78%	28.08%

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

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS *					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
<b>RESIDENTIAL</b>														
One Family Dwelling	X	X	C	X	X	X	X		X				C	7.1-20
Two Family Dwelling		X	C	C	X	X	X		X				C	7.1-20
Multi-Family Dwelling			C		C	C		C	C					7.1-16
Boarding and Rooming House			C	X	X	X	X		X					7.1-20
Hotel or Motel					X	X	X	X		X	C	C		7.1-31
Executive Hotel/Motel Suites					C	C	C	C		C	C	C		7.1-28
Mobile Home Parks (existing)	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-15
Residential Life Care Communities	C	C	C	C	C	C		C			C	C	C	7.1-1
Caretaker/Security Service Dwelling	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	A	AC	7.1-30
Accessory Apartments	AC	AC	AC	AC	AC	AC	AC		AC				AC	7.1-34
Community Residential Counseling Facility			C		C	C	C	C						7.1-37
Active Senior Housing	C	C	C	C	C	C							C	7.1-45
<b>SIGNS</b>														
Accessory	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.3
Non-Accessory						C	C	C		C				7.3
Non-Accessory, Temporary Event	C	C		C	C	C	C	C	C	C	C	C	C	7.3
<b>AGRICULTURAL AND RESOURCE ACTIVITIES</b>														
Commercial Farm or Nursery	C	C	C	C	C	C	C	C		C	C	C	C	7.1-9
Filling or Extraction of Earth Products	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-10
Keeping of Hens	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	7.1-47
* For uses permitted in MX zones, see Section 6.13-4														

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
CULTURAL, ENTERTAINMENT, AND RECREATION														
Art Gallery						X	X	X	X	X	X	X		
Bowling Alley and Other Indoor Recreation						X	X	X		C	C	C		7.1-29
Campgrounds				C										7.1-2
Carnival or Fair	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-3
Club, Lodge, or Association	C	C	C	C	X	X	X			X	X	X	C	7.1-5
Exhibition Hall						X	X	X		X	X	X	X	
Golf Course				X						X	X	X	X	
Large-Scale Conference/Entertainment Facilities						C	C	C		C	C	C	C	7.1-42
Legitimate Theater						X	X	X						
Library	X	X	X	X	X	X	X	X	X					
Miniature Golf and Golf Driving Range							X			X	X	X	X	7.1-27
Motion Picture Theater						X	X	X						
Museum						X	X	X	X	X	X	X		
Nightclub, Disco, Cabaret						C	C	C		X				7.1-17
Organized Group Camp				X										
Other Outdoor Commercial Recreation				C			C			C	C	C	C	7.1-27
Public Playground, Playfield, or Park	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Recreation Center	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding or Boarding Stable				C						C	C	C	C	7.1-14
Yacht Club or Marina									X	X				

5-4

X - the use is permitted as a matter of right, subject to applicable district regulations.  
 C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.  
 A - the use is permitted only as an accessory use in the designated district.



5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
PERSONAL, REPAIR, AND CONSTRUCTION SERVICES														
Beauty and Barber Services						X	X	X	X					
Car Wash						C	C	C		X				7.1-26
Cemetery - New				C						C	C	C	C	7.1-4 A.
Cemetery - Existing	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-4 B.
Commercial Kennel or Stable				C						C	C	C	C	7.1-14
Contractor's and Construction Equipment and Vehicle Storage				C			X			X				7.1-6
Day Spa					X	X	X	X	X					
Funeral and Crematory Services						X	X							
Home Occupation	AC	AC	AC	AC	AC									7.1-11
Ignition, Brake, Muffler, and Similar Limited Repair						C	X	C		X				7.1-25
Laundering, Dry Cleaning, and Dyeing							X			X				
Laundry and Dry Cleaning (Self-Service or Pick-Up Only)					X	X	X	X						
Motor Vehicle Body and Paint Shop						A	X			X				
Motor Vehicle - General Repairs						A	X			X				
Photographic Services					X	X	X	X	X	X	X	X		
Repair of Machinery							X			X				
Repair of Office Equipment and Personal and Household Items						X	X	X		X		X		
Self-Service Storage Facility						C	C			C	C	C	C	7.1-39
Shoe and Leather Goods Repair					X	X	X	X						
Tailoring, Dressmaking, and Apparel Repair					X	X	X	X						

X - the use is permitted as a matter of right, subject to applicable district regulations.  
 C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.  
 A - the use is permitted only as an accessory use in the designated district.



5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RETAIL TRADE - PERSONAL														
Apparel and Accessories						X	X	X						
Art and Hobby Supplies						X	X	X						
Bakery						X	X	X						
Books and Stationery						X	X	X						
Cameras and Photo Supplies						X	X	X						
Confectionery						X	X	X						
Dairy Products						X	X	X						
Drive Through Facilities						AC	AC	AC	AC	AC	AC	AC	AC	7.1-36
Drug Store						X	X	X						
Drug Store Pick-Up Windows/Facilities						AC	AC	AC						7.1-44
Florist					C	X	X	X						7.1-46
Fruit, Vegetables, and Other Farm Products						X	X	X						
Gifts, Novelties, and Souvenirs						X	X	X						
Grocery Store or Delicatessen						X	X	X						
Jewelry						X	X	X						
Large-Scale Destination-Oriented Commercial						X	X				X			
Liquor Store						X	X	X						
Luggage and Leather Goods						X	X	X						
Meat, Fish, and Poultry						X	X	X						
Music and Musical Instruments						X	X	X						
Newspapers and Magazines						X	X	X						
Optical Goods						X	X	X						
Restaurant					A*	X	X	X			C			7.1-40
Tobacconist						X	X	X						
Toys, Sporting Goods, and Bicycles						X	X	X						

\*Accessory to Hotel/Motel Only

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
RETAIL TRADE - HOUSEHOLD, BUILDING, MOTOR VEHICLES														
Antiques						X	X	X						
Auto and Truck Dealers (New)						X	X			X				
Auto and Truck Dealers (Used)						A	X			X				
Auto Parts and Supplies (New)						X	X	X		X				
Dry Goods						X	X	X						
Electrical Supplies							X			X				
Farm and Garden Supplies						X	X	X		X	X	X	X	
Fuel Oil Dealer							X			X				
Furniture Stores						X	X	X						
Gasoline Station						X	X	X		X				
General Merchandise and Department Stores						X	X	X						
Hardware						X	X	X						
Heating and Plumbing Supplies							X			X				
Home Furnishings						X	X	X						
Household Appliances						X	X	X						
Lumber and Building Materials Yard							X			X				
Marine Craft and Equipment Display and Sales						X	X	X	X	X				
Modular/Manufactured Homes Display and Sales						X	X			X				
Notions and Household Supplies						X	X	X						
Office Equipment and Supplies						X	X	X						
Paint, Glass, and Wallpaper						X	X	X						
Radio, Television, and Phonographic Equipment						X	X	X						
Tires, Batteries, and Accessories						X	X	X		X				
Trailer, Farm, and Heavy Equipment Sales							X			X				

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
WHOLESALE TRADE														
Assembly and Packaging of Medical Products							X			X	X	X	X	
Junk, Salvage, or Scrap Yard										C				7.1-13
Screen Printing/Embroidery of Clothing							X			X	X	X	X	
Warehousing							X			X	X	X	X	
Wholesale with Indoor Storage Only							X			X	X	X	X	
Wholesale with Outdoor Storage							X			X				
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES														
Airport										X				
Automobile Parking	A	A	A	A	A	A	A	A	A	A	A	A	A	
Bus Garage and Maintenance							X			X				
Bus Passenger Station						X	X	X						
Commercial Broadcasting Antennae				X						X	X	X	X	
Electric Transformer Substation	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Motor Freight Terminal							X			X				
Moving and Storage Uses							X				X	X	X	
Radio and Television Broadcasting Studios				X	X	X	X	X	X	X	X	X	X	
Railroad Freight Station										X	X	X	X	
Railroad Passenger Station	X	X	X	X	X	X	X	X	X	X	X	X	X	
Solid Waste Disposal Facility - Town				X								X		
Telecommunication Towers			C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telecommunication Antennae and Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	7.1-41
Telephone Exchange Station	C	C	C	C	X	X	X	X	X	X	X	X	X	7.1-22
Waste Handling/Reduction Facilities										C		C		7.1-33
Water Storage Tanks	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Pumping Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	
Water and Sewer Treatment Plants	X	X	X	X	X	X	X	X	X	X	X	X	X	

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - FOOD AND KINDRED PRODUCTS <sup>(A)</sup>														
Bakery Products										X	X	X		
Beverage										X	X	X		
Canning and Preservation of Fruit, Vegetables, and Seafood										X	X	X		
Confectionery										X	X	X		
Dairy Products										X	X	X		
Grain Products Excluding Milling										X	X	X		
Macaroni and Noodles										X	X	X		
Meat Products										X	X	X		
Roasting Coffee										X	X	X		
INDUSTRIAL - TEXTILE MILL PRODUCTS <sup>(B)</sup>														
Dyeing and Finishing of Textiles										X		X		
Felt Goods										X		X		
Knit Goods										X		X		
Rugs and Carpets										X		X		
Woven Fabrics										X		X		
Yarns and Threads										X		X		
INDUSTRIAL - APPAREL AND OTHER FABRICATED TEXTILE PRODUCTS <sup>(C)</sup>										X	X	X		
INDUSTRIAL - LUMBER AND WOOD														
Millwork, Veneer, Plywood, and Related										X				
Sawmills and Planing Mills										X				
Wooden Containers										X				

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SECTION
	RS	R	RMF	RU	OMF	CA	CB	DD	WF	IA	IPA	IPB	IPC	
INDUSTRIAL - FURNITURE AND FIXTURES										X	X	X		
INDUSTRIAL - PAPER, PRINTING, PUBLISHING, AND ALLIED INDUSTRIES														
Bookbinding										X	X	X	X	
Converted Paper and Paperboard Products										X				
Paperboard Containers and Boxes										X	X	X		
Printing and Publishing										X	X	X	X	
Printing Trade Services										X	X	X	X	
INDUSTRIAL - CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTS <sup>(D)</sup>														
Agricultural and Industrial Chemicals										X				
Drugs and Pharmaceuticals										X		X		
Gum and Wood Chemicals										X				
Paint, Varnish, Lacquer, and Enamels										X				
Perfumes, Cosmetics and Toiletries										X		X		
Plastic Forming, Pressing and Assembly										X	X	X		
Plastic Materials and Resins										X				
INDUSTRIAL - STONE, CLAY, AND GLASS PRODUCTS														
Concrete and Structural Clay Products										X				
Cut Stone and Stone Products										X				
Glass										X				
Glassware, Pottery, and Porcelain Products										X		X		

X - the use is permitted as a matter of right, subject to applicable district regulations.  
 C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.  
 A - the use is permitted only as an accessory use in the designated district.





# Commercial Property Card

Print Date: 11/17/2015

## Card 1 Of 1

<b>Account</b>	<b>Location</b>	<b>Zoning</b>	<b>Deed Book/Page</b>	<b>Acres</b>
179019711093	0 GOLD STAR HWY	CB-15	1134/893	0.92
<b>District</b>	<b>Use Code</b>			
CENTER GROTON	DEVELOPABLE LAND			

### Current Owner

WHITHAM ROSE C/O SUZANNE EUSEBIO  
3087 SEA GATE CIR  
MERRITT ISLAND FL 32953

### Property Picture



### Building Information

**Building No:**  
**Year Built:**  
**No of Units:**  
**Structure Type:**  
**Building Total Area:** sqft.  
**Grade:**  
**Identical Units:**

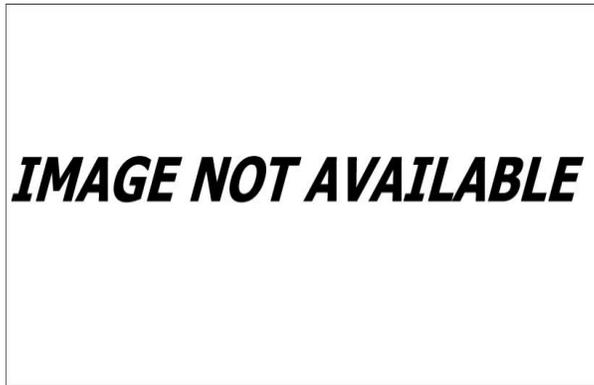
### Valuation

**Land:** \$79,400  
**Building:** \$0  
**Total:** \$79,400  
**Total Assessed Value:** \$55,580

### Recent Sales

Book/Page	Date	Price
1014/468	7/23/2008	\$0
1016/833	9/2/2008	\$0
1134/893	6/23/2014	\$0

### Building Sketch



### Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

### Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
--------	----------	------------	-------------	---------	-----	-----------



Disclaimer:  
 The planimetric and topographic information depicted on this map was compiled by The Survey Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, subdivision records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric datum for the Town of Groton and is subject to change as a more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.  
 THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.  
 Horizontal Datum:  
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)  
 Vertical Datum:  
 North American Vertical Datum of 1988 (NAVD88)

## Town of Groton 0 GOLD STAR HWY



Date: 11/17/2015