

STONINGTON, CONNECTICUT

68 Acre Mixed-Use Development Planned



LOCATION

S/E/C of I-95 & Route 2
Stonington, CT

PROPERTY SIZE

68 Acres (Fully Entitled)

PLANNED

Mixed-Use Development
(Residential Multi-Family Units,
Townhomes and Retail)

ZONING

Commercial Retail (Highway
Interchange)

TRAFFIC

± 63,000 total vehicles per day

FRONTAGE

1,000 Feet on both I-95 & Route 2

UTILITIES INCLUDE

Town Sewer, Town Water, Gas, and
Electric

PRICE UPON REQUEST

COMMENTS

Located in southeastern Connecticut with immediate access to and from both I-95, and CT Route 2, and within ready proximity to Foxwoods and Mohegan Sun casinos, historic Mystic Seaport, and nearby Rhode Island beaches, boating & golf courses. This growing, active market is further benefited by 70,000 daily visitors to the area. This site has been fully engineered, and presents a rare opportunity for immediate development.



DEMOS	3 MILE	5 MILE	10 MILE
POPULATION	17,987	33,297	80,692
HOUSEHOLDS	14,773	34,925	89,814
M.H.H.I.	\$90,848	\$103,168	\$88,545

Breslin Realty
DEVELOPMENT CORP.

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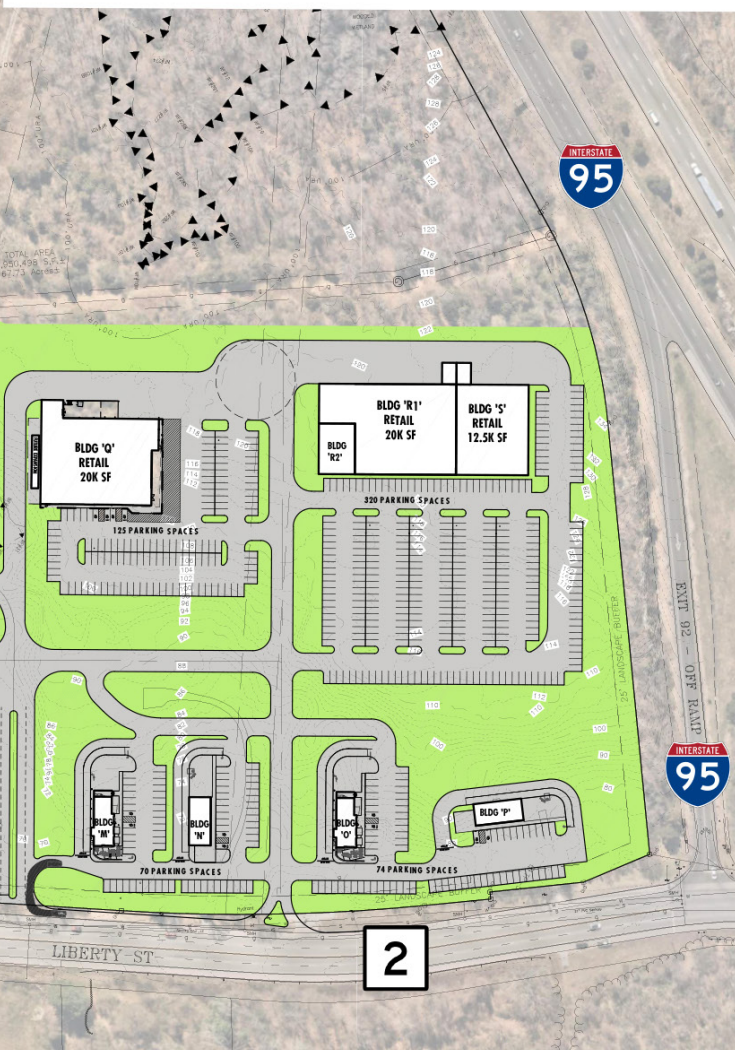
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Development Summary

Bldg	Type	Footprint	Floors	Area / Units		Ratio	Parking Demand
				Current Area (SF)	Unit (Res/Unit)		
A	Medical Office D-Bldg	20,000	2	40,000		1.00 per 200 SF GFA	200
B	Mixed-Use	11,700	4	11,700	30	Retail: 5 per 1,000 SF Res: 1.5 per unit	59
C	Mixed-Use	11,700	4	11,700	30	Retail: 5 per 1,000 SF Res: 1.5 per unit	45
D	Mixed-Use	14,500	4	14,500	36	Retail: 5 per 1,000 SF Res: 1.5 per unit	73
E	Restaurant	5,000	1	5,000		1.00 per four seats + 1.00 per employee	50
F	Residential Multi-Family	11,700	4		40	Res: 1.5 per unit	60
G	Residential Multi-Family	11,700	4		40	Res: 1.5 per unit	60
H	Residential Multi-Family	11,700	4		40	Res: 1.5 per unit	60
I	Residential Multi-Family	11,700	4		40	Res: 1.5 per unit	60
J	Residential Multi-Family	11,700	4		40	Res: 1.5 per unit	60
K	Residential Multi-Family	11,700	4		40	Res: 1.5 per unit	60
L	Clubhouse	8,000	1				
M	Restaurant with Drive-Thru	1,850	1	1,850		1.00 per four seats + 1.00 per employee	30
N	Restaurant with Drive-Thru	2,000	1	2,000		1.00 per four seats + 1.00 per employee	30
O	Restaurant with Drive-Thru	1,850	1	1,850		1.00 per four seats + 1.00 per employee	30
P	Restaurant with Drive-Thru	2,000	1	2,000		1.00 per four seats + 1.00 per employee	30
Q	Retail / Grocery	20,000	1	20,000		Retail: 4 per 1,000 SF	80
R-1	Retail	20,000	1	20,000		Retail: 4 per 1,000 SF	80
R-2	Retail	3,500	1	3,500		Retail: 5 per 1,000 SF	18
S	Retail / Grocery	12,500	1	12,500		Retail: 4 per 1,000 SF	50
T	Residential Townhomes				64	Res: 2.0 per unit	128
TOTAL				148,800	408		1419

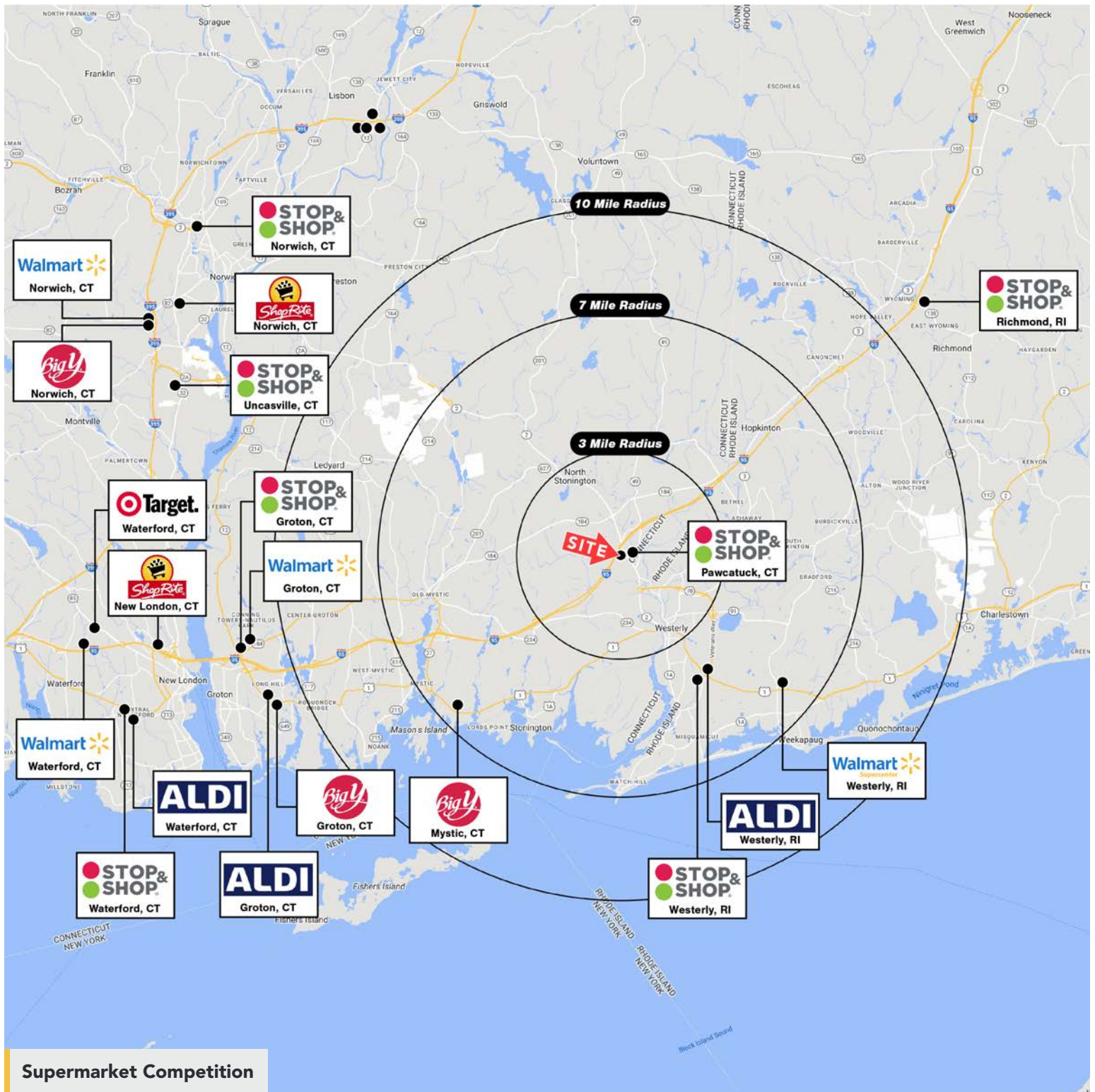


Conceptual Layout Plan

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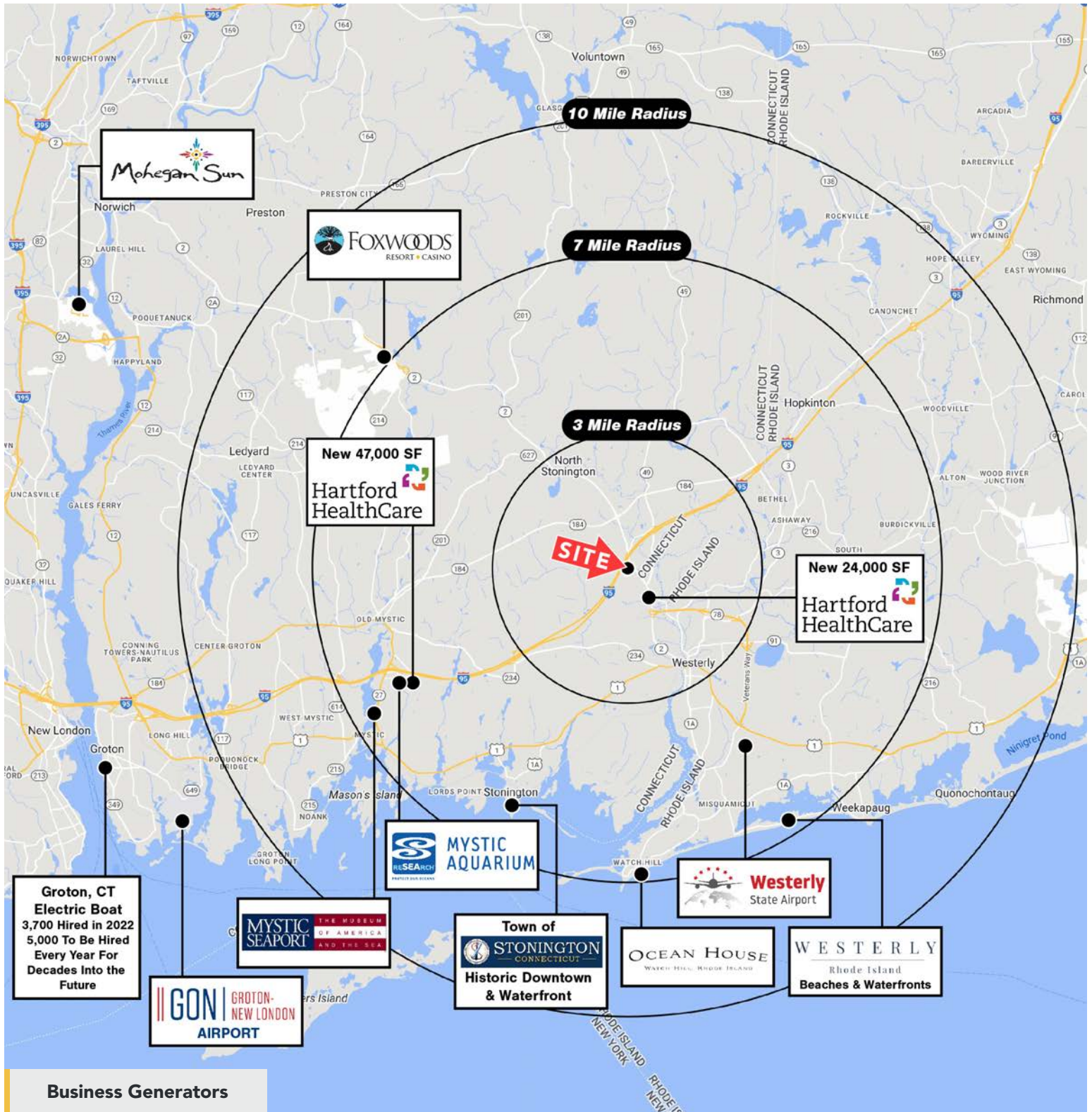
Supermarket Competition

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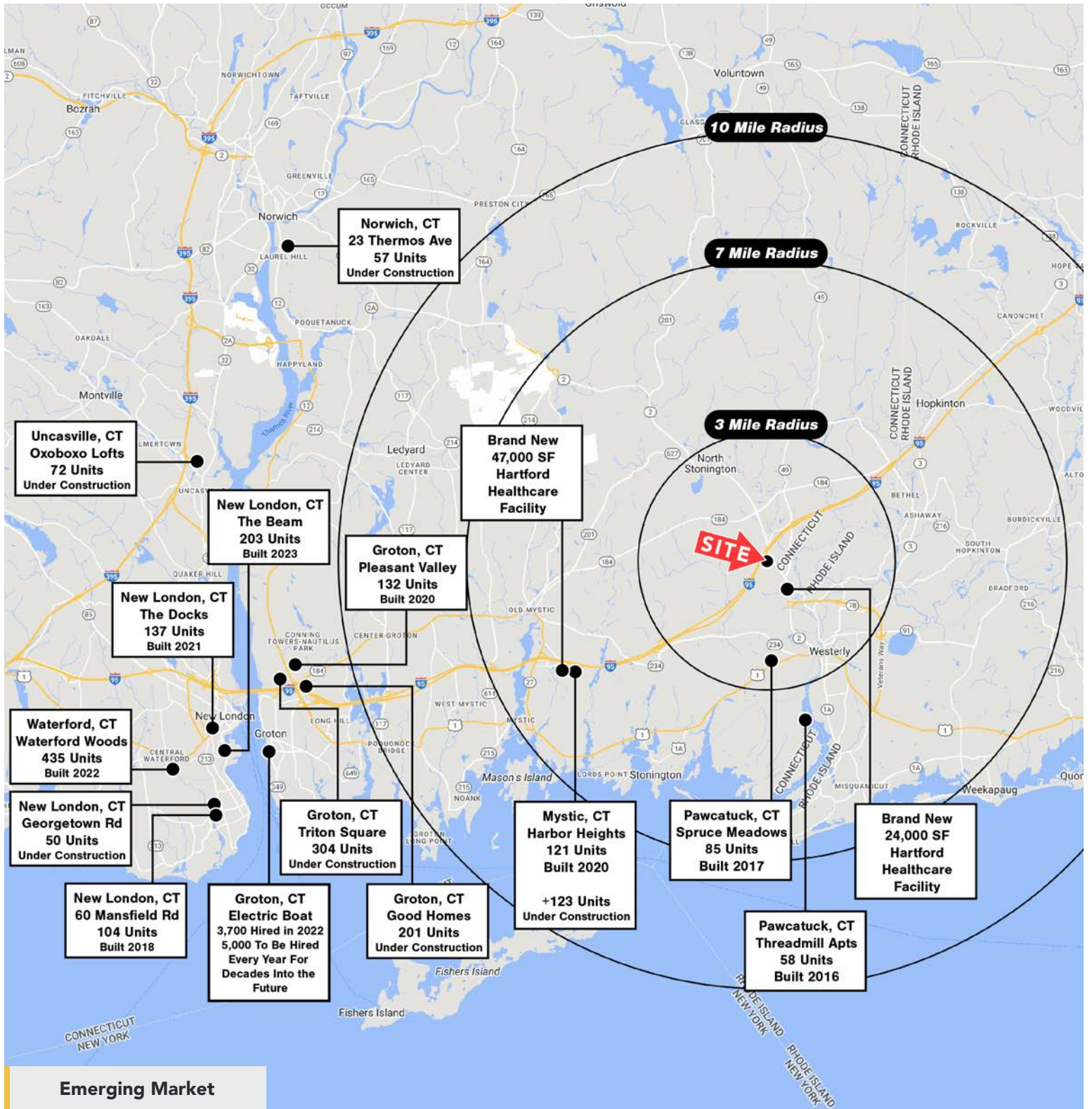
www.breslinrealty.com

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500 Old Country Road, Garden City, NY

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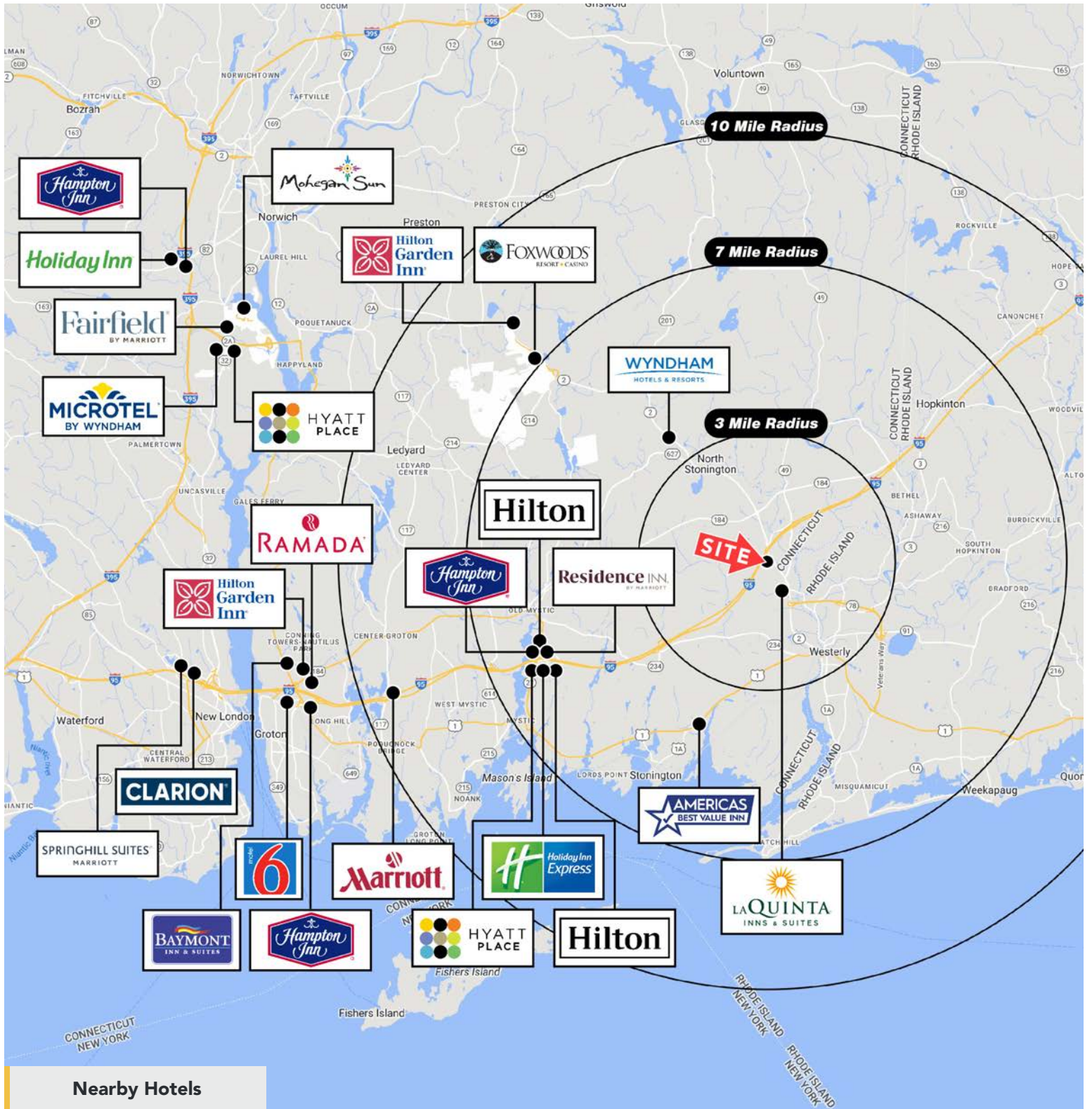
Emerging Market

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Nearby Hotels

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