

Retail Space Available for Lease 832-842 Queen Street Southington, CT

*25,000 +/- SF
Retail Center*

*Please call for
availability and
pricing:*

For more information,
Please contact:

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

R. Calabrese Agency, LLC

553 Plank Road
Waterbury, CT 06705

Phone: 203-573-0342
Fax: 203-755-7962

www.CalabreseAgency.com

Property Highlights

- Join Noodles & Company, Smashburger, Verizon Wireless, Dalene Flooring, and Puerto Vallarta Restaurant
- Located at intersection with traffic light
- Excellent Visibility
- Well positioned on major retail corridor
- Nearby retailers include The Home Depot, Shop Rite, Outback Steakhouse, Buffalo Wild Wings, Moe's Southwest Grill, Bob's Discount Furniture, TJ Maxx, Marshalls, and others.

Traffic Count 26,700 +/- cars per day

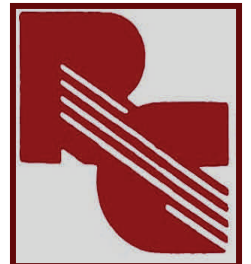
Population (2013)

	<u>Daytime Population</u>	<u>Households</u>
1 mile:	7,013	1,924
3 miles:	28,518	17,791
5 miles:	73,959	52,844

Average Household Income

	<u>2013</u>
1 mile:	\$ 80,108
3 miles:	\$ 77,664
5 miles:	\$ 75,280

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.



SUBJECT
832-842 Queen Street

Queen Street Retail

Southington, CT

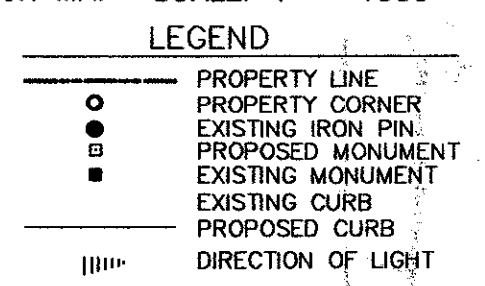
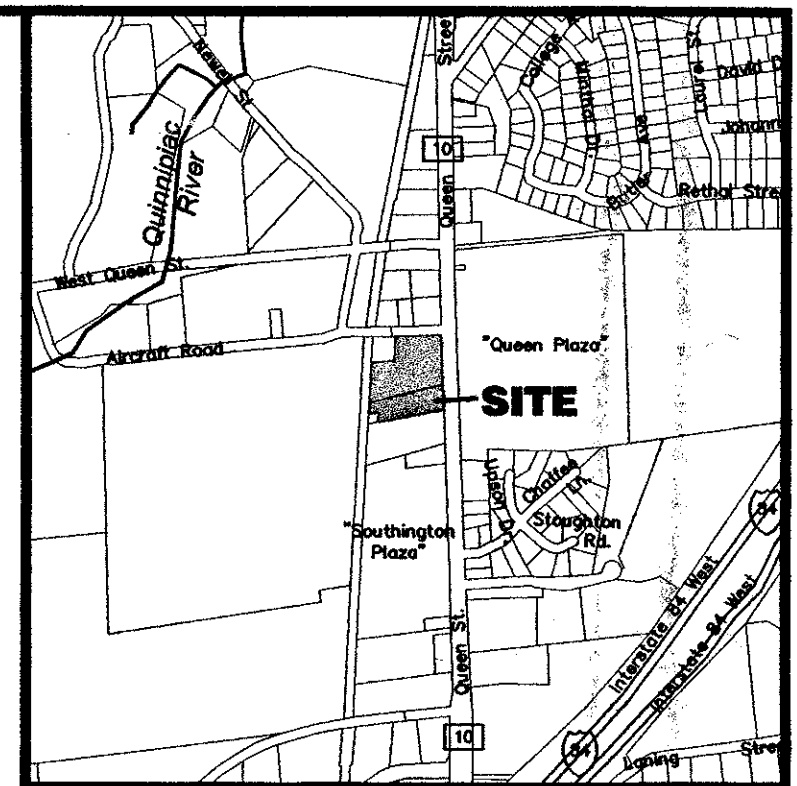
Future Retail Development

EXIT 32



AIRCRAFT ROAD

- STANDARD SITE PLAN NOTES:
1. PARCEL OWNER: WEST QUEEN DEVELOPERS LLC & JOHN A. SENESE
PARCEL ADDRESS: #832 & #812 QUEEN STREET
 2. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
 3. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 4. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
 5. LOT AREA FOR #812 QUEEN ST. = 42,495 s.f. OR 0.98 acres.
COMBINED LOT AREA = 132,691 s.f. OR 3.05 acres.
 6. PROPERTY IS LOCATED IN ZONE (B) BUSINESS.
 7. ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT 814A.
 8. GROUNDWATER ZONE IS CA.
 9. PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
 10. ALL SITE LIGHTING TO BE SHIELDED SO AS NOT TO ALLOW ILLUMINATION TO EMIT BEYOND PROPERTY.
 11. EXISTING PLAZA BUILDING = 22,478 S.F.
EXISTING BANK BUILDING = 3,450 S.F.
PUERTO VALLARTA RESTAURANT = 4,353 S.F.
TOTAL BUILDING AREA = 30,281 S.F.
 12. TOTAL LOT COVERAGE = 22.8% (ALLOWED = 25%)
 13. PRESENT LAND USE: BUSINESS/ FINANCIAL INSTITUTION
PROPOSED LAND USE: BUSINESS/ FINANCIAL INSTITUTION
 14. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 15. ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 16. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
 17. NO INLAND WETLANDS ON PROPERTY.
 18. ESAIL RODRIGUEZ OR HIS DULY AUTHORIZED AGENT (860) 736-0060 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY



PARKING TABLE

ZONE - (B) BUSINESS

PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
- BUSINESS/ RETAIL 1 space/ 250 SF	102	---	---
- RESTAURANT 1 space/ 100 SF	12	---	---
- FINANCIAL INSTITUTION 1 space/ 200 SF	17	---	---
TOTAL	131 (INC 5 HC)	159 (INC 7 HC)	156 (ELIMINATE 3) (INC 7 HC)

APPROXIMATE GRADE LIMITS AND LIMIT OF PROPOSED CURB. FOR ADDITIONAL INFORMATION, SEE D.O.T. CONSTRUCTION PLANS FOR STATE PROJECT NO. 131-162.

Ex MH TF=177.46' (TO BE RESET BY STATE AS PER D.O.T. CONSTRUCTION PLANS FOR STATE PROJECT NO. 131-162)

NOTE: EXISTING SIDEWALKS TO BE REBUILT THROUGH EXISTING AND PROPOSED CURB CUTS BY STATE.

REVISION:

REVISION:

REVISION:

REVISION:

PROJECT: 832 QUEEN

DRAWN BY: MPT

SEAL:

SURVEY NOTES:
I HEREBY DECLARE TO SAVINGS BANK OF MANCHESTER, CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, JOHN A. SENESE, AND THE ESTATE OF LUCIAN CALDERON THAT THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON FEBRUARY 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-30)

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James M. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

kratzer, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

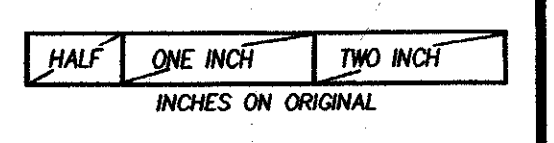
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA@AOL.COM

REVISION OF SITE PLAN

for
PUERTO VALLARTA
(CALCO BUILDERS)

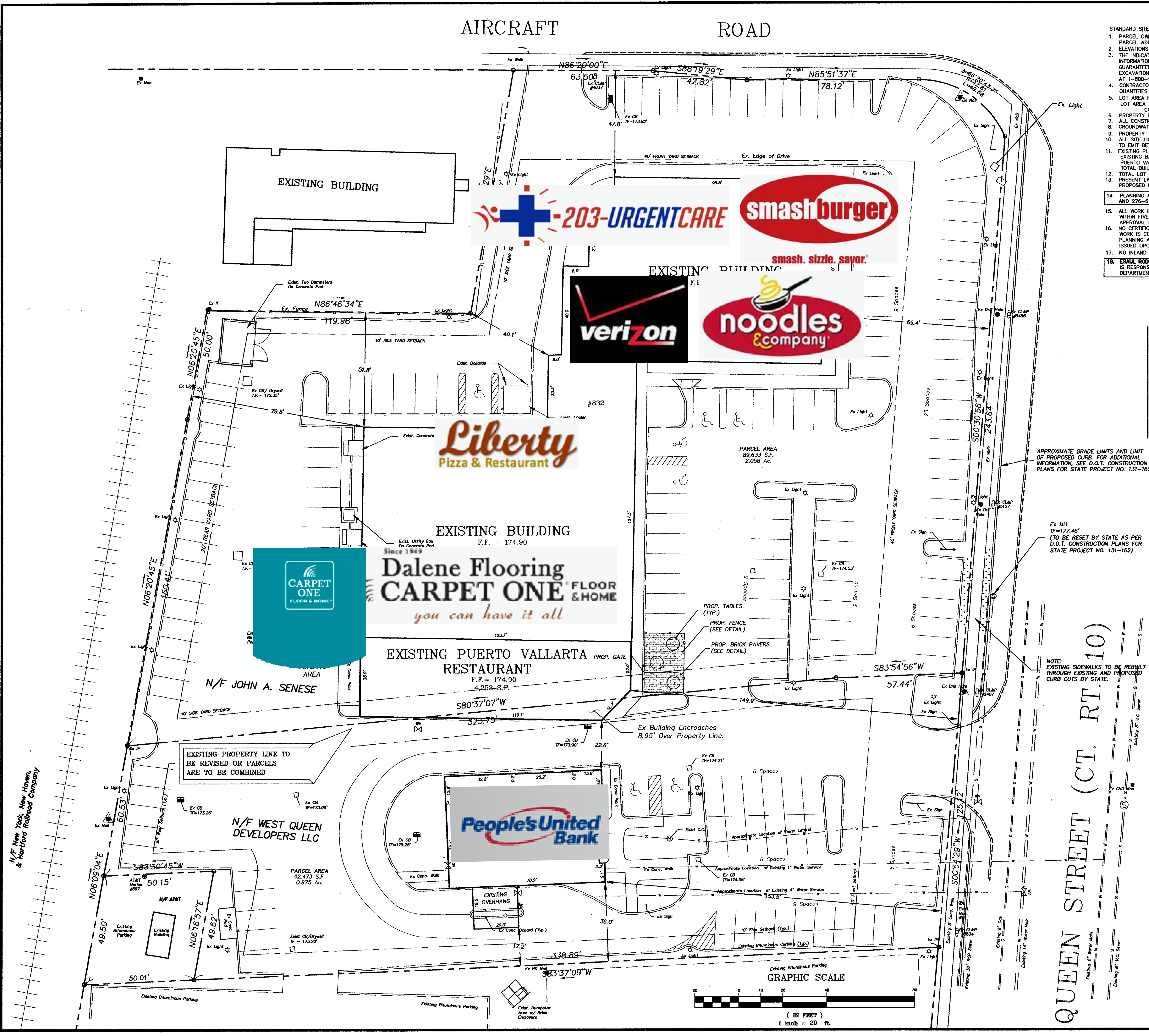
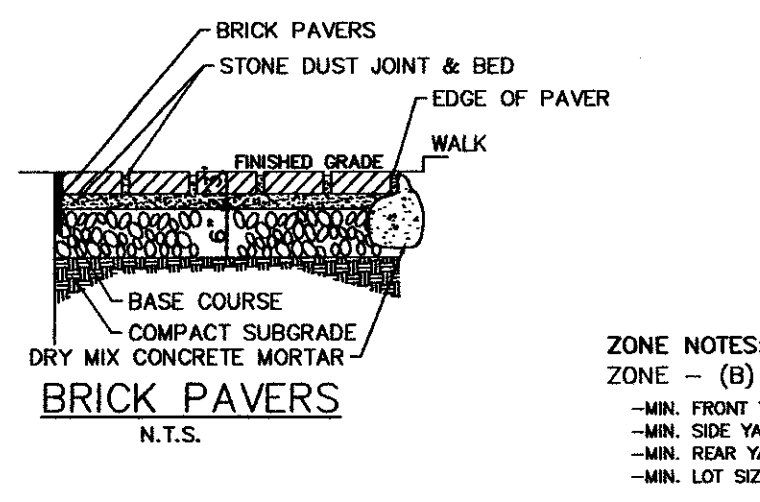
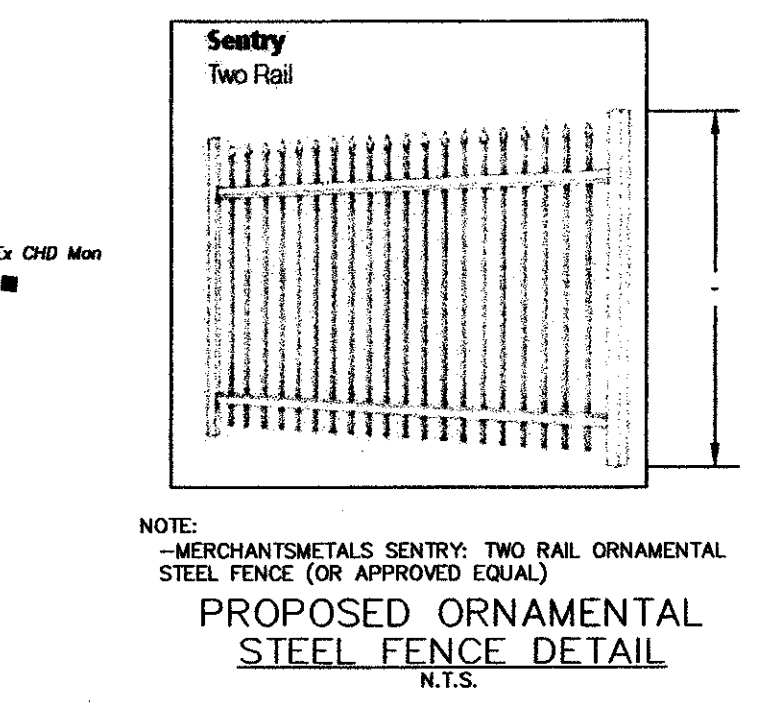
#812, #826, #832, #836,
& #842 QUEEN STREET
SOUTHINGTON, CT

SCALE: 1" = 20'
DATE: MARCH 6, 2009



K/A FILE NO.: 55-09
DRAWING NO.: S-1

ZONE NOTES:
ZONE - (B) BUSINESS
-MIN. FRONT YARD: 40'
-MIN. SIDE YARD: 10'
-MIN. REAR YARD: 30'
-MIN. LOT SIZE: 20,000 S.F.



N/F New York, New Haven & Hartford Railroad Company

EXISTING PROPERTY LINE TO BE REVISED OR PARCELS ARE TO BE COMBINED

N/F JOHN A. SENESE

N/F WEST QUEEN DEVELOPERS LLC

