

STONINGTON, CONNECTICUT

68 Acres of Land | For Sale or Lease - Fully Entitled



LOCATION

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

AVAILABLE

68 Acres (Divisible)

ZONING

Commercial Retail (Highway Interchange): the designation permits a wide variety of uses to include retail, warehouse, distribution, and multi-family housing

TRAFFIC

65,000 total vehicles per day

FRONTAGE

(+/-) 1,000 Feet on both I-95 & Route 2

UTILITIES INCLUDE

Town Sewer, Town Water, Gas, and Electric

COMMENTS

The 68 Acre property is conveniently located at the highly visible I-95 interchange (Exit 92) in Stonington, in southeastern Connecticut. With excellent visibility and immediate access to and from both I-95, and CT Route 2, and its 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 presents a rare opportunity for immediate development, as it has been fully engineered and approved for retail development.



DEMOS	3 MILE	5 MILE	10 MILE
POP	17,552	33,131	80,073
A.H.H.I	\$79,718	\$86,906	\$100,413

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

Richard MacDougall | 516.741.7400 x263 | rmacdougall@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

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CONCEPT PLAN



Total Residential Parking	633*
*Does not include Townhouse Parking	

Site Parking	Hotel	Commerical	Residential	Residential Garage	Podium Residential	Residential On-Street	Assisted Living	Commercial On-Street	Total Site Parking
Site Total	216	495	330	64	42	197	76	29	1,439

Site Specifics	Stories	Commerical GSF	Office GSF	Assisted Living GSF	Hotel GSF	GSF (Floor)	Total Residential GSF	Total GSF	Unit Count
Bldg A (Hotel)	4	-	-	-	56,440	14,110	-	56,440	125 Rooms
Bldg B (Assisted Living)	2	-	-	72,500	-	36,250	-	72,500	-
Bldg C	1	4,200	-	-	-	4,200	-	4,200	-
Bldg D	1	2,410	-	-	-	2,410	-	2,410	-
Bldg E	1	19,050	-	-	-	19,050	-	19,050	-
Bldg F	1	7,555	-	-	-	7,555	-	7,555	-
Bldg G	1	3,076	-	-	-	3,076	-	3,076	-
Bldg H	1	-	4,200	-	-	4,200	-	4,200	-
Bldg I	3	-	-	-	-	9,750	29,250	29,250	24
Bldg J	3	-	-	-	-	9,750	29,250	29,250	24
Bldg K	3	-	-	-	-	9,750	29,250	29,250	24
Bldg L	3	-	-	-	-	9,750	29,250	29,250	24
Bldg M	3	-	-	-	-	14,950	44,850	44,850	36
Bldg N	3	-	-	-	-	16,824	50,772	50,772	50
Bldg N (Podium)	1	8,000	-	-	-	8,000	-	8,000	42 Parking Spaces
Bldg O	3	-	-	-	-	14,950	44,850	44,850	36
Bldg P	3	-	-	-	-	14,950	44,850	44,850	36
Bldg Q	1	12,500	-	-	-	-	-	12,500	-
Residential TH	3	-	-	-	-	1,000	3,000 Per Unit	288,000	96
Total		56,791	4,200	72,500	56,440	-	590,322	780,253	360

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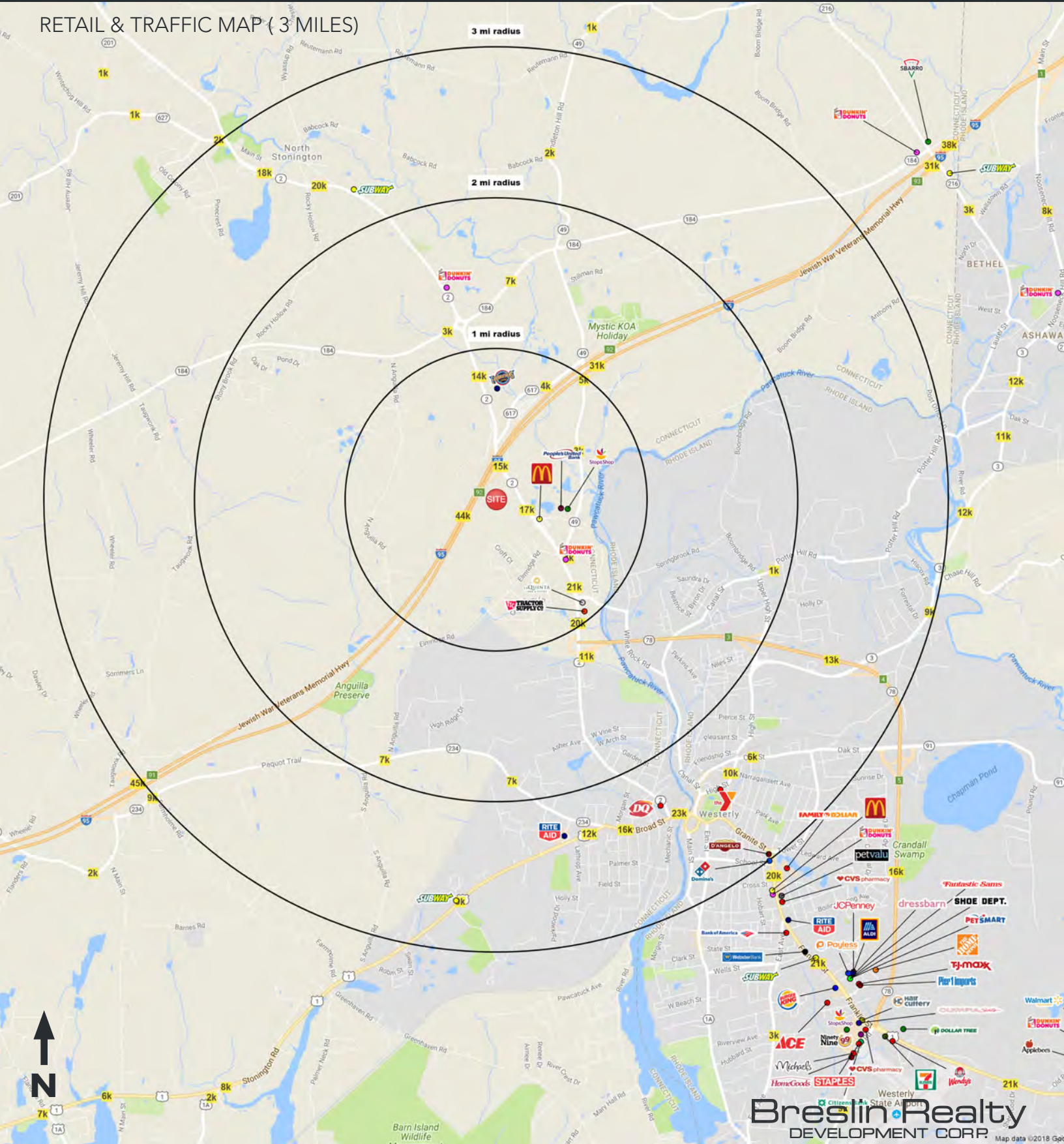
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RETAIL & TRAFFIC MAP (3 MILES)



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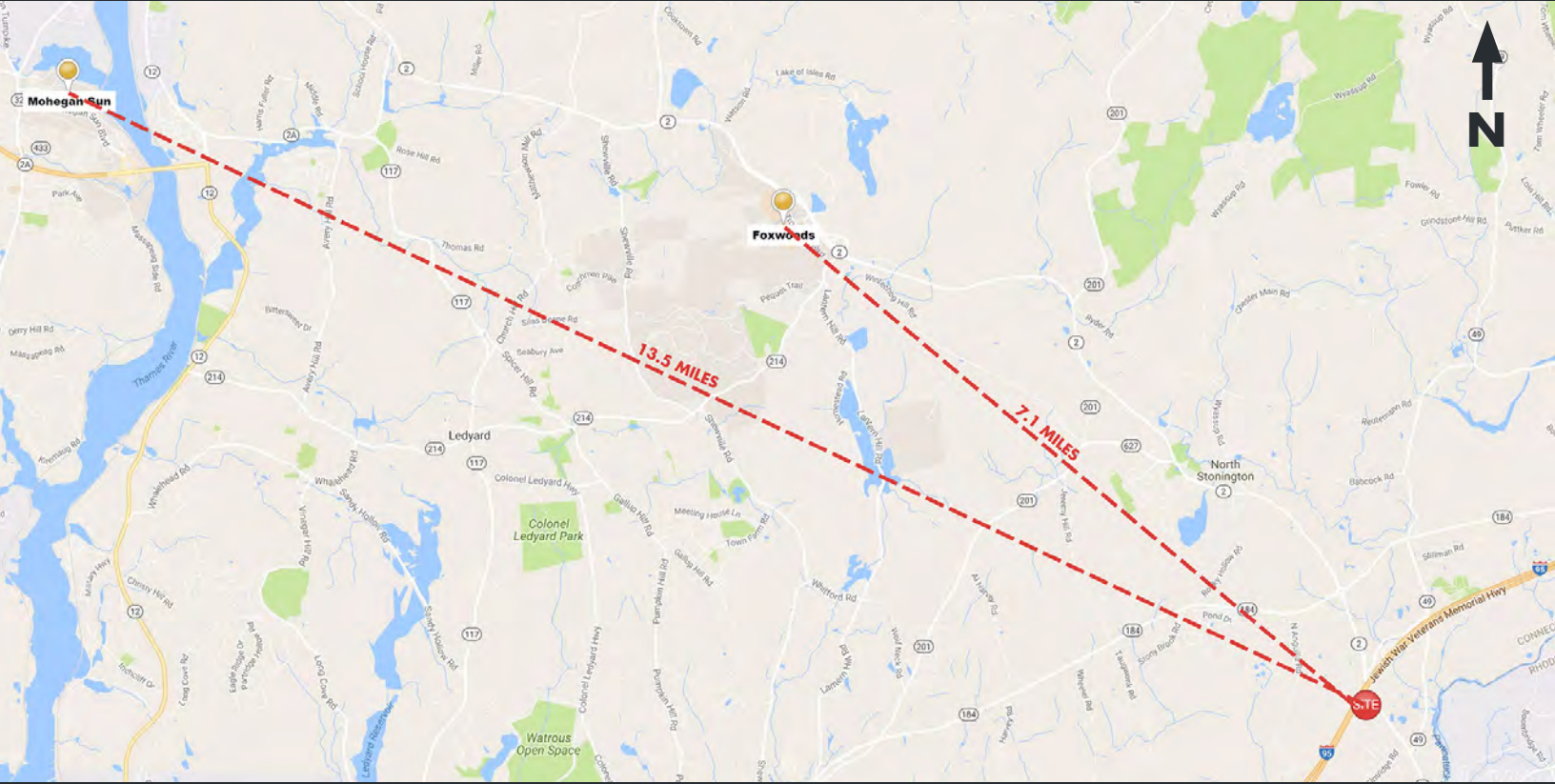
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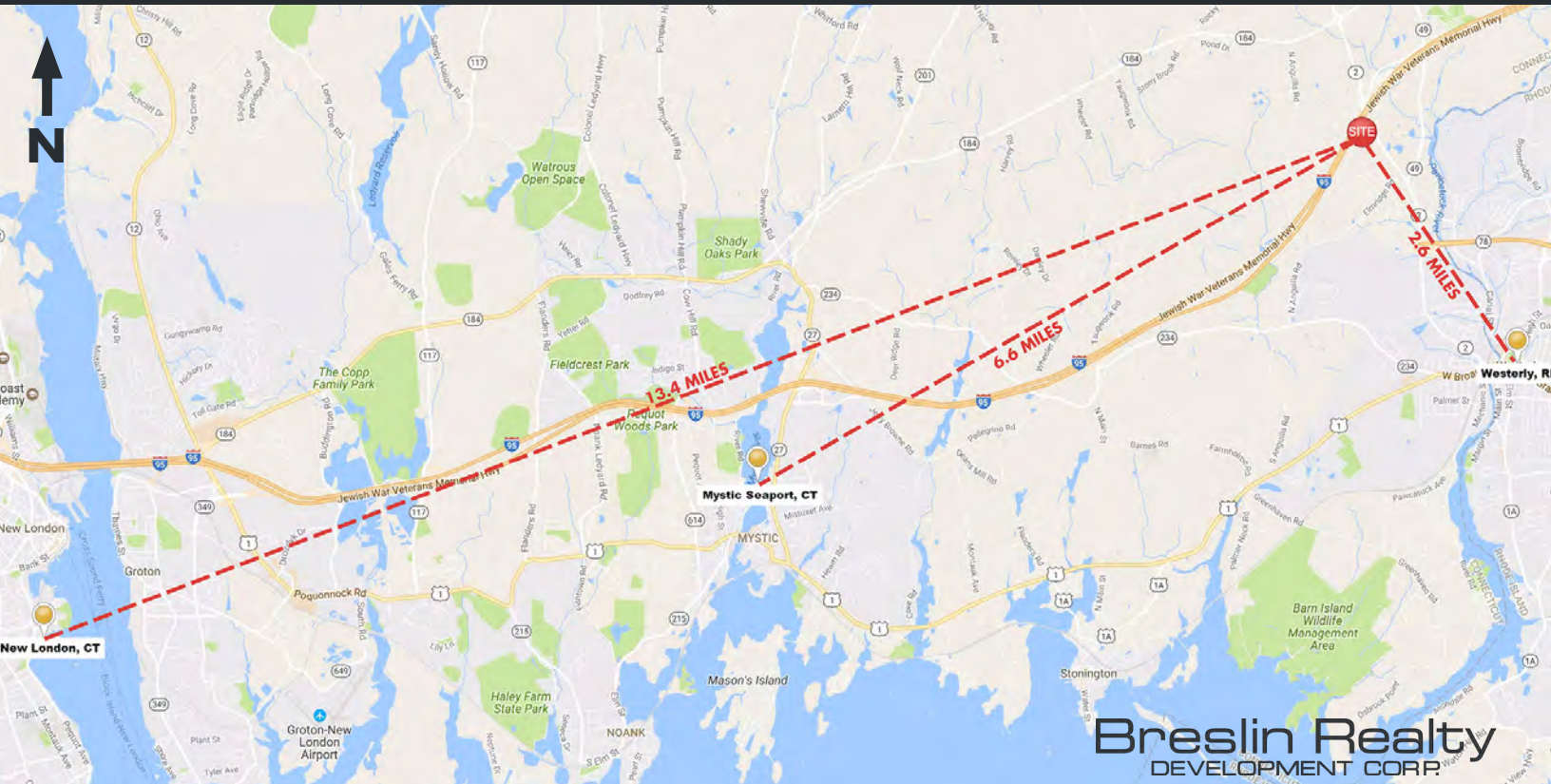
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NEARBY CASINOS



NEARBY ATTRACTIONS



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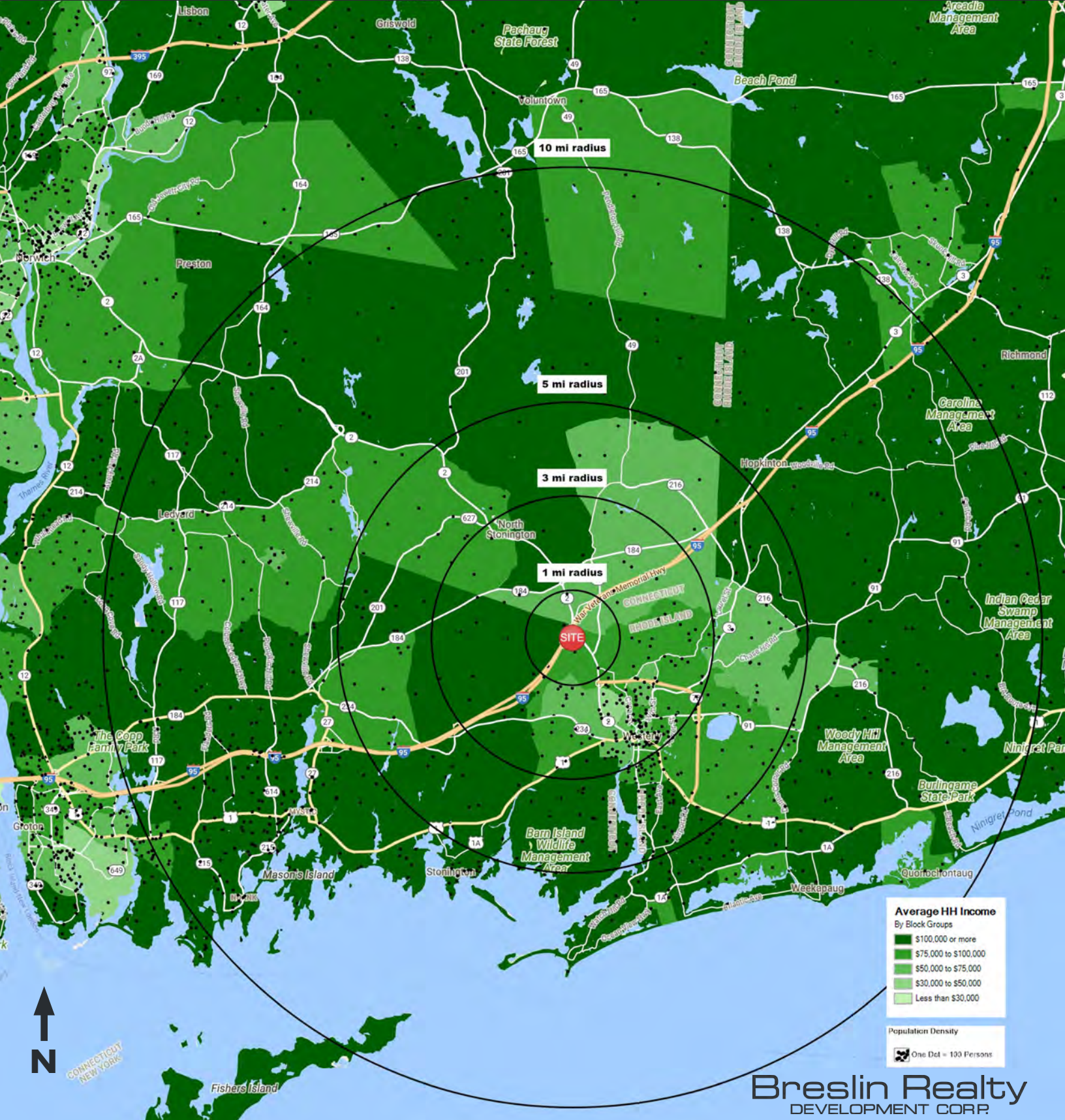
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AVERAGE HOUSEHOLD INCOME & POPULATION DENSITY MAP



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