



# NEW HAVEN ROAD | DURHAM, CT

## DEMOGRAPHICS

### POPULATION

3 mile: 7,288  
5 miles: 20,108  
7 miles: 77,270

### # HOUSEHOLDS

3 mile: 2,600  
5 miles: 7,491  
7 miles: 77,270

### AVG. HOUSEHOLD \$

3 mile: \$159,248  
5 miles: \$145,138  
7 miles: \$122,962



# AVAILABLE: 12.9 ACRES

## DEVELOPMENT OPPORTUNITY

Many retail options available in an exceptional high traffic area located in the heart of this growing community!

**LOCAL RETAIL:** Citgo, Dunkin Donuts and many more!

**16,000± VPD**

## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

**Dominick Musilli**

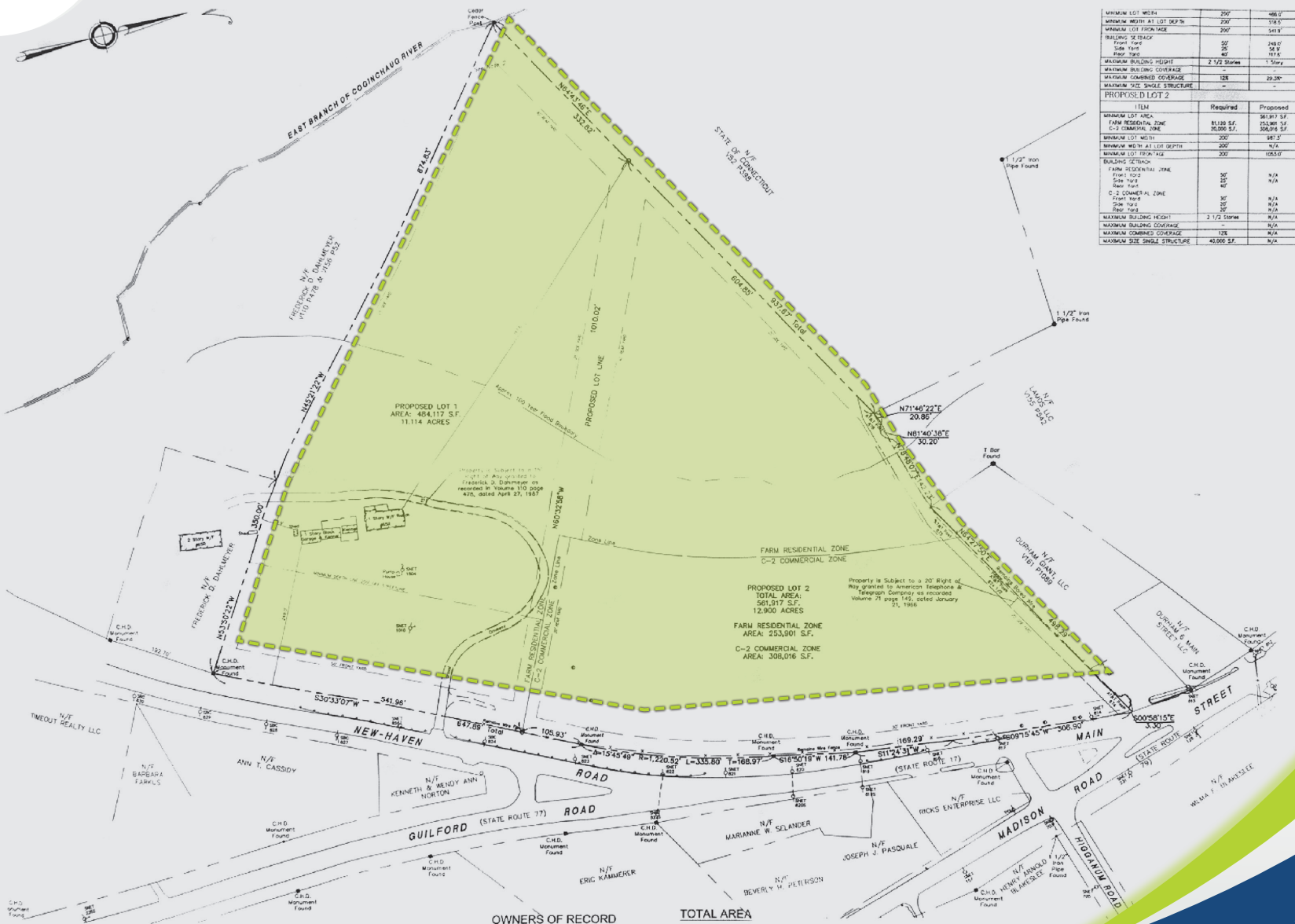
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MINIMUM LOT WIDTH	200'	486.0'
MINIMUM WIDTH AT LOT CORNER	200'	178.5'
MINIMUM LOT FRONTAGE	200'	343.3'
BUILDING SETBACK		
Front Yard	50'	148.0'
Side Yard	25'	58.9'
Back Yard	40'	111.6'
MAXIMUM BUILDING HEIGHT	2 1/2 Stories	1 Story
MAXIMUM BUILDING COVERAGE	-	29.3%
MAXIMUM COMBINED COVERAGE	128	-
MAXIMUM SIZE SINGLE STRUCTURE	-	-
PROPOSED LOT 2		
ZONING		
MINIMUM LOT AREA	Required	Proposed
FARM RESIDENTIAL ZONE	81,100 S.F.	561,917 S.F.
C-2 COMMERCIAL ZONE	20,000 S.F.	253,000 S.F.
MINIMUM LOT WIDTH	200'	347.2'
MINIMUM WIDTH AT LOT CORNER	200'	178.5'
MINIMUM LOT FRONTAGE	200'	103.0'
BUILDING SETBACK		
FARM RESIDENTIAL ZONE		
Front Yard	50'	N/A
Side Yard	25'	N/A
Back Yard	40'	N/A
C-2 COMMERCIAL ZONE		
Front Yard	35'	N/A
Side Yard	25'	N/A
Back Yard	35'	N/A
MAXIMUM BUILDING HEIGHT	2 1/2 Stories	N/A
MAXIMUM BUILDING COVERAGE	128	N/A
MAXIMUM COMBINED COVERAGE	N/A	N/A
MAXIMUM SIZE SINGLE STRUCTURE	40,000 S.F.	N/A

OWNERS OF RECORD & APPLICANTS  
 TOTAL AREA  
 1,046,034 S.F.

