

1082 TOLLAND TURNPIKE, MANCHESTER, CT



AVAILABLE: 1.2 ACRES

GENERAL BUSINESS ZONE

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	5,960	68,484	133,972
Number of Household	2,710	28,993	54,770
Avg. Household Income	\$153,292	\$116,446	\$125,946

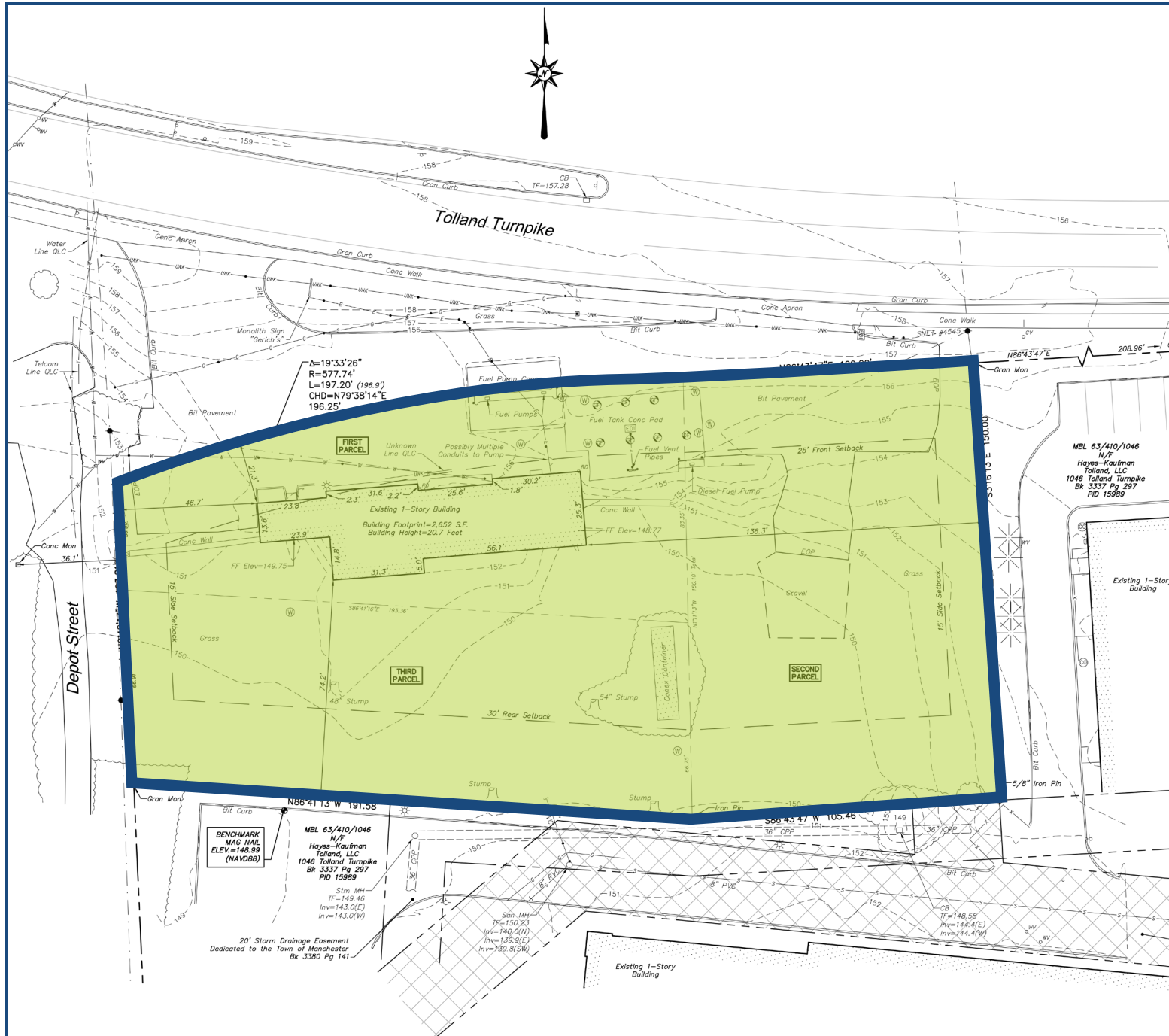
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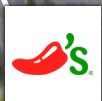
AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com

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TOLLAND-TURNPIKE

BUCKLAND STREET | 19,600 VPD

REDSTONE ROAD

TOLLAND-TURNPIKE



TOLLAND-TURNPIKE | 17,600 VPD

N MAIN STREET



ADAMS STREET

DEPOT STREET

ALLIED WAY



ZONING INFORMATION

24.01 Permitted Uses

- 24.01.01 Retail Uses to include shops where articles are made or repaired and sold at retail on the premises, convenience stores.
- 24.01.02 Personal Services and personal service shops.
- 24.01.03 Office Uses
- 24.01.04 Alcoholic liquor sales subject to the provisions of Article IV, Section 8, of these regulations.
- 24.01.05 Restaurants, drive-in restaurants, taverns, grills.¹
- 24.01.06 Hotels and motels, with not less than 16 rentable sleeping accommodations.
- 24.01.07 Newspaper and job printing.
- 24.01.08 Radio and television broadcasting studio.
- 24.01.09 Clubs and fraternal organizations.
- 24.01.10 Funeral parlor.
- 24.01.11 Public utility building, municipal building and uses.
- 24.01.12 Municipal parking lot.
- 24.01.13 Billiard or poolroom, bowling alley, theaters, and other similar indoor games and indoor recreational activities.
- 24.01.14 Tennis and badminton court, skating rink, health and recreation club, and similar recreational activities.
- 24.01.15^{2,3} Family child care homes and group child care homes located in a residence.
- 24.01.16⁴
 - (a) Wireless telecommunication antennas located on nonresidential buildings and camouflaged from view from all surrounding streets and driveways used by the general public together with associated equipment located within or on the roof of the principal or accessory buildings.
 - (b) Wireless telecommunications sites where the antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures not classified as buildings.
 - (c) All facilities described in (a) and (b) above shall be in accordance with the requirements of Article IV, Section 19.

24.01.17 Brewpub/restaurant⁵

24.02 Special Exception Uses, subject to the requirements of the Special Exception Criteria of Article IV, Section 20

- 24.02.01 The following uses shall require special exception approval from the Planning and Zoning Commission:⁶
 - (a) Bulk storage or warehouse and distribution for such commodities as food, furniture, hardware, and office supplies.
 - (b) Light Industrial Facilities.
 - (c) Self Storage Facilities.
 - (d) Any permitted or special exception use which serves customers from drive through windows.
 - (e) Municipal utility buildings and structures in accordance with the requirements of Article II, Section 2.02.13.
 - (f) Multi-family historic mill conversion in accordance with the requirements of Article II Section 9.14.03.
 - (g) Schools and places of worship⁷ may be developed at the discretion of the Planning and Zoning Commission in accordance with the requirements of Article II, Section 9.14.04.
 - (h) Automobile sales - new and/or used.
 - Automobile repair and service garage or shop.
 - Subject to the requirements of Article IV, Section 5, of these regulations.
 - A gasoline service station legally developed or approved prior to February 15, 1972, shall be a legal and conforming use.
 - (i) Automobile wash establishment.

¹ Rev. 10/03/22, effective 10/24/22

² Rev. 04/20/09, effective 05/10/2009

³ Rev. 11/06/23, effective 11/27/23

⁴ New 11/03/03, effective 11/28/03

⁵ New 01/21/15, effective 02/13/15

⁶ Rev. 05/07/12, effective 05/30/12

⁷ Rev. 09/15/08, effective 10/05/08