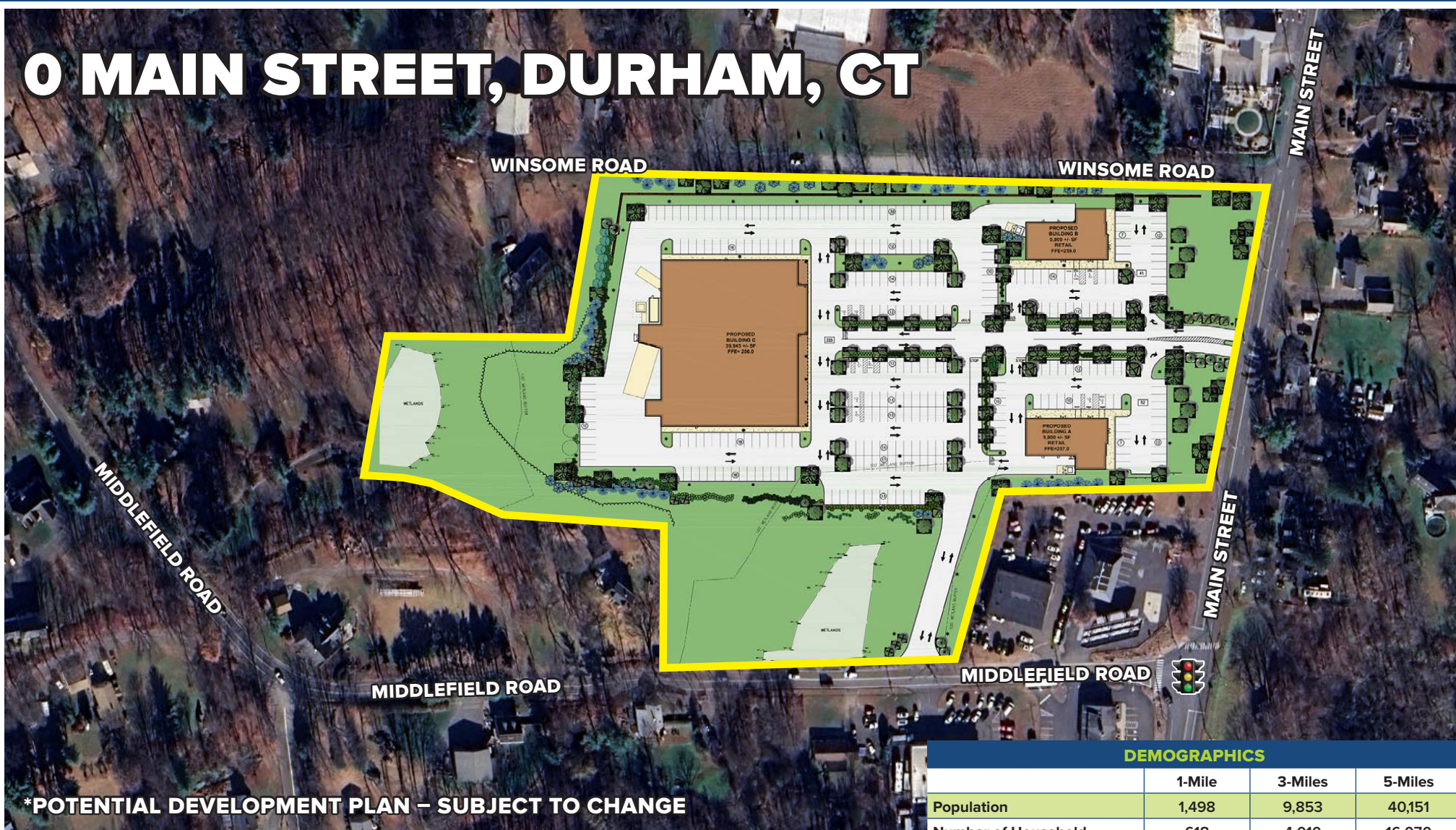


0 MAIN STREET, DURHAM, CT



*POTENTIAL DEVELOPMENT PLAN – SUBJECT TO CHANGE

FOR SALE OR FOR LEASE: 10.98 AC

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	1,498	9,853	40,151
Number of Household	618	4,010	16,070
Avg. Household Income	\$117,220	\$153,806	\$128,694

AREA RETAILERS:

DUNKIN'

**LIBERTY
BANK**

**THE WHOLE
ENCHILADA**
HEALTHY MEXICAN CUISINE

**AND
MANY
MORE!**

A TRUE EXCLUSIVE...
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DETAILS!**

AGENTS:
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203.529.4639
tl@truecre.com

WES CRAFT
203.522.7484
wc@truecre.com

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

TRUE
COMMERCIAL REAL ESTATE LLC

PERMITTED USES – DURHAM, CT COMMERCIAL ZONE

All uses permitted via Special Exception approval from the Planning & Zoning Commission

RETAIL & CONSUMER SERVICES

- Retail Stores (with or without outdoor storage)
- Restaurants (under and over 3,000 sq. ft.)
- Restaurants with Outdoor Dining
- Brew Pubs
- Cafés (with or without entertainment)
- Dry Cleaners
- Personal Services (e.g., salons, barbershops)
- Banks & Financial Institutions
- Drive-Thru Businesses (e.g., banks)
- Electric Vehicle Charging Stations

HEALTH, WELLNESS & CARE

- Medical & Dental Offices
- Ambulatory Centers
- Medical & Dental Laboratories
- Child and Adult Daycare Centers
- Funeral Parlors

AUTOMOTIVE-ORIENTED

- Auto Sales
- Auto Repair Shops
- Fueling Stations

ARTS, RECREATION & LODGING

- Art Galleries & Studios
- Indoor Recreation Facilities
- Event Facilities
- Hotels, Motels, and Tourist Houses

COMMUNITY & CIVIC USES

- Churches and Religious Institutions
- Municipal or Community Buildings

PROFESSIONAL & OFFICE SPACE

- Professional Offices
- Multi-Tenant Commercial Buildings

MIXED-USE & RESIDENTIAL

- Residential Units Permitted on Second Story (above commercial use)

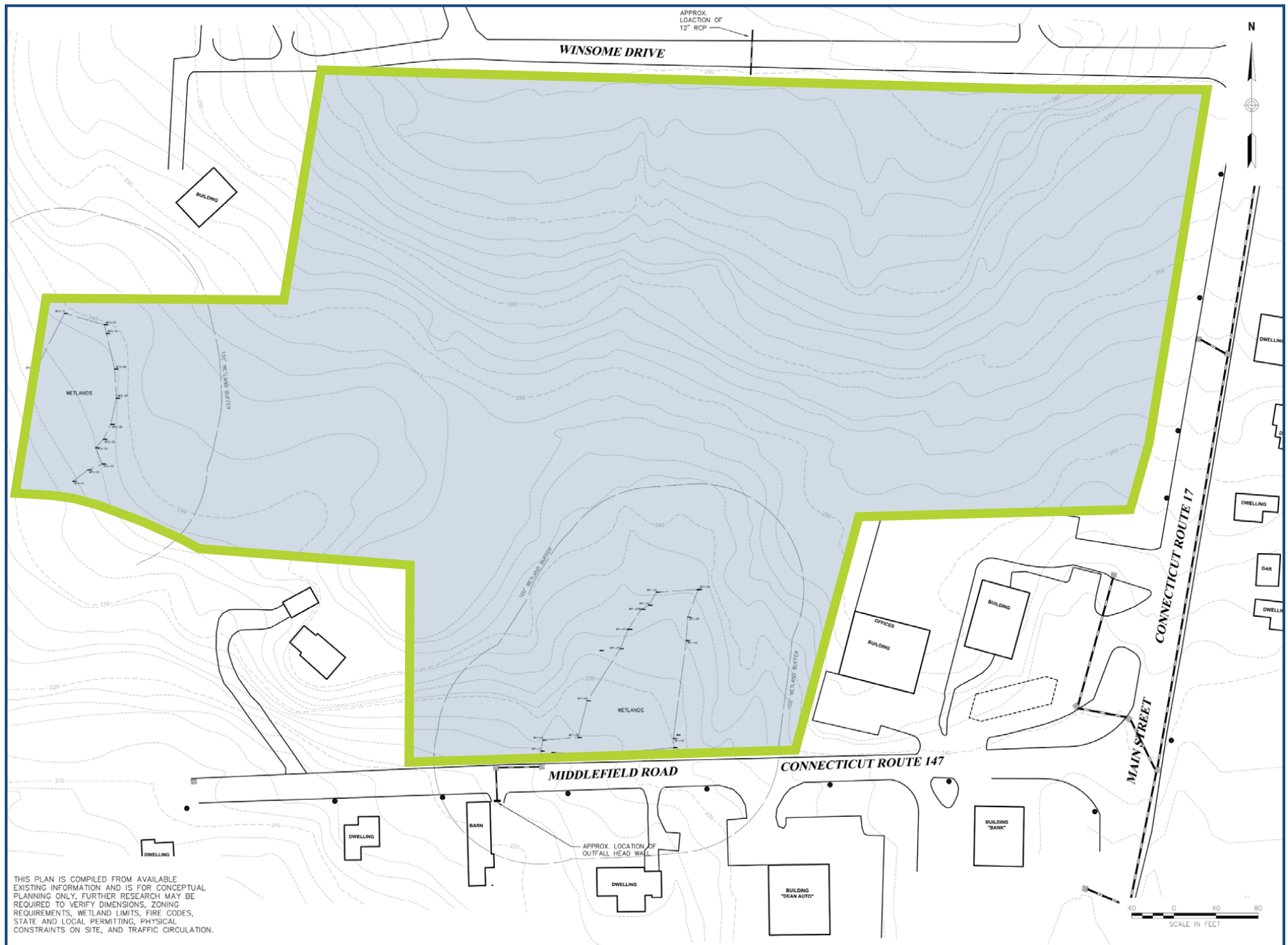
KEY DEVELOPMENT STANDARDS

- Maximum Building Size: 30,000 sq. ft.
- Max Lot Coverage (total impervious): 40%
- Building Height: Max 35 ft
- Wetlands Buffer: Min 50 ft setback

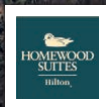
All uses require a detailed Special Exception review to ensure compatibility with surrounding uses and compliance with town planning principles.



***POTENTIAL DEVELOPMENT PLAN – SUBJECT TO CHANGE**



0 MAIN STREET, DURHAM, CT



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