

40, 48 Merrow Rd, Tolland

Hospitality, Retail, Restaurant, Multi-Family



FOR SALE

\$4,500,000

- ⇒ Acres: 26.1
- ⇒ Public Water & Sewer Available
- ⇒ Merrow Rd Frontage: 530Ft.
- ⇒ I-84 Frontage 1,960
- ⇒ Zone: TVA-GD
- ⇒ Traffic Count: 77,700 (84)
14,500 (Merrow Rd /195)

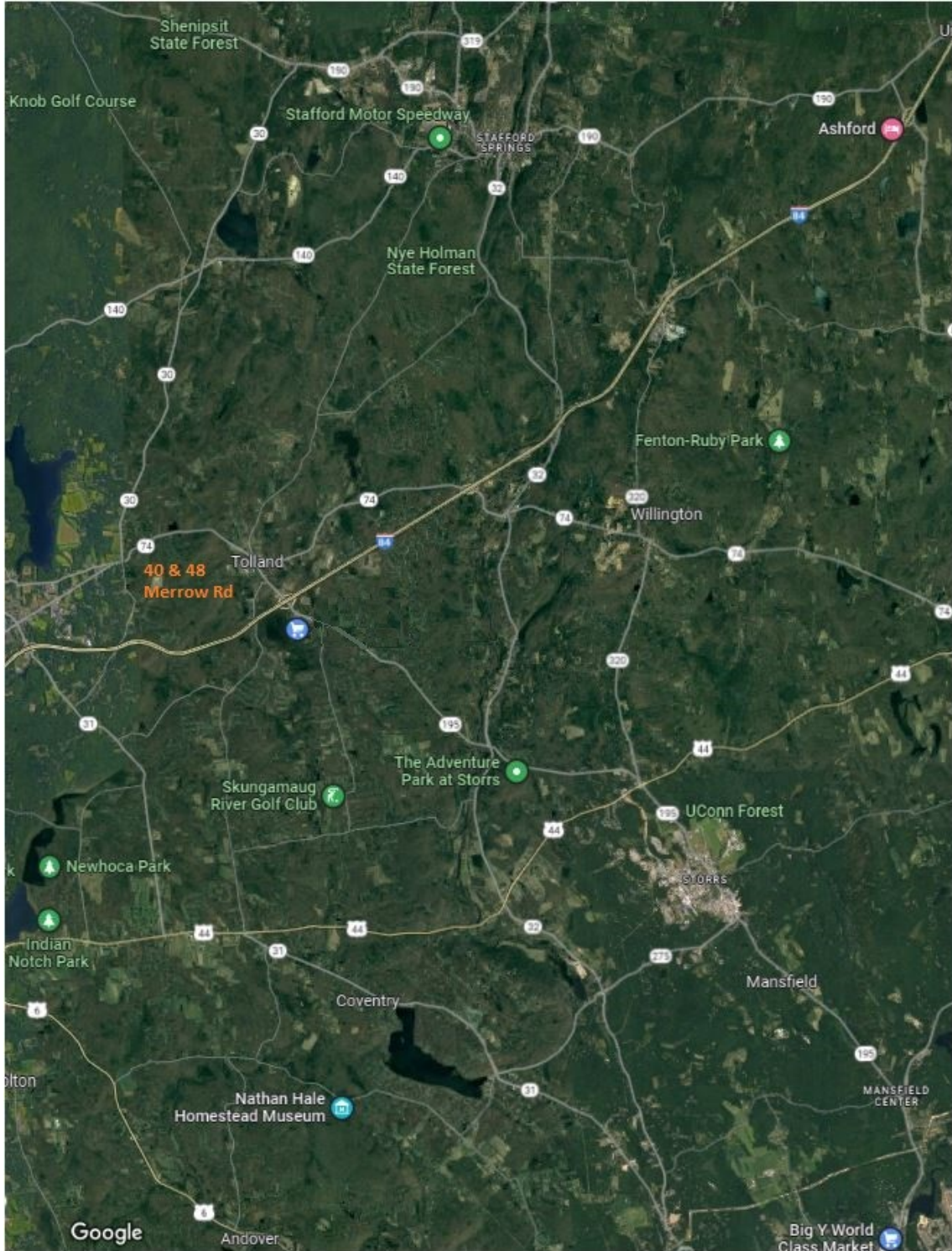
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com

Area Map & Demographics



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,002	10,969	36,832
Total Households	358	3,902	14,368
Average Household Income	\$163,362	\$123,464	\$117,020

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

Article 14: Commercial and Industrial Uses

Section 14-1 Allowable Uses

The table in Section 14-2 identifies those uses permitted within each of the commercial and industrial zoning district. All commercial and industrial uses, developments, and new construction, except as explicitly stated otherwise, require site plan approval by the Commission. Any use not expressly permitted by these Regulations shall be prohibited unless the Commission, upon request by an applicant, makes a determination of similar use (that the use is similar to uses permitted in the zone). In addition, the Commission retains the right to determine if any use meets the intent of the regulations.

Section 14-2 Table of Uses

P = Permitted – Site Plan	SP = Special Permit	--- = Prohibited
---------------------------	---------------------	------------------

Retail, Personal, & Professional Service Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ -TCZ	CIZ-A	CIZ-B	TBP
Retail & Service Establishment	P	P	P	P	P	SP	P	P	P	---
Retail & Service Establishments – Over 20,000 sf.	SP	---	---	SP	P	SP	P	P	P	---
Financial Institution	P	P	P	P	P	SP	P	P	P	---
Drive-Thru Service – Pharmacy & Financial Institutions	P	P	P	P	P	---	P	P	P	---
Child & Adult Day-Care Centers, or Group Day-Care Homes.	---	P	P	P	P	---	P	SP	SP	---
Veterinary Hospital (without outdoor animals)	SP	P	P	P	P	---	P	P	P	P
Veterinary Hospital, Commercial Kennels & Stables (5-acre min.)	---	---	---	P	---	---	SP	---	---	---
Laundromat (public sewer required)	P	P	P	P	P	P	P	P	P	---
Self-Storage Facility	---	P	P	P	---	---	SP	P	P	---
Roadside stand, regional.	---	P	P	P	P	---	P	P	P	---
Funeral Home	---	SP	SP	SP	SP	---	SP	---	---	---
Adult-Oriented Establishment	---	---	---	---	SP	---		---	---	---

Section 14-2 Table of Uses

Hospitality Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Restaurant (without liquor sales)	P	P	P	P	P	SP	P	P	P	P
Restaurant (with liquor sales)	P	SP	SP	SP	P	SP	P	P	P	P
Drive-Thru Service – Fast Food & Fast-Casual	SP ¹	---	---	SP	SP	---	P	SP	---	---
Restaurant – Brewpub (public sewer required)	P	---	---	---	P	---	P	SP	---	SP
Micro-Brewery, Micro-Distillery, or Micro-Winery (public sewer required)	SP	---	---	SP	SP	---	P	SP	---	P
Brewery, Distillery, or Winery (public sewer required)	---	---	---	---	---	---	---	SP	---	P
Hotel (internal access guest rooms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bed & Breakfast Establishment	P	P	P	P	SP	---	---	P	P	---
Retail Food Service Establishment	P	P	P	P	P	---	P	P	P	---
Catering Facilities	SP	P	P	P	SP	---	P	---	P	P
Banquet Facilities	SP	SP	SP	SP	SP	---	P	---	---	SP
Commercial/Shared Kitchen	P	P	P	P	P	---	P	---	P	P

¹Drive-Thru Service is only allowed by Special Permit in the TVA-GD provided that such facility is in accordance with Section 16-5 of the Zoning Regulations and further provided that such restaurant exists at its current location as of October 19, 2020 or when included as part of a Master Plan Overlay Zone application.

Commercial Office Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Office (Professional & General)	P	P	P	P	P	P	P	P	P	P
Office (Medical)	SP	SP	SP	SP	SP	SP	P	P	P	SP

Section 14-2 Table of Uses

Commercial Laboratory & R&D Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Medical, Dental, & Optical Laboratory	---	---	---	---	---	P	P	P	P	P
Laboratory (Research, Experimental, & Development)	---	---	---	---	---	P	P	P	P	P
Technology or Computer-Based Facilities (Data Processing Center)	--	---	---	---	---	P	P	P	P	P
Manufacturing (Biotechnology, Medical, & Pharmaceutical)	---	---	---	---	---	SP	SP	SP	SP	SP
Educational, Scientific, & Research Activity	---	---	---	---	---	P	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	SP	P	SP	SP	SP
Licensed Cannabis Retailer and Hybrid Retailer	P	P	P	P	P	SP	P	P	P	---
Licensed Cannabis Micro-Cultivator Facilities	---	---	---	---	---	SP	SP	SP	SP	SP
Licensed Cannabis Cultivator Facilities	---	---	---	---	---	SP	SP	SP	SP	SP
Licensed Medical Marijuana – Dispensary	P	P	P	P	P	SP	P	P	P	---
Licensed Medical Marijuana Production Facility	---	---	---	---	---	SP	SP	SP	SP	SP

Residential & Mixed-Use Developments	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Single-Family Residential	---	---	---	SP	---	---	---	---	---	---
Mixed Use – Residential	SP	SP	SP	SP	SP	SP	SP	---	SP	---
Multi-Family Residential	SP	SP	SP	SP	SP	---	SP	---	---	---

Institutional, Public, & Recreational Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Cultural Institution, Art or Music Center, & Museum	P	P	P	P	P	---	---	P	P	---
Public & General Assembly	SP	SP	SP	SP	SP		---	---	---	---
Places of Worship & Religious Institution	P	P	P	P	P	P	P	P	P	SP
Utilities – Public/Private: Structures, Substation, or Office	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
School – Private	---	---	---	P	---	SP	P	SP	SP	---
Hospital, Nursing or Convalescent Facility	---	---	---	P	---	---	---	---	---	---
Assisted Living Facility	---	SP	---	---	SP	---	---	---	---	---
Club	SP	---	---	---	---	---	---	P	P	---
Commercial Recreation Facilities	---	SP	SP	SP	SP	---	---	SP	SP	SP

Section 14-2 Table of Uses

Automotive Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Motor Vehicle Sales (licensed by State)	---	---	SP	---	SP	---	---	SP	SP	---
Trailer & Recreational Vehicles Sales	---	---	SP	SP	---	---	---	SP	SP	---
Motor Vehicle Repair (licensed by State)	---	---	SP	SP	P	---	---	SP	SP	---
Gasoline Station & Convenience Store	SP	---	SP	---	SP	---	---	SP	SP	---
Gasoline Station/Convenience Store – Drive Thru	---	---	---	---	SP	---	---	---	---	---
Car Wash	---	---	---	---	SP	---	---	SP	SP	---
Parking Facilities (public/private parking serving off-premises)	SP	---	---	---	---	---	---	---	---	---

Agriculture & Natural Resources	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Agriculture, Nurseries, Forestry, Forest Management	P	P	P	P	P	P	P	P	P	P
Excavation and/or Removal of Earth Products; Filling Operations	---	---	---	---	SP	---	---	SP	SP	---
Excavation – Pre-Development Site Grading	SP	---	---	---	SP	SP	SP	SP	SP	SP
Solar Array – Ground Mounted as a principal use	---	---	---	---	---	---	---	SP	SP	SP

Industrial & Manufacturing Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Manufacturing	---	---	---	---	---	---	---	P	P	P
Wholesaling, Warehousing, or Storage	---	---	---	---	---	---	---	SP	SP	P
Distribution Center	---	---	---	---	---	---	---	SP	SP	SP
Transportation Facility	---	---	---	---	---	---	---	P	P	---
Printing, Lithography, Photocopy/Graphic Arts Services; Publishing.	---	---	---	---	---	---	---	SP	SP	P
Heavy Equipment – Repair or Restoration	---	---	---	---	---	---	---	---	---	SP
Building Supply – Contractors	---	---	---	---	---	---	---	SP	SP	SP
Building Supply – Public Wholesale	---	---	---	---	---	---	---	SP	SP	SP
Contractor's Materials, Supplies, Equipment, Service, & Storage.	---	---	---	---	---	---	---	SP	SP	SP