

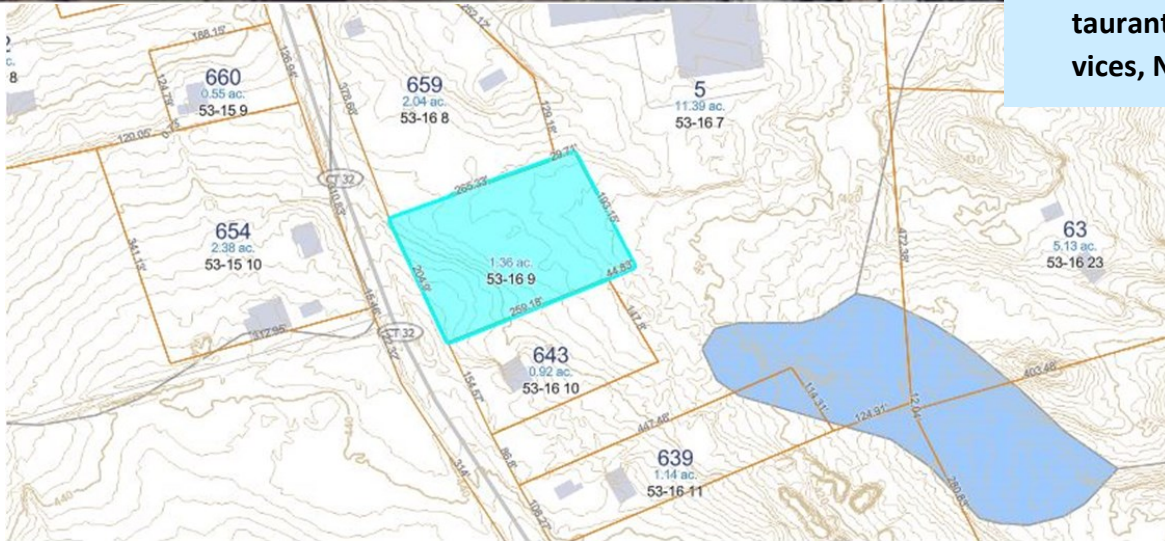
Route 32, Franklin

1.41 Acres of C-1 Zoned Land



FOR SALE
\$100,000

- ⇒ Acres: 1.41
- ⇒ Well & Septic Required
- ⇒ Frontage: 210 Ft.
- ⇒ Zone: C-1
- ⇒ Taxes: \$1,005
- ⇒ Traffic Count: 9,100
- ⇒ Possible Uses: Retail, Repair Shop Bank, Restaurants, Personal Services, Nurseries, etc



LYMAN

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RON LYMAN

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1160 Boston Post Rd.
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Area Map & Demographics



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,282	9,148	46,953
Total Households	584	3,759	19,434
Average Household Income	\$98,952	\$104,862	\$84,959

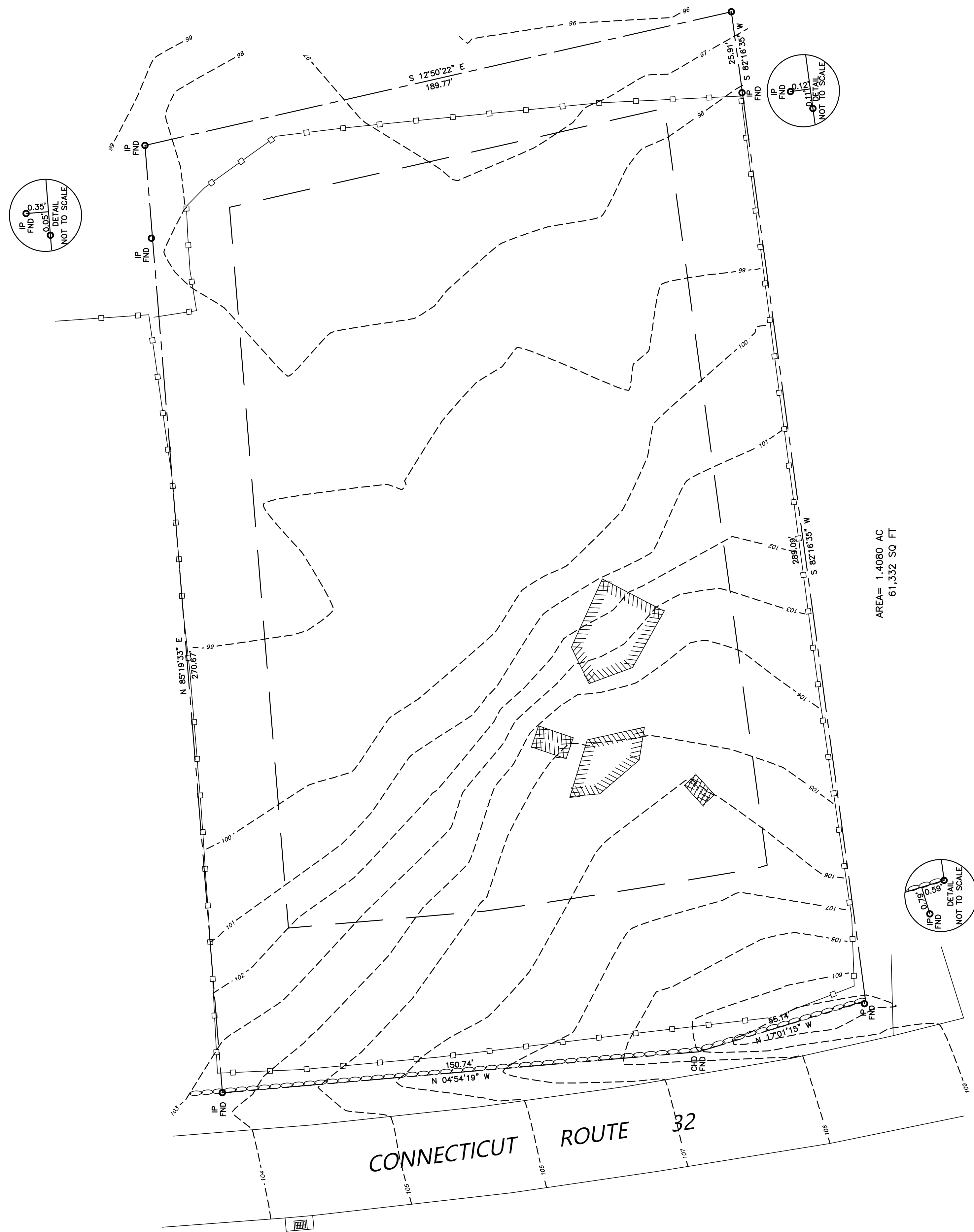
All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-5, CHAPTER 56A, REGS. CONN. ST. STAT. CODE, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
- MAP REFERENCES:
 - LOTS 2, 3, 4, 5, 6 FRANKLIN COMMERCIAL PARK, PREPARED FOR RONALD LYMAN, ROUTE 32 FRANKLIN, CONN. REALIGNMENT OF LOT LINES DATE: 8/30/89 LAST REVISED 1/15/89 SCALE: 1" = 100' TOWN ENGINEERING INC.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED



AREA= 1.4080 AC
61,332 SQ FT

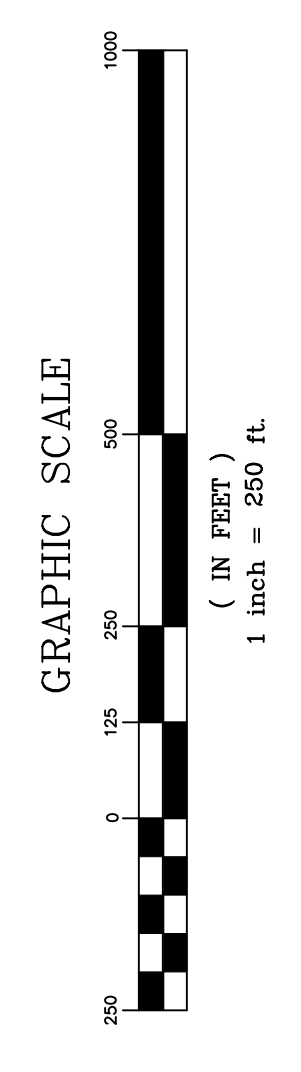
PROPOSED SITE PLAN
PREPARED FOR
HALIM J. HAGE & CORAL McNARY
LOT 6 ROUTE 32
FRANKLIN, CONNECTICUT

SCALE: 1" = 20'
DATE: AUGUST 15, 2022
JOB NO. 22-026

ZONING COMPLIANCE CHART	
ZONING DISTRICT: RETAIL COMMERCIAL DISTRICT (C-1)	EXISTING
MINIMUM LOT SIZE	100,000 S.F.
MINIMUM LOT FRONTAGE	250 FT.
MAXIMUM COVERAGE	XX%
MINIMUM FRONT SETBACK	50/75 FT.
MINIMUM SIDE SETBACK	25 FT.
MINIMUM REAR SETBACK	25 FT.

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN PAUL MEREEN
LAND SURVEYOR CT No. 18859
DATE: ****

DATE	REVISION



GERWICK - MEREEN L.L.C.
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