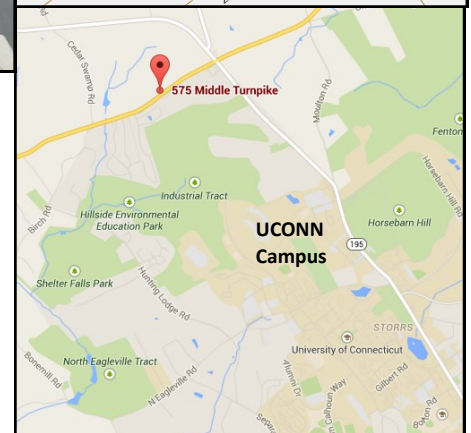
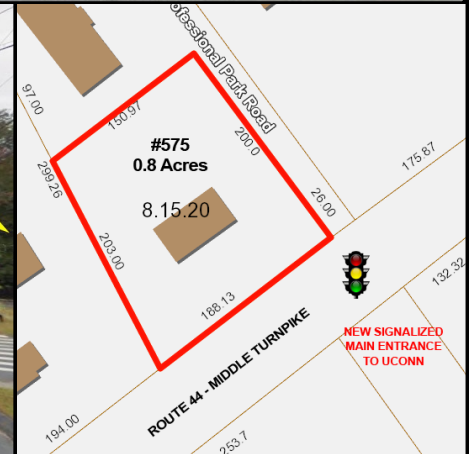


FOR SALE \$1,500,000

575 Middle Tpk., STORRS (MANSFIELD), CT
Retail Location on Route 44



FOR LEASE: 95,500/YR. NNN

- ⇒ In Opportunity Zone
- ⇒ 0.8 Acre Parcel
- ⇒ Near Storrs Road (Route 195)
- ⇒ Near UCONN Campus
- ⇒ Former gas station (1,953 SF)
- ⇒ Prime retail location
- ⇒ Zone: PB3 - Planned Business
- ⇒ Taxes \$5,444
- ⇒ 188 Feet of Frontage
- ⇒ Traffic Count: 14,600
- ⇒ At signalized intersection of Professional Park Road into the new UCONN Technology Park (990,000 SF multi-story facility for R&D & meeting space)

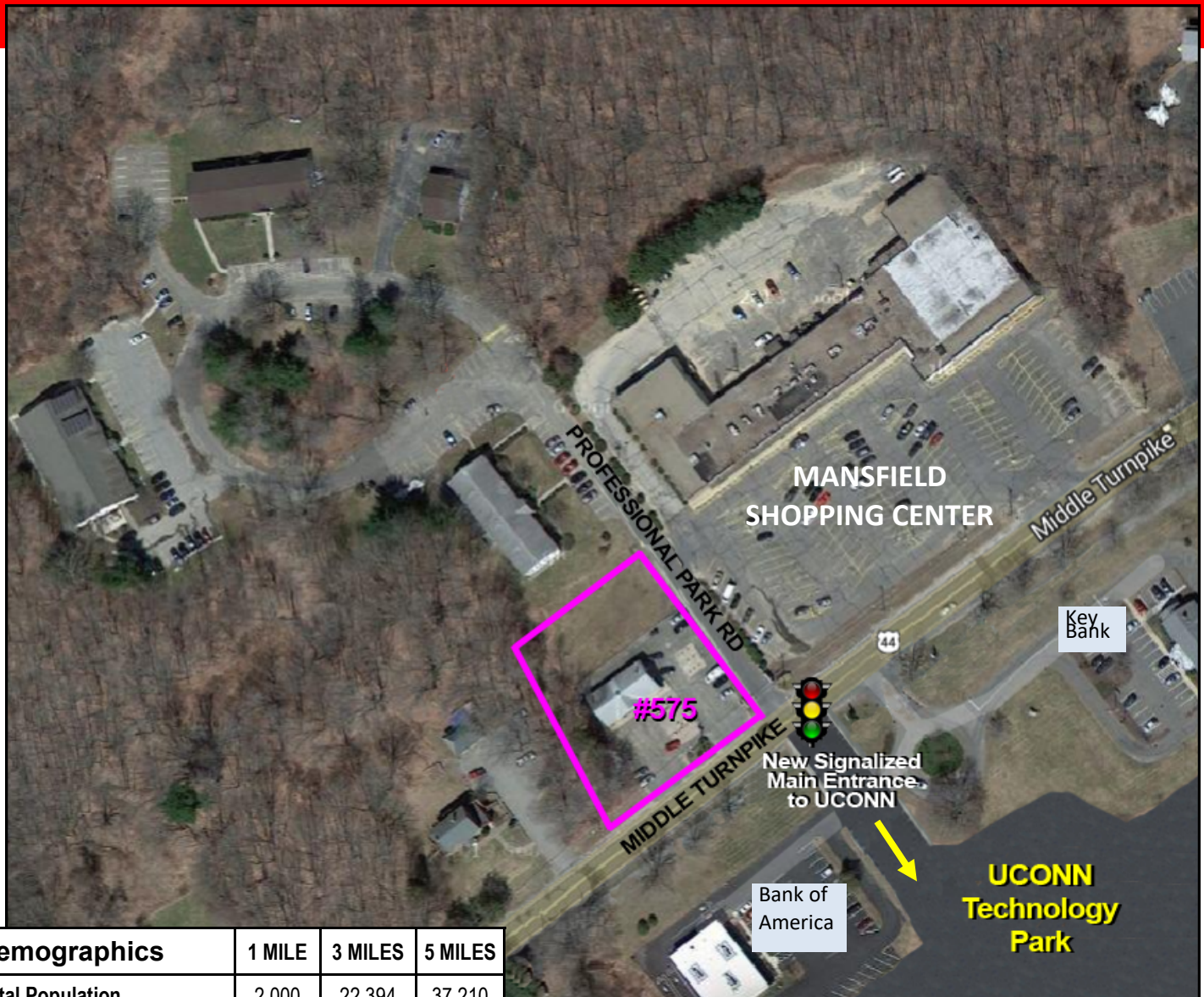
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

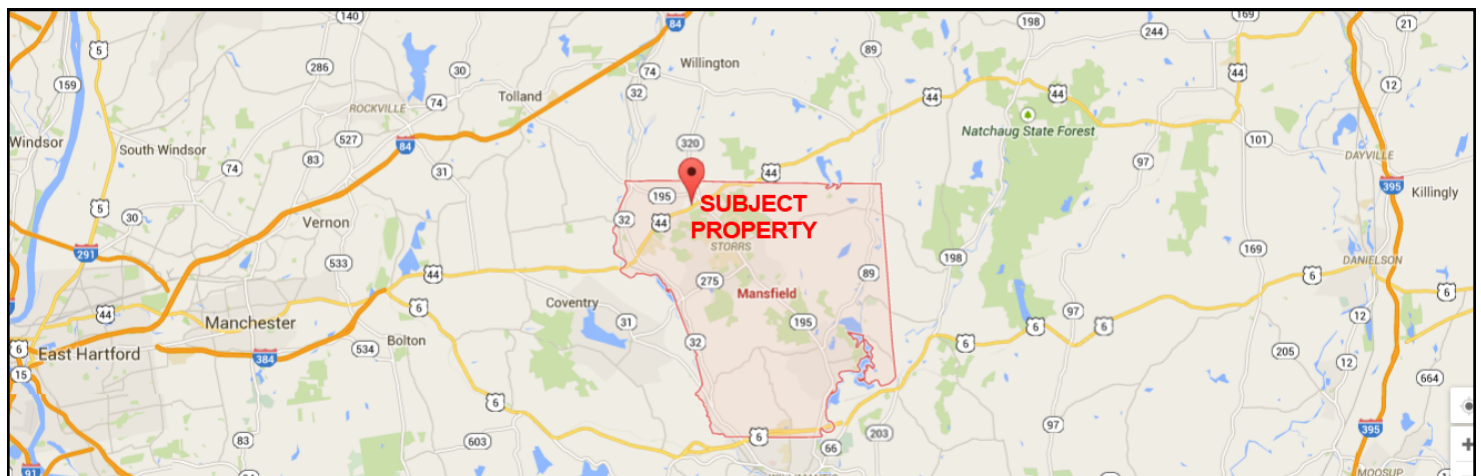
RON LYMAN

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

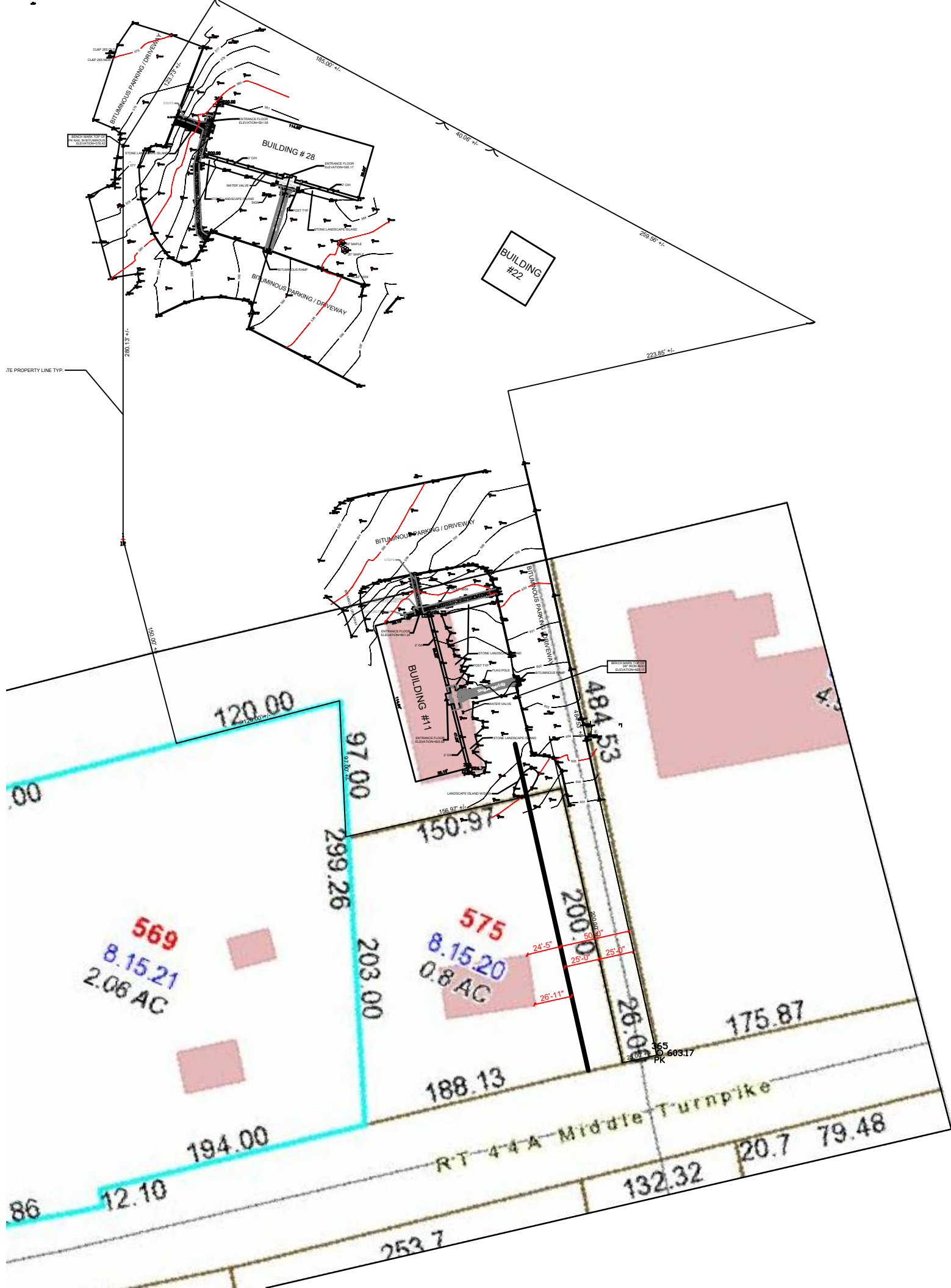
10/27/2025



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,000	22,394	37,210
Total Daytime Population	2,171	18,318	29,242
Average Household Income	\$47,988	\$69,947	\$86,505
Traffic Count: 8,200 on Middle Tnpk; 14,600 on Route 195			



All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.



businesses have closed. Consistent with Mansfield's Plan of Conservation and Development, it is the Town's objective to revitalize the Four Corners area and Town officials are working to address existing infrastructure needs.

Due to current infrastructure deficiencies, the current listing of permitted uses in the Planned Business zone is limited. However, upon approval of commitments to provide public sewer and water services to this area, it is the intent of the Planning and Zoning Commission to review and, as appropriate, modify zone classifications and zone boundaries; the listing of permitted uses, maximum height and coverage requirements and all other associated land use regulations. In the interim, the Commission has established in Article 10, Section A, initial design criteria that will help establish a design framework for the planned revitalization and growth of this area.

2. General

The uses listed or referenced below in Section N.2 in separate categories and associated site improvements are permitted in the Planned Business 3 zones provided:

- a. Any special requirements associated with a particular use are met;
- b. Applicable provisions of Article 10, Section A are met;
- c. Special Permit approval is obtained in accordance with the provisions of Article 5, Section B for any of the activities delineated in Article 7, Section A.2. Article 7, Sections A.3, A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements.

3. Categories of Permitted Uses in the Planned Business 3 Zone Requiring Special Permit Approval as per the provisions of Article 5, Section B:

a. Category A

1. Retail uses subject to the standards and requirements cited in Article 7, Section L.2.a.1
2. Banks

b. Category B

1. Professional offices and personal services such as studios, beauty salons, barbers; photocopying services;
2. Repair services or business, including the repair of bicycles, radios, televisions, home appliances, office equipment, computers, watches, clocks, shoes and similar uses, and also the repair of internal combustion engines provided that the repair service or business does not engage in the retail sale of gasoline, does not utilize underground storage tanks, consists of no more than (3) repair bays, and occupies less than 2,000 square feet of space.

c. Category C

State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article 7, Section D.

d. Category D

Commercial printing or production accessory to an onsite retail business, subject to the standards and requirements cited in Article 7, Section L.2.d

e. Category E

Retail uses subject to the standards and requirements cited in Article 7, Section L.2.e