

FOR SALE ONLY



1916-1954 WEST STREET

SOUTHINGTON, CONNECTICUT

\$3,000,000

ALL THREE PARCELS SOLD TOGETHER, AS-IS

11.84 ACRES

THREE CONTIGUOUS PARCELS

B ZONE

ALL THREE PARCELS

~500 FEET

WEST STREET FRONTAGE

19,800 ADT

CTDOT

MAX LYMAN

860.876.7766

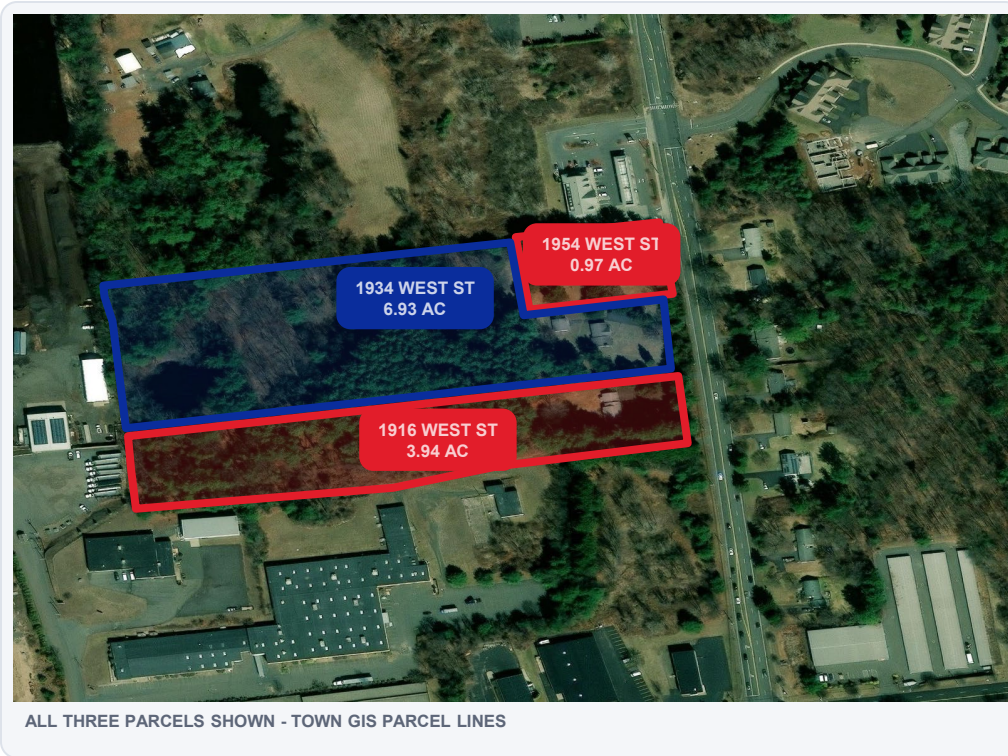
maxl@lymanre.com

LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT

RON LYMAN

860.884.4666

ronl@lymanre.com



11.84

TOTAL ACRES

B ZONE

ALL THREE PARCELS

~500 FT

WEST STREET FRONTAGE

SOLD TOGETHER, AS-IS

UTILITIES

PUBLIC WATER

Southington Water Department

NATURAL GAS

Available on West Street

SANITARY SEWER

Town system serves all three parcels

B ZONING

SITE PLAN APPROVAL

Retail, grocery, department and hardware stores; offices; medical; personal services; fitness; restaurants without alcohol; hotels and motels.

SPECIAL PERMIT + SITE PLAN APPROVAL

Vehicle fueling, service, sales and washing; restaurants with alcohol.

20,000 SF

MINIMUM LOT

100 FT

MINIMUM FRONTAGE

40 FT

FRONT SETBACK

25%

MAX COVERAGE

3 STORIES / 40 FT

MAXIMUM HEIGHT

128,938 SF

THEORETICAL FOOTPRINT

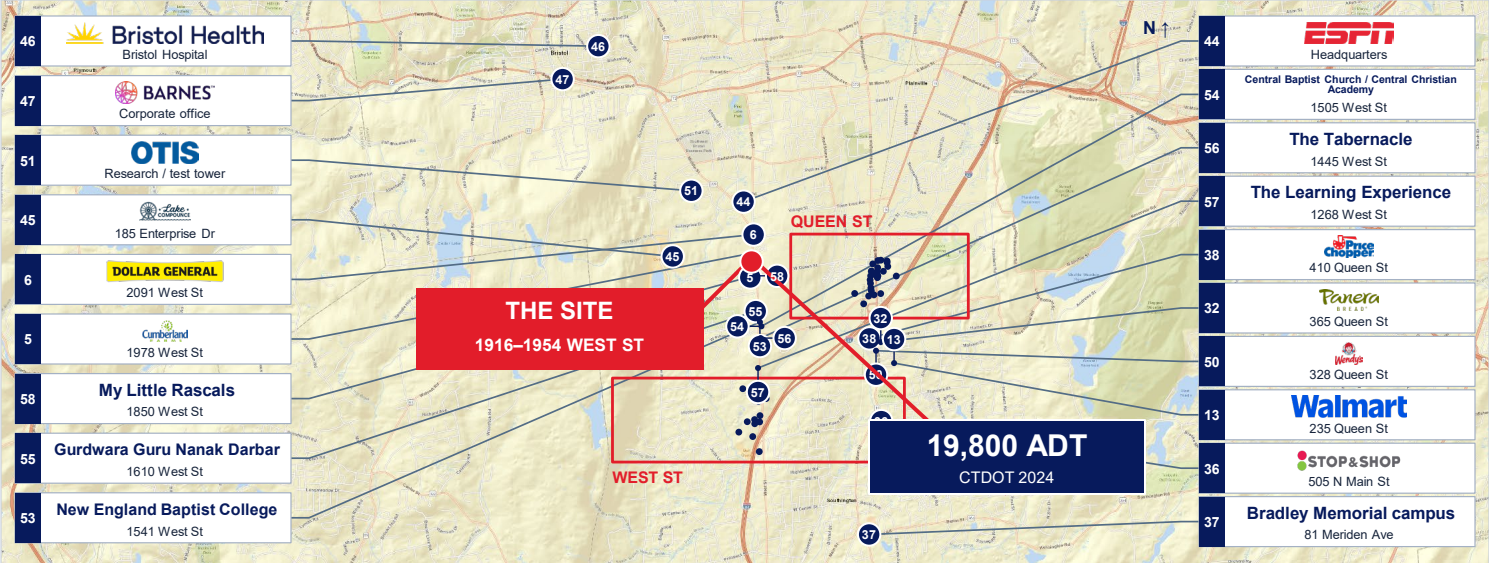
HOUSING

Two-to-nine-unit or mixed-use formats qualify for summary review. Larger stand-alone multifamily requires rezoning or a qualifying CGS 8-30g application.

WEST STREET + QUEEN STREET

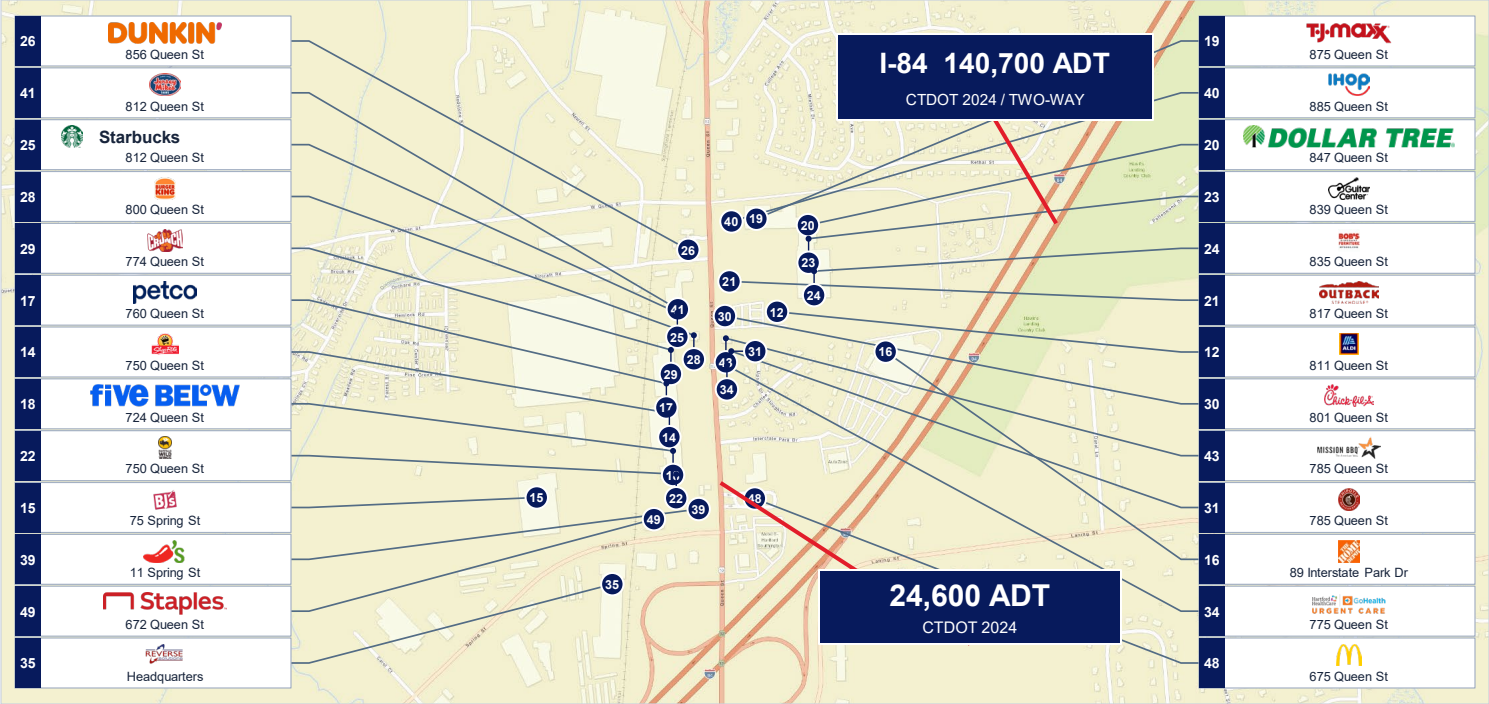
1916–1954 West Street, Southington, CT

REGIONAL RETAIL, EMPLOYERS + HEALTHCARE

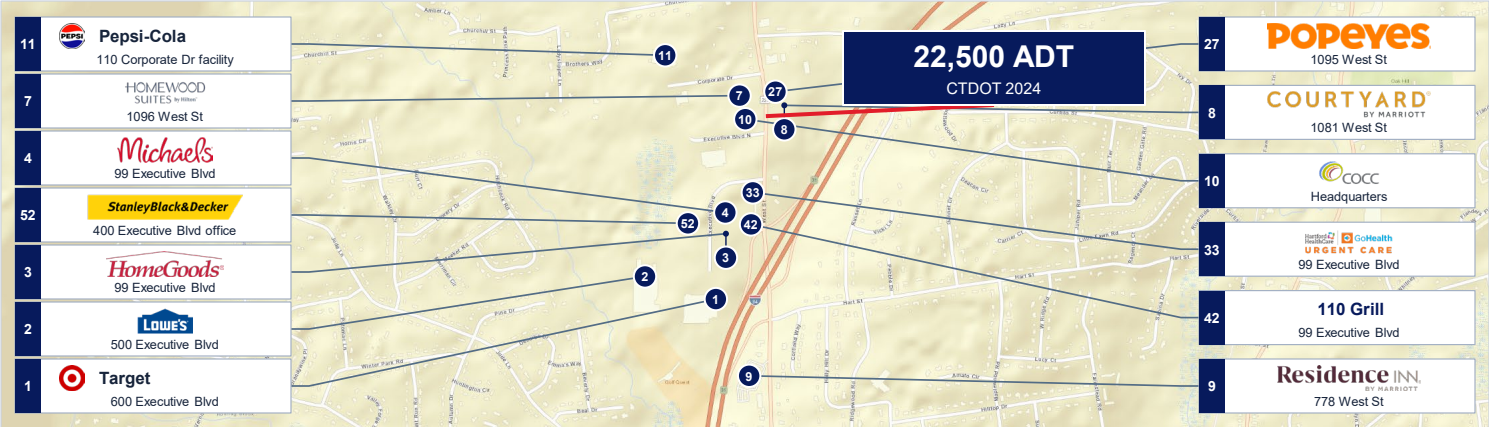


19,800 ADT on West Street • CTDOT

QUEEN STREET / CT 10



WEST STREET / CT 229





CONCEPT ONLY / NOT AN APPROVED SITE PLAN

RETAIL DEMOGRAPHICS

RADI FROM 1916 WEST ST

	3 MILES	5 MILES	10 MILES
2025 population	47,032	123,178	480,312
2025 households	20,232	51,510	191,942
2025 avg. household income	\$106,348	\$112,162	\$104,059
Specified consumer spending*	\$641M	\$1.7B	\$5.9B

I-84 EXIT 31 ≈2.1 MI / EXIT 32 ≈2.3 MI / WEST STREET: 19,800 ADT

Source: CoStar reports. Traffic: CTDOT 2024.

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Illustrative concept only. Buildings, access and traffic signal require site engineering and approvals.
 Offering subject to change or withdrawal.