

## Lake Hayward Rd, Colchester



### FOR SALE

**\$695,000** 19.79 acres

OR

**\$399,000** 19 acres  
(without area in yellow )

⇒ Abuts Route 11

⇒ Public Water Sewer Gas

⇒ Frontage: 898 Ft.

⇒ Taxes: 5,940.

⇒ Taxes: 1,956  
(without area in yellow)

⇒ Traffic Count: 34,400

(just before split into  
Rtes 2 & 11)

⇒ Multi-Family approx.  
138 units, Grocery,  
Retail, Hotel Office, Flex  
(proposed site plans  
attached)

# LYMAN

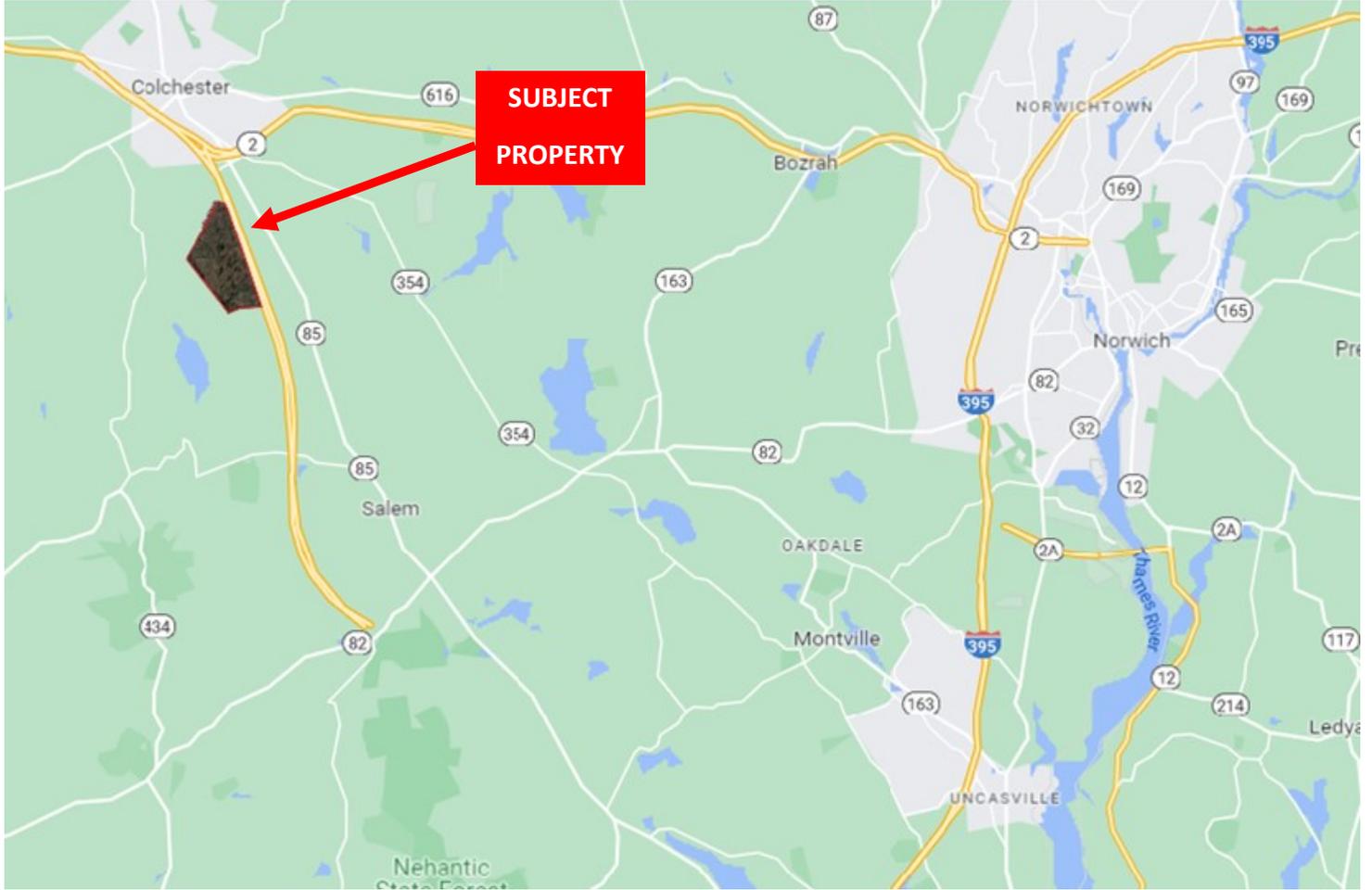
**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

### RON LYMAN

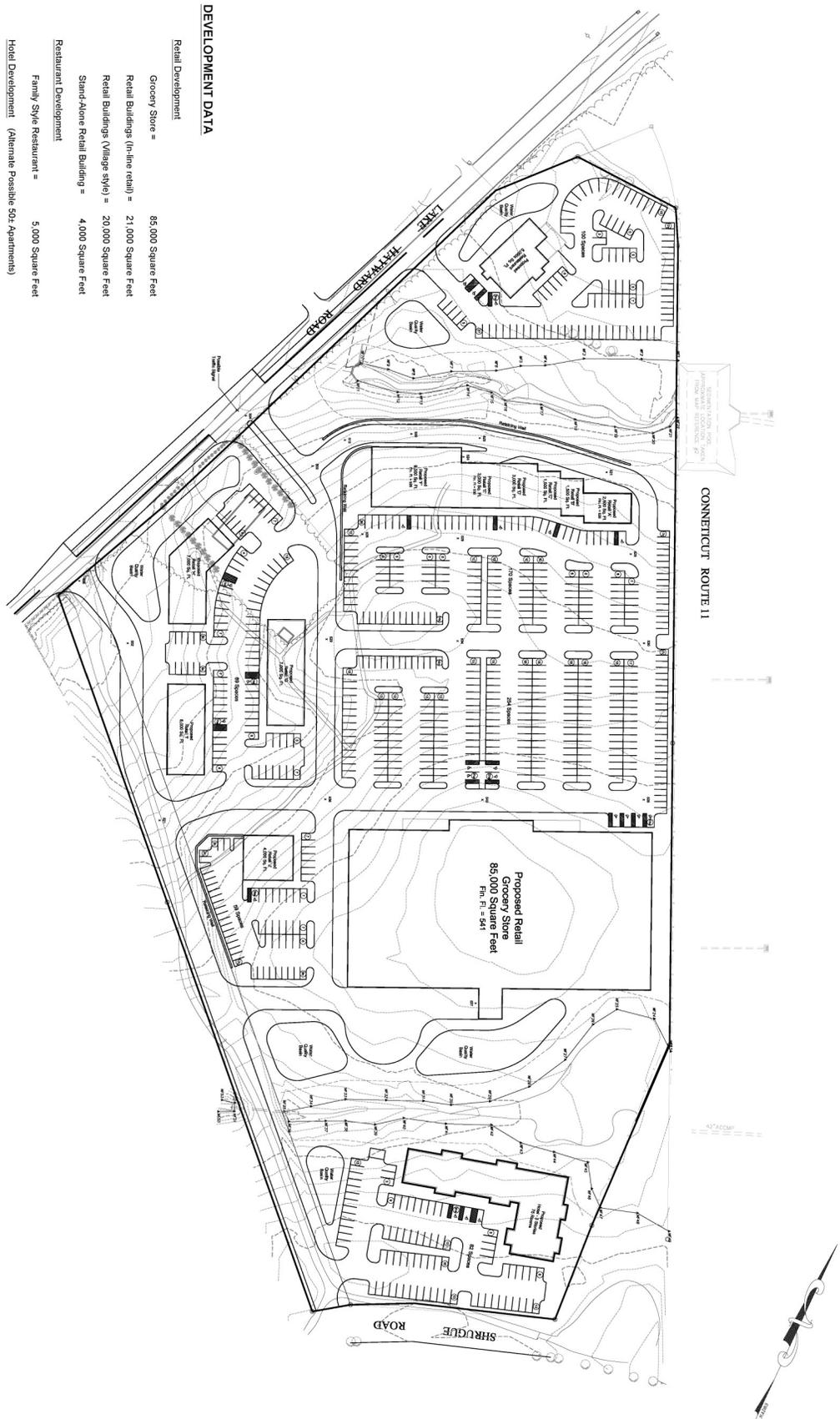
Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x1 Office  
860-884-4666 Cell  
ronl@lymanre.com

## AREA MAP



<b>Demographics</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	479	5,473	15,590
<b>Total Households</b>	187	2,178	6,151
<b>Average Household Income</b>	\$130,761	\$114,605	\$113,659

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.

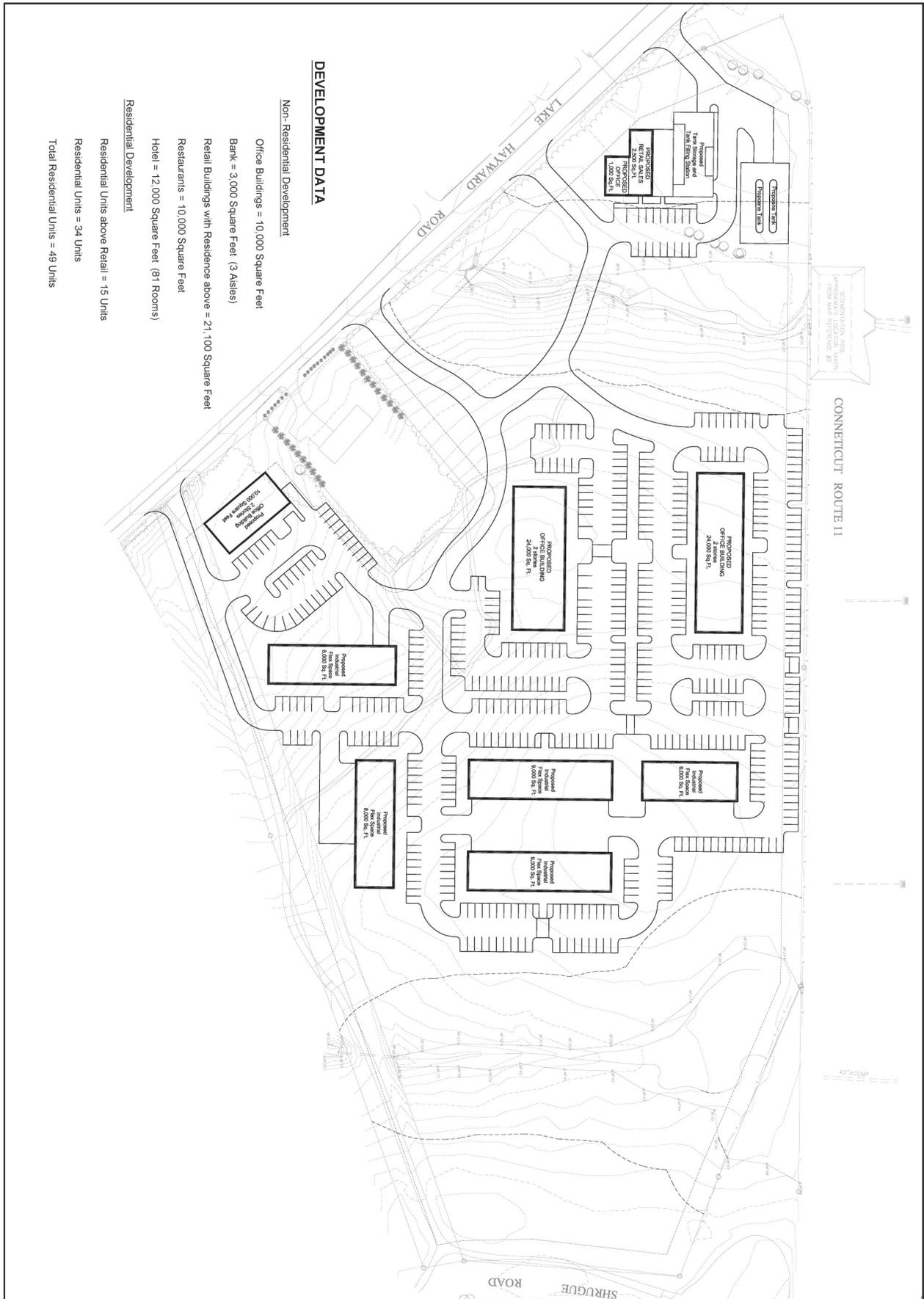


**DEVELOPMENT DATA**

- Retail Development**
- Grocery Store = 85,000 Square Feet
- Retail Buildings (In-line retail) = 21,000 Square Feet
- Retail Buildings (Village style) = 20,000 Square Feet
- Stand-Alone Retail Building = 4,000 Square Feet
- Restaurant Development**
- Family Style Restaurant = 5,000 Square Feet
- Hotel Development (Alternate Possible 50+ Apartments)
- Hotel = 75 Rooms
- Proposed Parking**
- Retail Parking = 572 Spaces
- Restaurant Parking = 100 Spaces
- Hotel Parking = 84 Spaces
- Total Proposed Parking = 756 Spaces

<b>PD-1</b>	<b>PRELIMINARY MASTER PLAN</b> <small>prepared for</small> <b>BOB MCGOVERN</b> LAKE HAYWARD ROAD COLCHESTER, CONNECTICUT	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Description										<b>F. A. Hesketh &amp; Associates, Inc.</b> 6 Creamery Brook, East Cranby, CT 06026 • 146 N W Broad Street, Southern Pines, NC 28387 Phone (860) 653-8000 • Fax (860) 844-8600 • Phone (910) 692-2844 Fax (910) 692-3356 <small>City &amp; Traffic Engineers • Surveyors • Planners • Landscape Architects • www.fahesket.com • info@fahesket.com</small>
	No.	Date	Description												
Date: 01-29-2014 Drawn by: KLL Job no.: 08146 Scale: 1" = 60' Checked by: DSZ Sheet no.: 1 OF 1															

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**DEVELOPMENT DATA**

- Non-Residential Development**
  - Office Buildings = 10,000 Square Feet
  - Bank = 3,000 Square Feet (3 Aisles)
  - Retail Buildings with Residence above = 21,100 Square Feet
  - Restaurants = 10,000 Square Feet
  - Hotel = 12,000 Square Feet (81 Rooms)
- Residential Development**
  - Residential Units above Retail = 15 Units
  - Residential Units = 34 Units
  - Total Residential Units = 49 Units

<b>PD-2</b>	PRELIMINARY MASTER PLAN PREPARED FOR <b>DANIELS PROPANE, LLC</b> LAKE HAYWARD ROAD COLCHESTER, CONNECTICUT		Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01-08-09</td> <td>Area Map</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description	1	01-08-09	Area Map							<b>F. A. Hesketh &amp; Associates, Inc.</b> 6 Creamery Brook, East Granby, CT 06026 • 146 N W Broad Street, Southern Pines, NC 28387 Phone (860) 653-8000 • Fax (860) 844-9600 • Phone (910) 692-2844 • Fax (910) 692-3356 Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects • <a href="http://www.fahsketh.com">www.fahsketh.com</a> • <a href="mailto:info@fahsketh.com">info@fahsketh.com</a>
	No.	Date	Description													
1	01-08-09	Area Map														
Date: 12-12-08 Scale: 1" = 50' Checked by: <i>DZG</i>	Drawn by: <i>KLL</i> Job no: 08146 Sheet no: 1 OF 1															





