

# 3.36 Commercial Acres @ Traffic Light Near Mohegan Sun

## 2268 ROUTE 32, MONTVILLE, CT

**FOR SALE:  
\$998,000**



- Retail Assemblage
- Acres: 3.36 Total
- At traffic-lighted Intersection
- Public Water & Sewer
- Frontage: 412 Ft.
- Zone: C-1 Commercial
- Taxes: \$23,716 (all)
- Traffic Count: 19,600
- 0.2 mile from Route 2A Exit 5
- Easy access to I-395 Exit 9 to 2A
- 2 miles to Rte 12, Preston
- 1 mile to Mohegan Sun Resort & Casino
- Full size A-2 survey and concept plans furnished upon request

# LYMAN

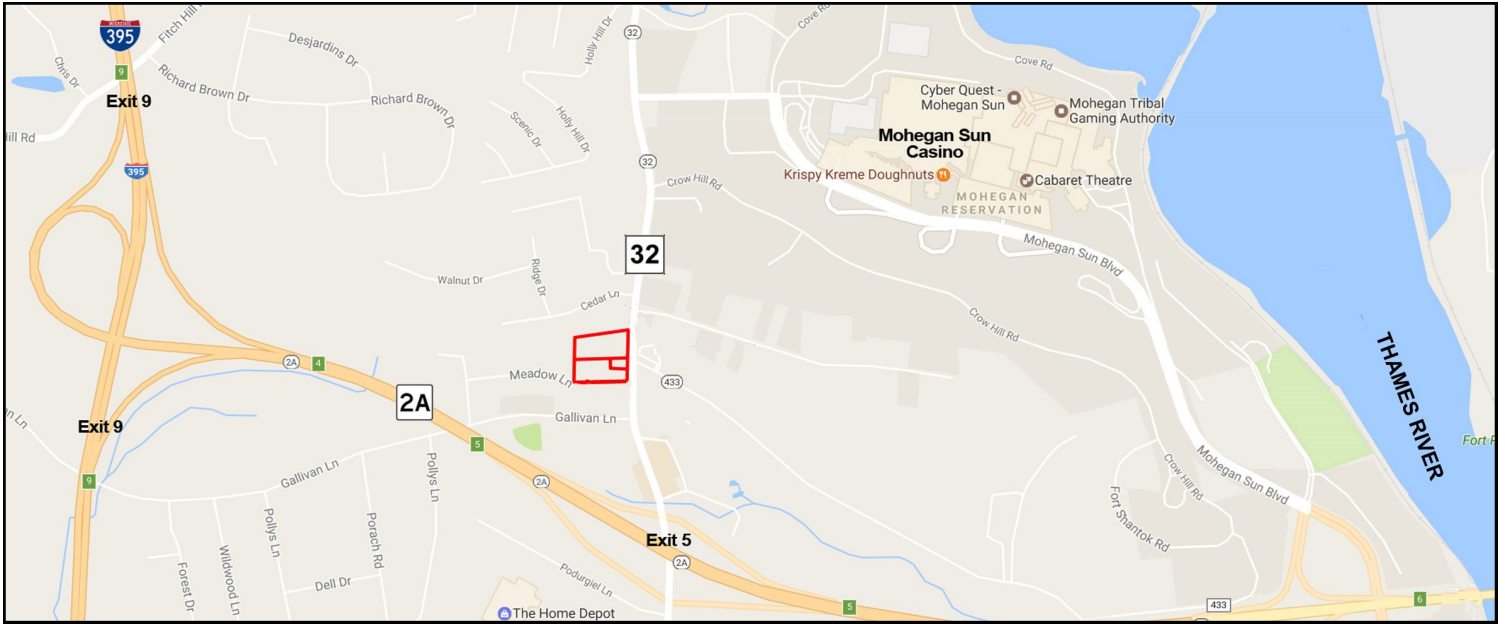
**REAL ESTATE BROKERAGE & DEVELOPMENT**

[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





| Demographics             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Total Population         | 2,374    | 24,256   | 55,993   |
| Total Households         | 834      | 9,059    | 21,614   |
| Average Household Income | \$82,292 | \$73,116 | \$75,095 |

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.

|          |                                    |
|----------|------------------------------------|
| DATE     | DESCRIPTION                        |
| 11/27/03 | ISSUED TO BOARD OF SELECTMEN       |
| 1/17/04  | REVISED PER TOWN ENGINEER COMMENTS |
| 2/11/04  | REVISED PER TOWN ENGINEER COMMENTS |
| 3/10/04  | REVISED PER TOWN ENGINEER COMMENTS |

Drawn by: SWS  
 Checked by: MGR  
 Scale: 1"=30'  
 Date: 09/20/2003

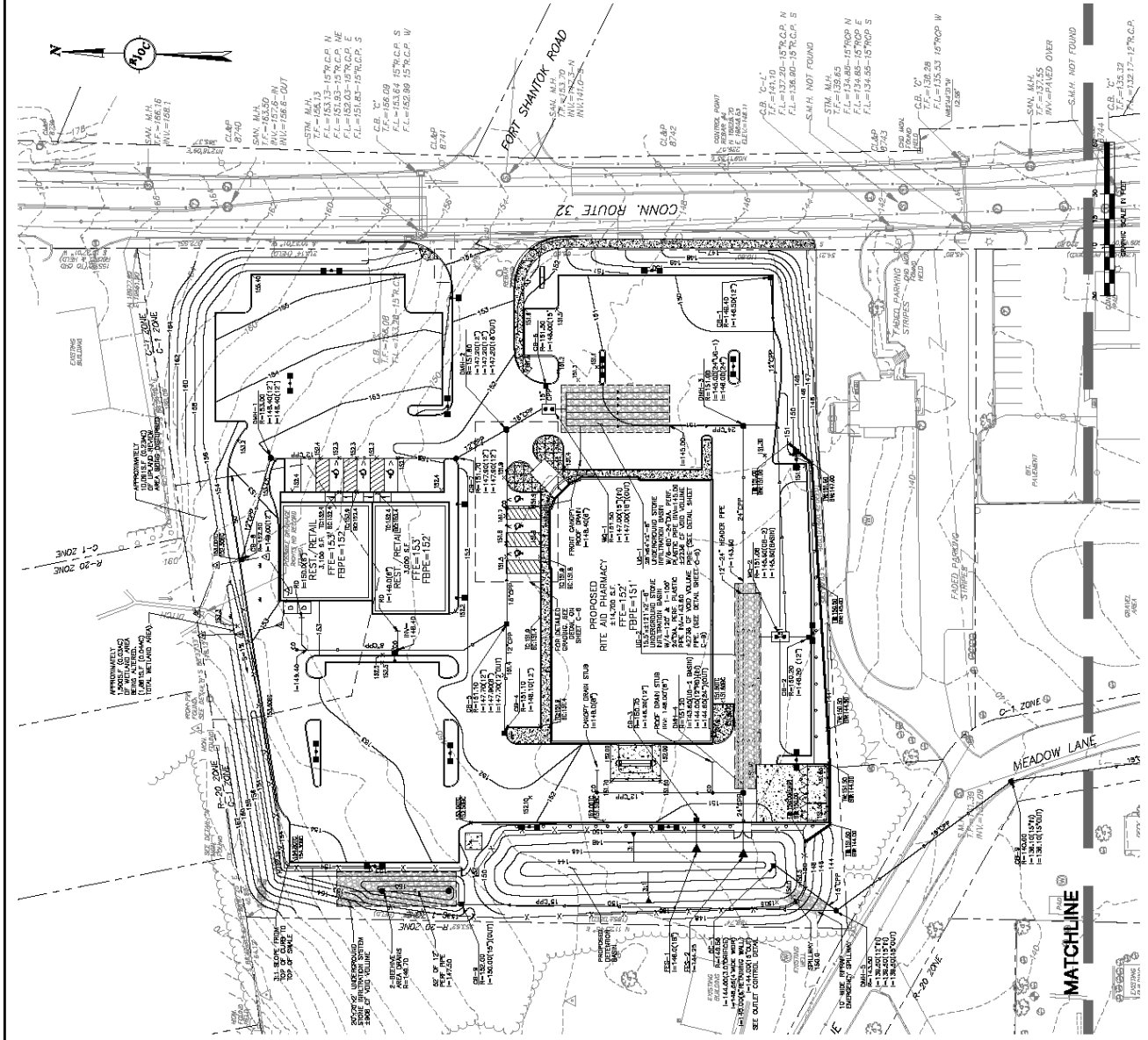
Prepared by:  
 MARK S. SHURMAN, TRUSTEE  
 SHIPMAN, SORENSEN, RANDICH  
& MARSH, LLC  
 250 WEST MAIN STREET  
 FERRISBURGH, CT 06032  
 PHONE (860) 696-1701  
 FAX (860) 696-1770

Prepared by:  
**RIOCONNELL & ASSOCIATES, INC.**  
 80 MONTVILLE AVENUE  
 STORBRIDGE, MA 02186  
 FAX: 781-378-0173

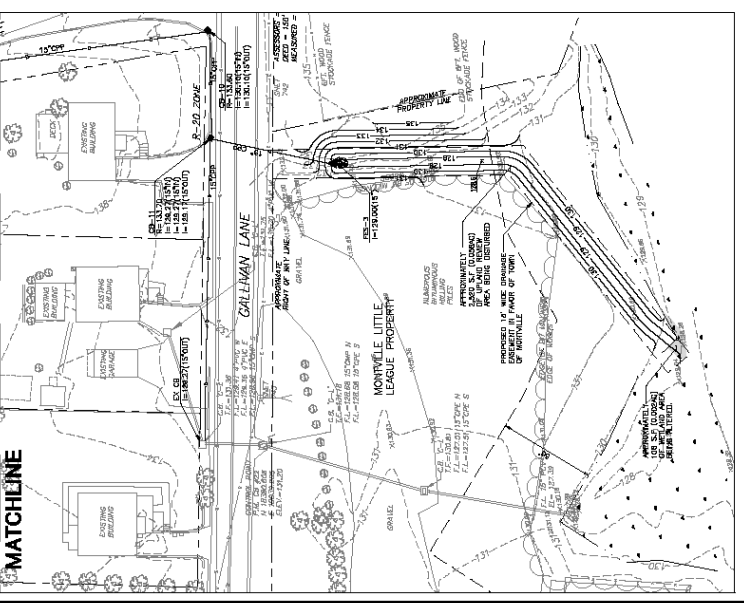
PROJECT TITLE:  
**2268-2264 ROUTE 32  
 MONTVILLE, CT**

DRAWING TITLE:  
**GRADING AND  
 DRAINAGE PLAN**

DRAWING NO.:  
**C-3**  
 Project No.: 06034  
 DATE: 09/20/03 BY: H.L. COVATTA & ASSOCIATES, INC.



- GRADING & DRAINAGE NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MONTVILLE AND THE STATE OF CONNECTICUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MONTVILLE AND THE STATE OF CONNECTICUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MONTVILLE AND THE STATE OF CONNECTICUT.
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- BUILDING PAD PREP NOTES**
1. THE CONTRACTOR SHALL DELIVER THE FINAL BUILDING ELEVATION AT TWENTY (20) INCHES BELOW FINISH FLOOR ELEVATION TO ALLOW FOR A 2" TOLERANCE IN THE CONSTRUCTION OF THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MONTVILLE AND THE STATE OF CONNECTICUT.
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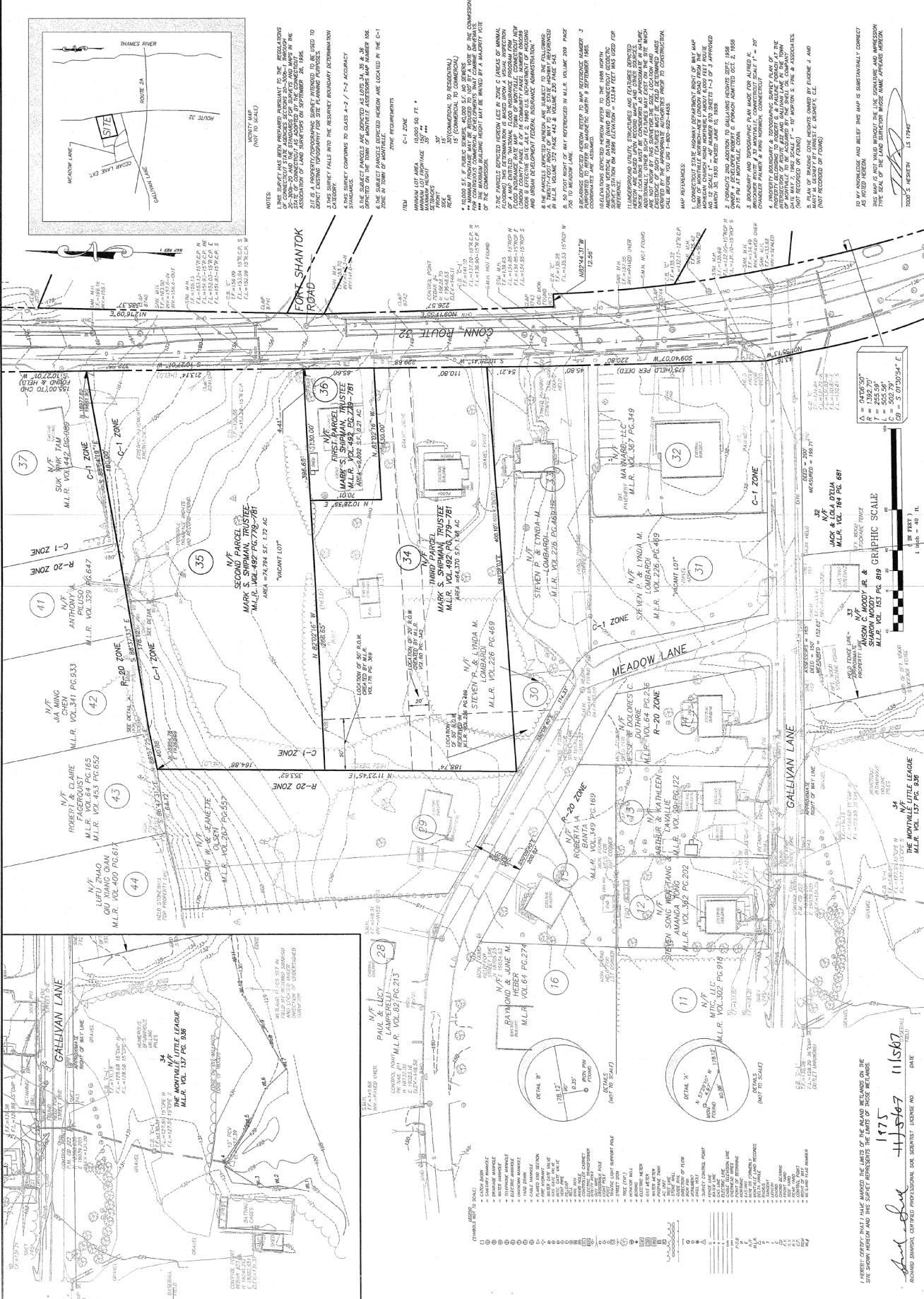




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R.L. O'CONNELL & ASSOCIATES, INC.  
 PROPERTY/TOPOGRAPHIC SURVEY  
 CONN. ROUTE 32  
 MONTVILLE, CONNECTICUT  
 DATE: 09-10-07  
 DRAWN BY: CAD  
 CHECKED BY: TSW  
 SHEET NO.: 1 OF 2

F.A.H. F. A. Heeketh & Associates, Inc.  
 5 C. Keeney Brook, East Cheshire, CT 06028  
 Phone: (860) 653-8000  
 Fax: (860) 653-8000  
 e-mail: fah@fahsurvey.com



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 I HAVE MADE THIS MAP WITHOUT THE LITE SIGNATURE AND IMPRESSION OF THE SEAL OF A REGISTERED PROFESSIONAL SURVEYOR.  
 TERRY S. HEKETH 12 17947

MAP REFERENCES:  
 1. CONNECTICUT STATE DEPARTMENT OF HIGHWAYS, ROAD MAP OF CONNECTICUT, 1996 EDITION, PLATE 1, 2, 3, 4, APPROVED MARCH 28, 1996.  
 2. CONNECTICUT DEPARTMENT OF TRANSPORTATION, STATE ROAD MAP, 2005 EDITION, PLATE 1, 2, 3, 4, APPROVED MARCH 28, 1996.  
 3. CONNECTICUT DEPARTMENT OF TRANSPORTATION, STATE ROAD MAP, 2005 EDITION, PLATE 1, 2, 3, 4, APPROVED MARCH 28, 1996.  
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GRAPHIC SCALE  
 1" = 40' FT.  
 1" = 100' FT.  
 1" = 200' FT.  
 1" = 400' FT.  
 1" = 800' FT.  
 1" = 1600' FT.

1175  
 111567  
 111567

REGISTERED PROFESSIONAL SURVEYOR LICENSE NO. 111567  
 TERRY S. HEKETH

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