

"TO BE BUILT" SHOPPING CENTER



1200 SOUTH MAIN STREET
Waterbury, Connecticut 06706

- * 29,000 SF +/- and 2 pad sites w/drive-thru on 4 level acres
- * Square footage could be dramatically increased by adding a second level
- * 105,000 population within 5 miles
- * Blue collar neighborhood
- * Have experienced builder & financing in place
- * Site plans & demographics available.
For a tour of Waterbury:
www.waterburyregion.com
- * Photo above is an example of a proposed strip center

For further information, call

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**COLDWELL
BANKER
COMMERCIAL**

SCALZO - TOM HILL GROUP

ZONING CHART (CG)

| REGULATION | REQUIRED | PROPOSED |
|------------------|--------------|--------------------------------|
| LOT SIZE | 6,000 S.F. | 194,290 S.F. |
| LOT WIDTH | 60' | 440' |
| SET BACKS | | |
| FRONT | 15' | 100' |
| CG SIDE - RT 4 | 0' | 24' |
| REAR | NR | NR |
| OPEN SPACE | | |
| BUILDING HEIGHT | 5 STORY/60' | 1 STORY/30' |
| LOT COVERAGE | 50% | 13.6% |
| PARKING REQUIRED | 5/1,000 S.F. | 6.5/1,000 S.F. (187 SPACES) |
| LOADING | 2 SPACES | 2 SPACES |



1200 SOUTH MAIN STREET WATERbury, Ct N →



VICINITY MAP
SCALE: 1" = 1000'