

REGIONS COMMERCIAL, LLC EXCLUSIVELY PRESENTS:

23 North Main Street Marlborough, CT 06447

DEVELOPMENT OPPORTUNITY FOR SALE: \$349,000



Land Size: 1.2684 acres

Zoning: VCD1



Stephanie Romano

Regions Commercial, LLC

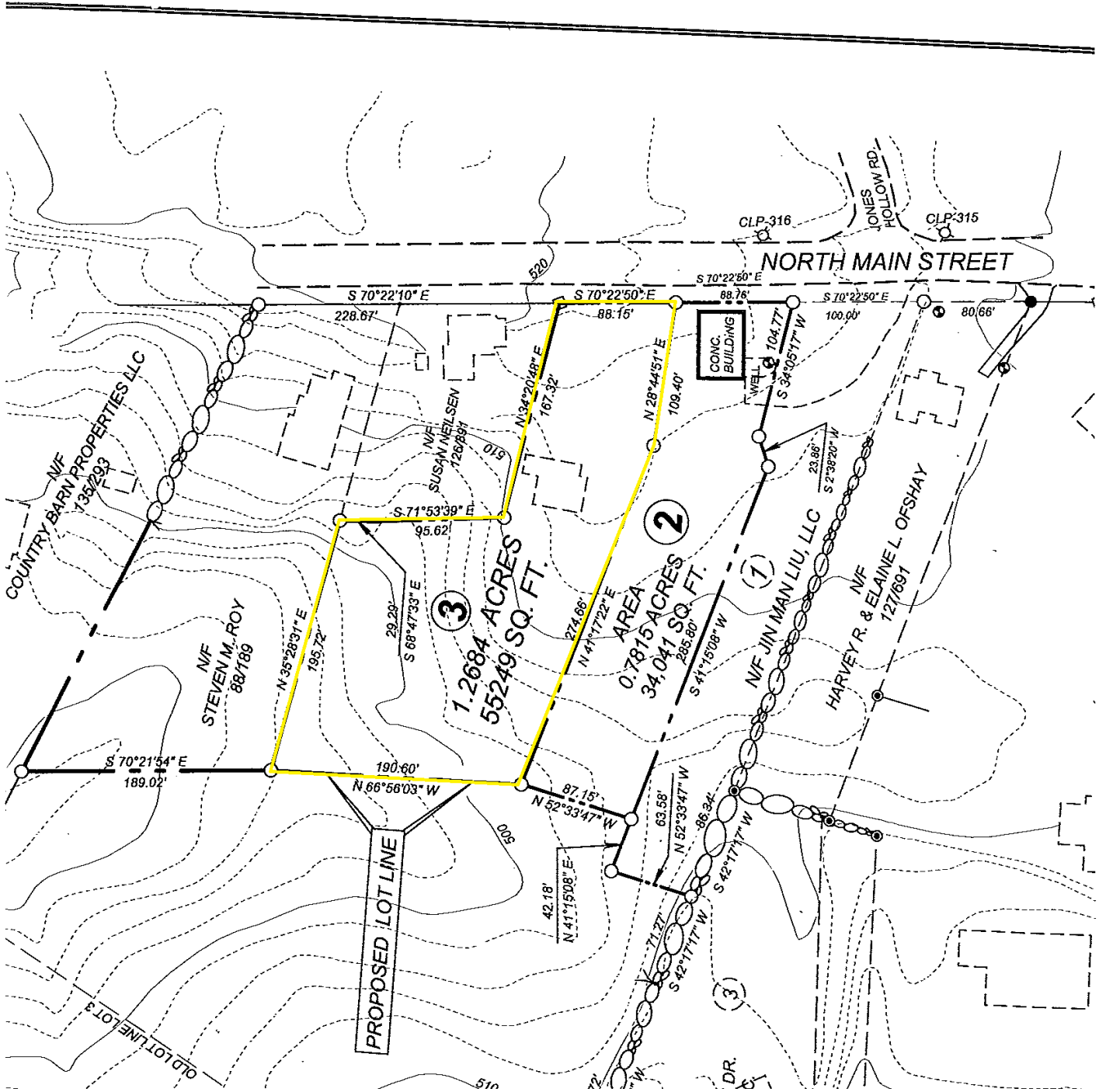
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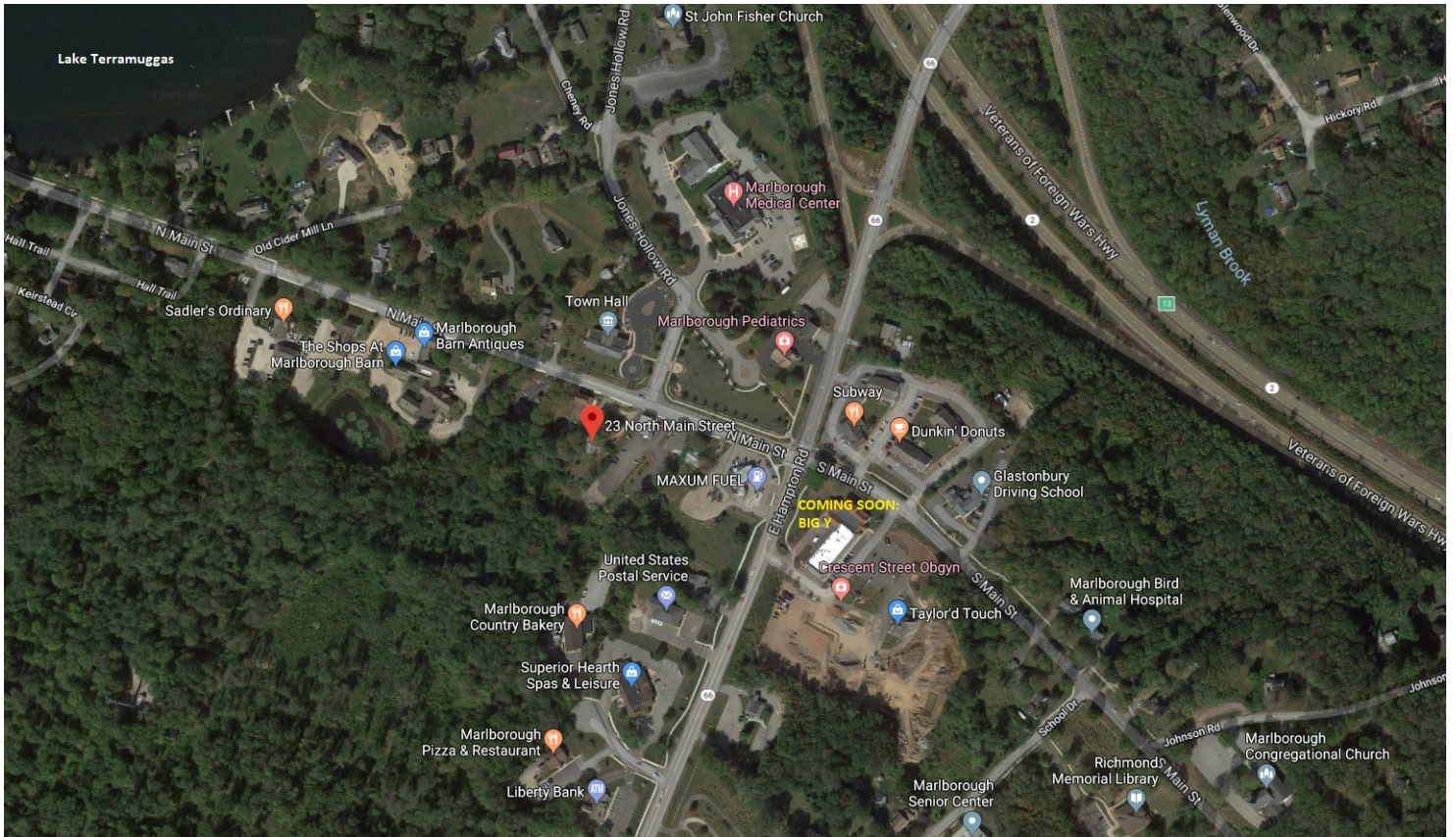
Stephanie@RegionsCommercial.com

- North Main Street is a burgeoning downtown, with an upcoming retail presence. The building is a minute walk away from the new Big Y plaza, transforming the downtown area to a retail hub.
- The parcel is entirely useable, as it lays out of the wetlands zone from the neighboring parcel.
- Perfectly located for any major regional travel. The building is directly off of Route 2, the major artery of Southeastern Connecticut. The property sits less than 20 minutes to Hartford and less than an hour to Rhode Island.

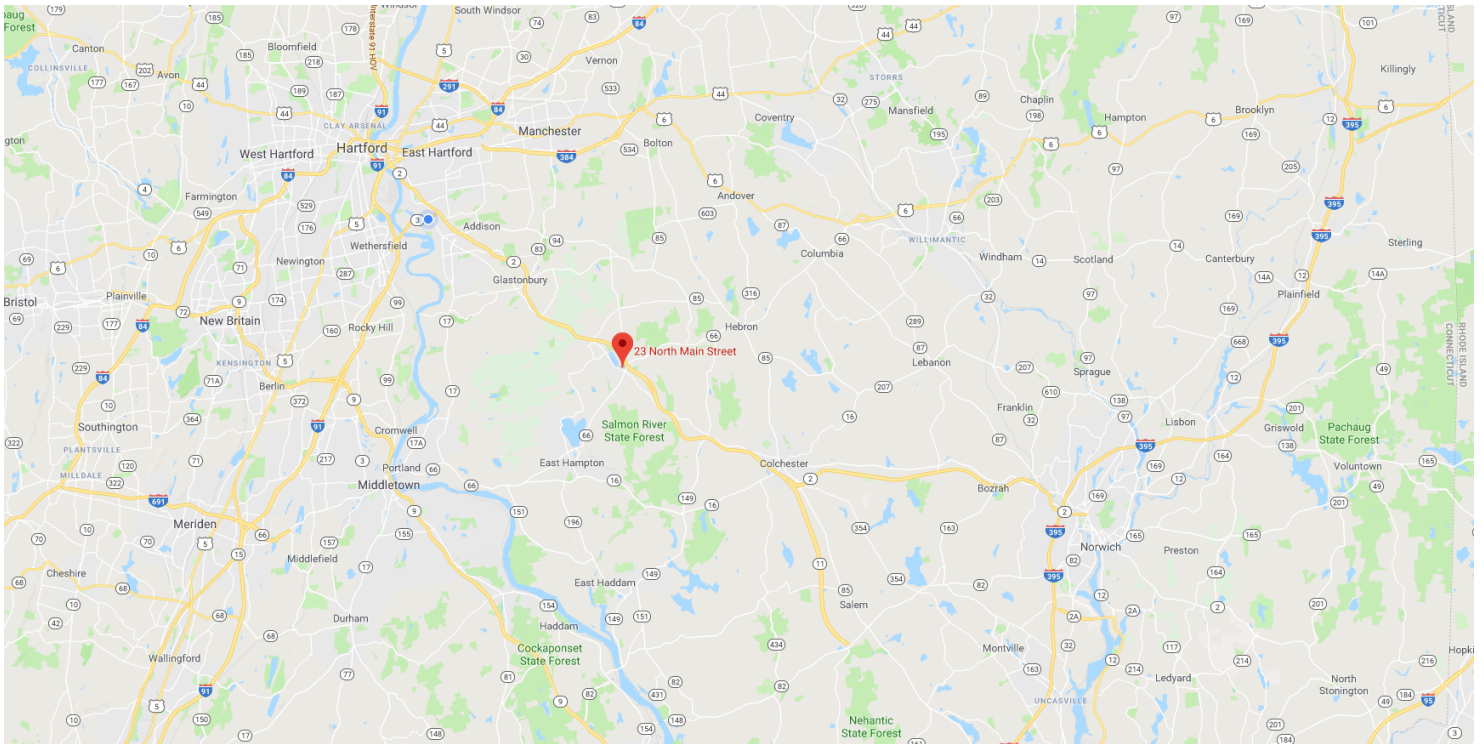
Lot Lines



Local Map



Regional Map



Village Center District Regulations

9/18/2018

Town of Marlborough, CT Village Center District Regulations

Chapter 340 Zoning

Article IX: Village Center District Regulations

[Amended 5-5-2011, effective 6-4-2011]

§ 340-9.1 Purpose.

The purposes of the Village Center District (VCD) are to:

- A. Promote the Village Center as the economic and civic hub of Marlborough.
- B. Encourage mixed-use, compact and unified land development.
- C. Create a pedestrian-friendly environment, while providing convenient access to businesses.
- D. Provide for a variety of housing types at higher densities than allowed in other districts.
- E. Establish developments that evoke the feeling of a traditional New England village in design and architecture.

§ 340-9.2 Principles.

All development in the VCD shall be designed to comply with the following principles:

- A. Properties will be developed in such a way as to reduce the dominance of motor vehicles. A new street network within the Village Center will reduce highway orientation and promote traditional neighborhood-style development.
- B. Properties within the VCD will be linked to encourage physical activity and social interaction. A sidewalk system will extend throughout the Village Center District, and greenways along natural resource corridors will be created.
- C. Development will protect important natural resources, especially surface water and groundwater. All stormwater will be managed in accordance with best management practices and the Connecticut DEEP Water Quality Manual to minimize contamination risks.
- D. Buildings will be placed at or close to the edge of sidewalks and will provide pedestrian-scaled facades at street level to encourage walking. A mixture of uses will be provided within and among buildings to further promote pedestrian activity.
- E. Development will be coordinated to the greatest extent feasible to promote a unified form. Collaboration on development proposals will be encouraged, and infrastructure and streetscape improvements will be coordinated.
- F. Architecture will emphasize doorways, windows at street level, facade details and articulation at a scale that enhances the pedestrian environment.

§ 340-9.3 Subdistricts.

In order to organize land uses into neighborhood-type development, the VCD is further divided into the following subdistricts, each of which shall be deemed to be a zoning district but governed by those provisions of this chapter that are applicable to all Village Center Districts:

- A. VCDZ 1 - Commercial Core. This subdistrict serves as the commercial center of the village, and therefore allows the greatest mix of uses while enhancing those sites and uses to the greatest extent feasible.
- B. VCDZ 2 - Commercial Center. This subdistrict is intended to allow for the expansion of commercial uses in a scale and form that is compatible with existing uses.
- C. VCDZ 3 - Limited Institutional. This subdistrict encompasses the current Town Hall and a medical facility and is intended to continue to support institutional uses appropriately scaled to existing conditions.
- D. VCDZ 4 - Institutional. This subdistrict is intended for public institutional uses of a scale and nature that are compatible with existing institutions, including the elementary school, library, senior center and Congregational Church.
- E. VCDZ 5 - Residential. This subdistrict is intended to encourage residential development at a density that will help to support the adjacent commercial center and core and not typically allowed elsewhere in Marlborough.

§ 340-9.4 Permitted uses.

- A. Permitted uses in VCDZs are shown in Table 1, Permitted Uses. Any permitted use in the VCDZ shall require special permit approval, as specified in § 340-5.1 of this chapter. In VCDZ 1 and VCDZ 2, mixed uses are permitted.
- B. When the Commission approves a special permit use in any VCDZ, there shall be no change of any such use to a different use without further review in accordance with Article V of this chapter.
- C. Accessory uses are permitted in conjunction with the issuance of a special permit for the principal use, but only to the extent of the type, size and character of such accessory uses as may be specified in the special permit application and any amendment thereto.

<https://ecode360.com/29253408>

1/9

Village Center District Regulations

9/18/2018

Town of Marlborough, CT Village Center District Regulations

**Table 1
Permitted Uses**

Key:

Y = Allowed by special permit unless otherwise indicated

N = Not permitted

	VCDZ 1	VCDZ 2	VCDZ 3	VCDZ 4	VCDZ 5
Residential					
Multifamily garden apartments or quadruplex	N	N	N	N	Y
Village Center Residential Cluster Planned Development	N	N	N	N	Y
Village Center Residential Cluster Subdivision	N	N	N	N	Y
Mixed-use residential housing - upper stories only	Y	Y	N	N	Y
Minor home occupation - in accordance with § 340-6.2l	N	N	N	Y	Y
Commercial					
Business and professional offices	Y	Y	N	N	N
Retail sales and service establishments	Y	Y	N	N	N
Beauty salons and barbershops	Y	Y	N	N	N
Financial institutions	Y	Y	Y	N	N
Grocery stores	Y	Y	N	N	N
Convenience stores	Y	Y	N	N	N
Medical and dental clinics	Y	Y	Y	N	N
Restaurants and cafes	Y	Y	N	N	N
Fast-food restaurants	N	N	N	N	N
Bakeries	Y	Y	N	N	N
Laundry, dry cleaners - limited to pickup and delivery	Y	Y	N	N	N
Funeral homes	N	Y	Y	N	N
Athletic clubs	Y	Y	N	N	N
Inns and bed-and-breakfast operations	Y	Y	Y	N	N
Wholesale businesses, sales offices and sample rooms	N	Y	N	N	N
State-licensed child day-care center or group day-care homes	N	N	N	Y	N
Adult day care	N	N	N	Y	N
Alcohol liquor sales	Y	Y	N	N	N
Drive-through facilities - for bank or pharmacy use only; direct access to and from principal arterials prohibited	Y	Y	Y	N	N
Institutional					
Public utility installations needed for public convenience	Y	Y	Y	Y	Y
State and federal government buildings	Y	Y	Y	Y	N
Municipal facilities and uses	Y	Y	Y	Y	Y
Rest homes, convalescent homes and hospitals	N	Y	Y	Y	N
School/public bus shelters	Y	Y	Y	Y	Y

§ 340-9.5 Prohibited uses.

Any use not listed or designated as a permitted use in the VCD is expressly prohibited.

§ 340-9.6 Height, area and yard requirements.

A. VCD 1, VCD 2, VCD 3 and VCD 4 Subdistricts.

(1) Lot size: minimum 20,000 square feet.

(2) Lot frontage: minimum 100 feet.

(3) Required yard.

(a) All buildings fronting principal arterials or collector streets (Route 66 and North and South Main Streets):

<https://eocode360.com/20253408>

2/9

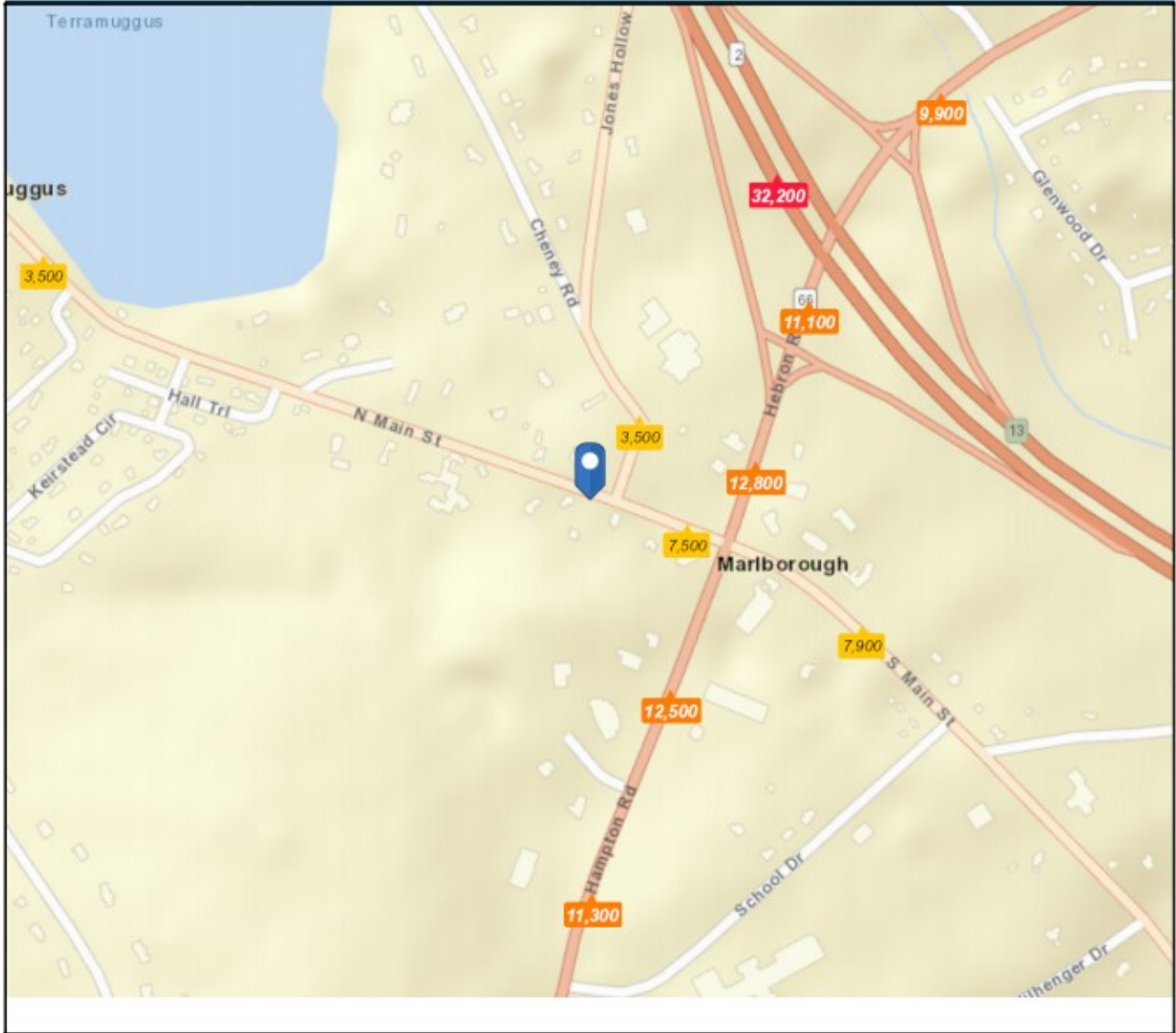
Demographics



Traffic Count Map - Close Up

25 N Main St, Marlborough, Connecticut, 06447
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 41.63208
 Longitude: -72.46166



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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Demographics



Executive Summary

25 N Main St, Marlborough, Connecticut, 06447
Rings: 3, 5, 10 mile radii

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Latitude: 41.63208
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	3 miles	5 miles	10 miles
Population			
2000 Population	7,273	20,254	120,756
2010 Population	8,153	23,325	128,681
2018 Population	8,123	23,245	130,292
2023 Population	8,105	23,180	130,879
2000-2010 Annual Rate	1.15%	1.42%	0.64%
2010-2018 Annual Rate	-0.04%	-0.04%	0.15%
2018-2023 Annual Rate	-0.04%	-0.06%	0.09%
2018 Male Population	49.4%	49.3%	48.7%
2018 Female Population	50.6%	50.7%	51.3%
2018 Median Age	45.0	44.5	45.1

In the identified area, the current year population is 130,292. In 2010, the Census count in the area was 128,681. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 130,879 representing a change of 0.09% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	92.7%	92.7%	87.9%
2018 Black Alone	1.8%	1.4%	3.5%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2018 Asian Alone	2.8%	3.1%	4.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.7%	0.6%	1.7%
2018 Two or More Races	1.9%	2.0%	2.1%
2018 Hispanic Origin (Any Race)	4.0%	4.3%	6.3%

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,606	7,297	44,954
2010 Households	2,971	8,526	49,550
2018 Total Households	2,951	8,480	50,106
2023 Total Households	2,940	8,442	50,300
2000-2010 Annual Rate	1.32%	1.57%	0.98%
2010-2018 Annual Rate	-0.08%	-0.07%	0.14%
2018-2023 Annual Rate	-0.07%	-0.09%	0.08%
2018 Average Household Size	2.72	2.72	2.57

The household count in this area has changed from 49,550 in 2010 to 50,106 in the current year, a change of 0.14% annually. The five-year projection of households is 50,300, a change of 0.08% annually from the current year total. Average household size is currently 2.57, compared to 2.56 in the year 2010. The number of families in the current year is 35,630 in the specified area.



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	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$113,511	\$111,004	\$97,552
2023 Median Household Income	\$119,952	\$118,216	\$104,821
2018-2023 Annual Rate	1.11%	1.27%	1.45%
Average Household Income			
2018 Average Household Income	\$145,690	\$144,071	\$125,915
2023 Average Household Income	\$163,898	\$163,389	\$143,472
2018-2023 Annual Rate	2.38%	2.55%	2.65%
Per Capita Income			
2018 Per Capita Income	\$53,469	\$53,198	\$48,783
2023 Per Capita Income	\$60,011	\$60,200	\$55,508
2018-2023 Annual Rate	2.34%	2.50%	2.62%

Households by Income

Current median household income is \$97,552 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$104,821 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$125,915 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$143,472 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$48,783 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$55,508 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	2,732	7,631	47,268
2000 Owner Occupied Housing Units	2,292	6,269	35,859
2000 Renter Occupied Housing Units	314	1,028	9,096
2000 Vacant Housing Units	126	334	2,313
2010 Total Housing Units	3,168	9,040	52,730
2010 Owner Occupied Housing Units	2,688	7,567	40,600
2010 Renter Occupied Housing Units	283	959	8,950
2010 Vacant Housing Units	197	514	3,180
2018 Total Housing Units	3,206	9,108	53,625
2018 Owner Occupied Housing Units	2,606	7,338	39,645
2018 Renter Occupied Housing Units	345	1,142	10,461
2018 Vacant Housing Units	255	628	3,519
2023 Total Housing Units	3,239	9,228	54,600
2023 Owner Occupied Housing Units	2,602	7,325	39,897
2023 Renter Occupied Housing Units	338	1,117	10,403
2023 Vacant Housing Units	299	786	4,300

Currently, 73.9% of the 53,625 housing units in the area are owner occupied; 19.5%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 52,730 housing units in the area - 77.0% owner occupied, 17.0% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.75%. Median home value in the area is \$305,314, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.72% annually to \$332,510.



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