

454 Providence Road, Brooklyn, CT

2.32 Planned Commercial Near Walmart Super Center

FOR SALE

\$497,500

- ⇒ Acres: 2.32
- ⇒ Public Water, Sewer & Gas in Street
- ⇒ Frontage: 250 Ft.
- ⇒ Zone: PC
- ⇒ Taxes: \$5,617
- ⇒ Traffic Count: 13,100
- ⇒ At 4 Way Traffic Light and accessible from Walmart Entrance



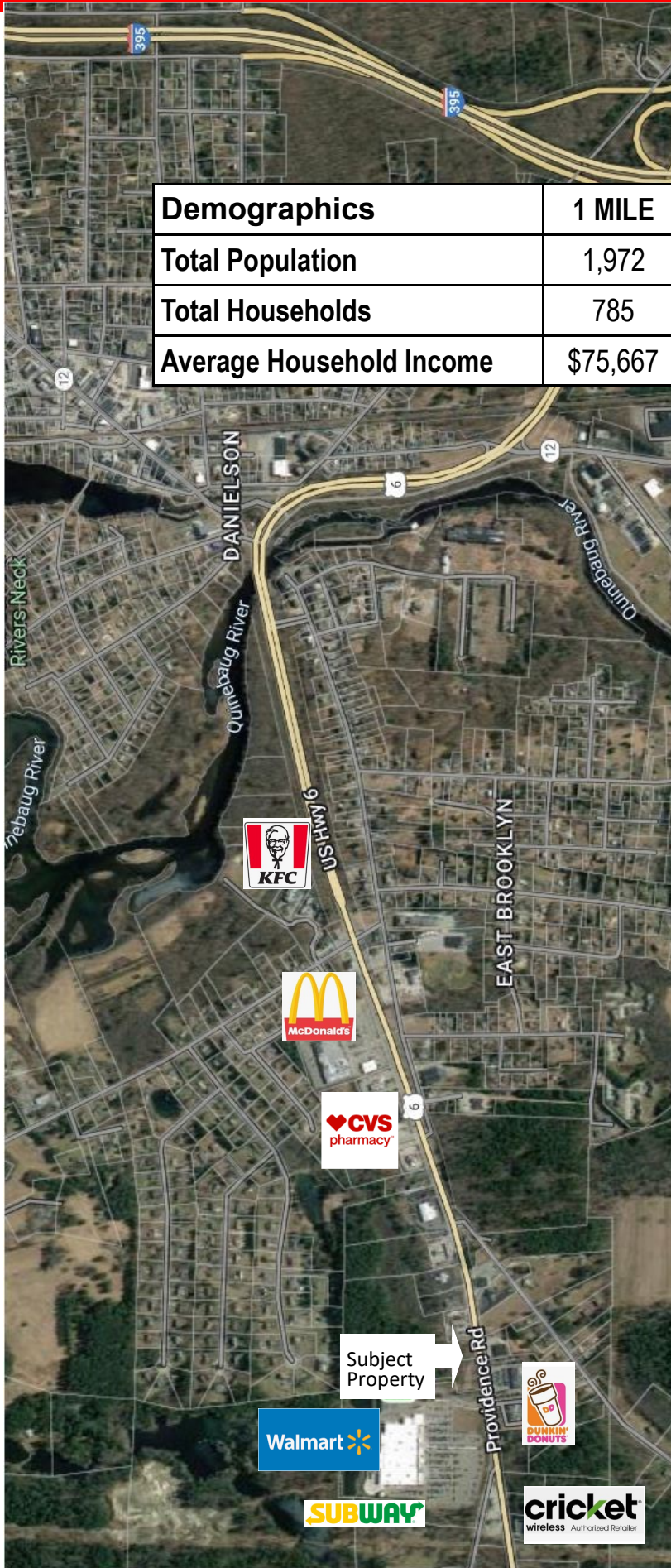
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

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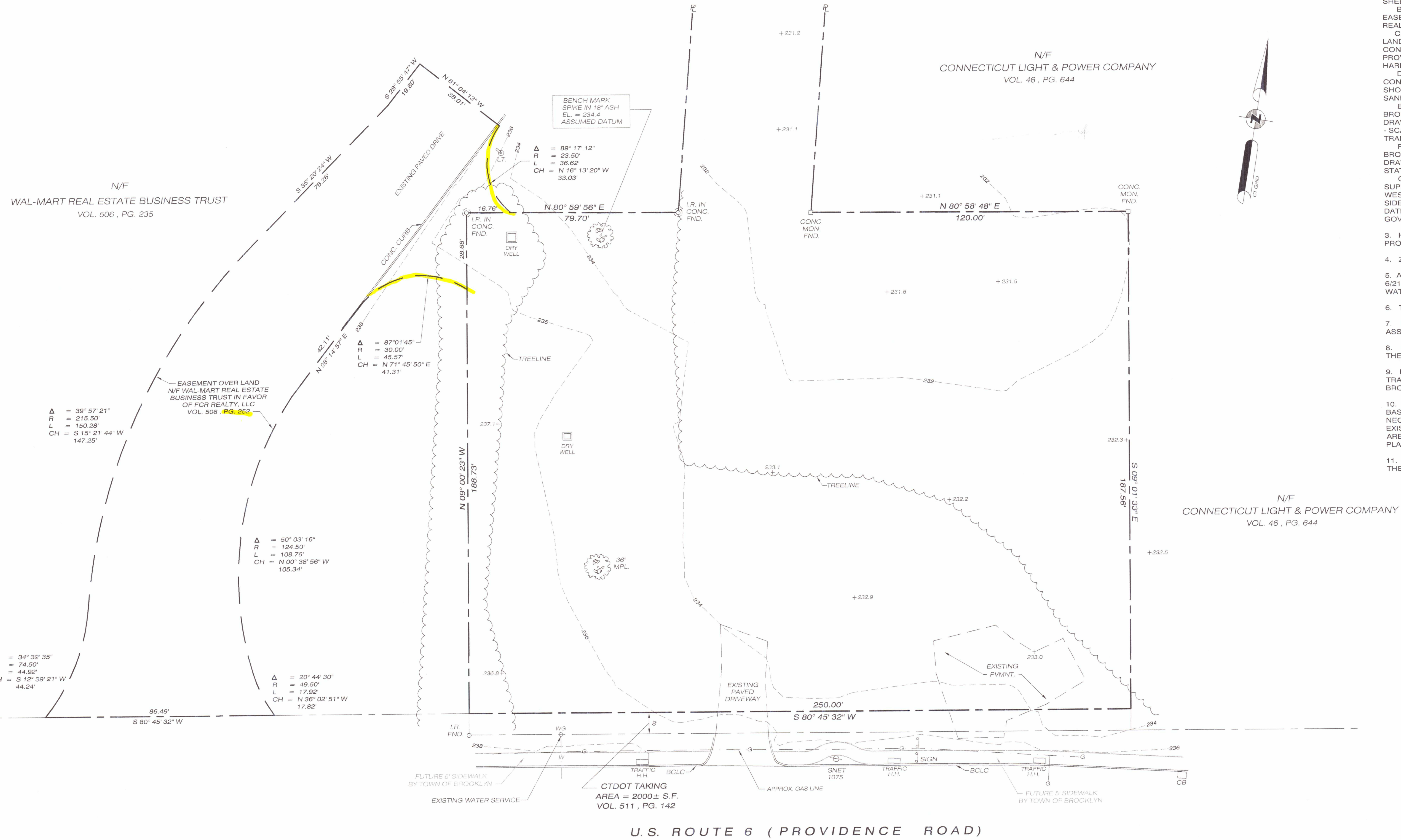


Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,972	14,873	25,925
Total Households	785	5,790	9,832
Average Household Income	\$75,667	\$73,845	\$81,282



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS "T-2". PROPERTY LINES DEPICTED ARE BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "B". CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM IS ASSUMED. THE PURPOSE OF THIS MAP AND SURVEY IS TO DEPICT THE TOPOGRAPHY ON THE SUBJECT PROPERTY.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. (ALTA/ACSM LAND TITLE SURVEY) BOUNDARY SURVEY - WAL-MART SUPERCENTER - STORE NO. 5777-00, TOWN OF BROOKLYN, CONNECTICUT - SCALE: 1"=60' - DATE OF FIELD SURVEY: 11/28/07 - SHEET NO. 2 OF 2 - BY: CPH
 - B. EXHIBIT B - EASEMENT SURVEY - TOWN OF BROOKLYN - EASEMENT FROM WAL-MART REAL ESTATE BUSINESS TRUST TO FCR REALTY, LLC - SCALE: 1"=40' - FEBRUARY 2012 - BY: CPH
 - C. RIGHT OF WAY SURVEY - TOWN OF BROOKLYN - MAP SHOWING LAND ACQUIRED FROM FCR REALTY, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION - US ROUTE 6 - PROVIDENCE ROAD - SCALE: 1"=30' - OCTOBER 2011 - THOMAS A. HARLEY, P.E. - BY: CPH
 - D. THE CONNECTICUT LIGHT & POWER COMPANY - BERLIN, CONNECTICUT - JOB: DANIELSON SERVICE CENTER - TITLE PLAN SHOWING LAND TO BE ACQUIRED FROM WALTER E. & VIOLET J. SANDHOLM, TOWN OF BROOKLYN - SCALE: 1"=100' - DATE: 7-5-71
 - E. RECONSTRUCTION OF U.S. ROUTE 6 - BROOKLYN, CT. - TOWN: BROOKLYN - DRAWING TITLE: PLAN SHEET - PROJECT NO: 19-94 - DRAWING NO: RDP-15 - SHEET NO. 55 - 03/05/2003 ADDENDUM NUMBER 1 - SCALE: 1"=40' - STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.
 - F. RECONSTRUCTION OF U.S. ROUTE 6 - BROOKLYN, CT. - TOWN: BROOKLYN - DRAWING TITLE: PLAN SHEET - PROJECT NO: 19-94 - DRAWING NO: RDP-17 - SHEET NO. 57 - 29 MAY 2002 - SCALE: 1"=40' - STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.
 - G. ROUTE 6 SIDEWALK COMPLETION (FROM "WALMART SUPERCENTER" EAST PROPERTY LINE TO "CHUCKY'S FILLING STATION" WEST PROPERTY LINE) - TOWN: BROOKLYN, CT. - DRAWING TITLE: SIDEWALK LOCATION PLAN - SHEET NUMBER: SLP-1 - SCALE: 1"=5' - DATE: MAY 27, 2015 - BY: NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS, SYL PAULY, JR., P.E.
3. HIGHWAY LINE OF U.S. ROUTE 6 IS BASED ON COORDINATE VALUES PROVIDED BY CTDOT. NORTH REFERENCE IS BASED ON NAD1983.
4. ZONING DISTRICT: PC (PLANNED COMMERCIAL)
5. AS PER FIELD INVESTIGATION BY JOSEPH R. THEROUX, CPSS ON 6/21/2016, THIS SITE DOES NOT CONTAIN ANY WETLANDS OR WATERCOURSES.
6. TOTAL LOT AREA = 2.2± ACRES
7. SUBJECT PARCEL IS SHOWN AS MAP 41, LOT 10B OF THE BROOKLYN ASSESSOR'S RECORDS.
8. REFERENCE DEEDS: VOL. 401, PG. 121 AND VOL. 177, PG. 306 OF THE BROOKLYN LAND RECORDS.
9. REFERENCE IS MADE TO A REPORT OF THE CONNECTICUT STATE TRAFFIC COMMISSION RECORDED IN VOL. 494, PG. 182 OF THE BROOKLYN LAND RECORDS.
10. UNDERGROUND UTILITIES DEPICTED ARE APPROXIMATE LOCATIONS BASED ON EVIDENCE MARKED IN THE FIELD. THIS DOES NOT NECESSARILY INCLUDE ALL UNDERGROUND UTILITIES AND THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY LOCATIONS ARE TO BE FIELD VERIFIED PRIOR TO ANY USE OF THIS MAP FOR PLANNING OR CONSTRUCTION PURPOSES.
11. TOPOGRAPHY ALONG U.S. ROUTE 6 MAY CHANGE AS A RESULT OF THE SIDEWALK CONSTRUCTION.





- LEGEND**
- IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
 - EXISTING CONTOUR
 - + 237.5 EXISTING SPOT GRADE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Paul A. Terwilliger
 PAUL A. TERWILLIGER, L.S. NO. 70155

12/13/2017
 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TOPOGRAPHIC SURVEY		SURVEYING • MAPPING • PLOT PLANS	
PREPARED FOR			
FCR REALTY, LLC			
U.S. ROUTE 6 (PROVIDENCE ROAD)		154 SOUTH MAIN ST. BROOKLYN, CT 06234 860 774 6230	
BROOKLYN, CONNECTICUT		SHEET NO: 1 OF 1	
DATE: AUGUST 2016		REVISED:	
SCALE: 1" = 20'		12/13/2017 - HIGHWAY LINE	
			
JOB NO: 16026	F.B. NO: 215	DRAWN BY: P.A.T.	MAP NO: A-743