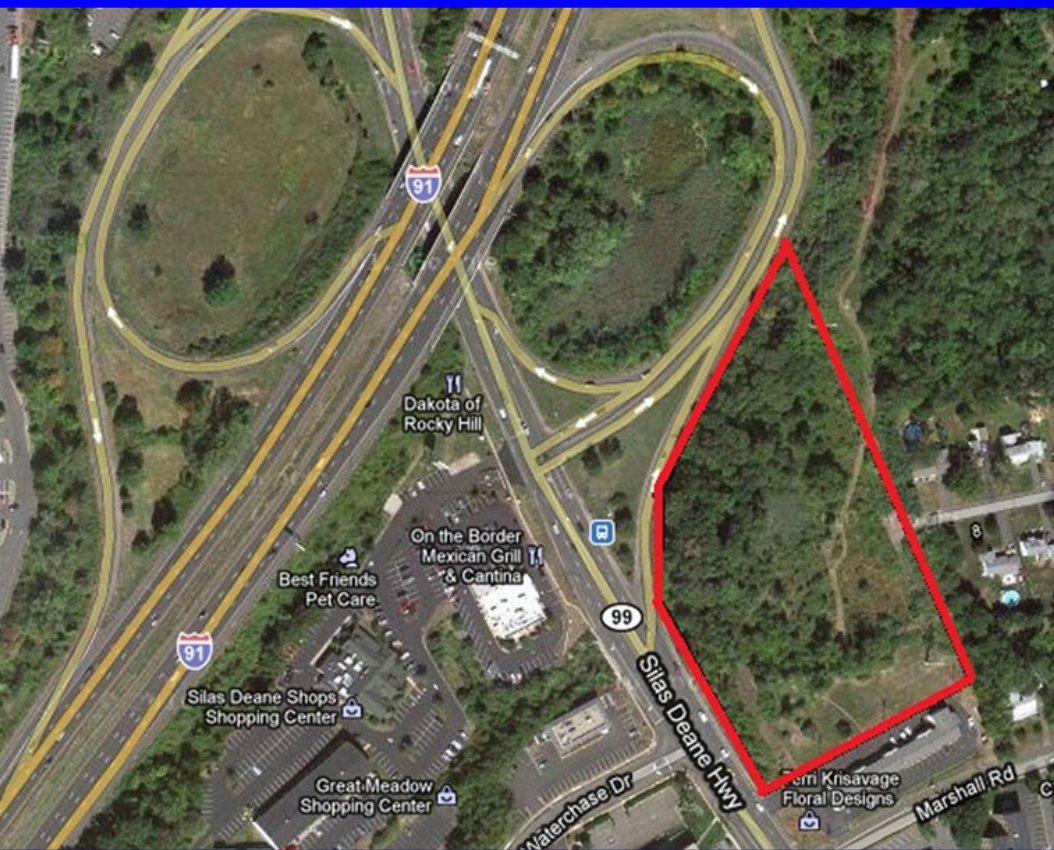


PROPOSED MULTI FAMILY, OFFICE, or SELF STORAGE

1610 Silas Deane HWY, Rocky Hill



FOR SALE \$3,965,000

- ⇒ 69 Apartments Concept Plans @ 23 per floor = 3 Floors, 111 propose parking spaces
- ⇒ 104 Unit Apartment Concept Plans @ 22 units per floor+ 5 floors, w/proposed 152 parking spaces
- ⇒ Medical office Concept Plan 32,000 SF with proposed 192 parking spaces
- ⇒ Office Concept Plan 45,000 SF with 181 parking places.
- ⇒ Self Storage Concept Plans 18,950 SF 3 floors @ 39,650 SF
- ⇒ Acres: 4.998
- ⇒ Public Water & Sewer
- ⇒ Zone: RC
- ⇒ Traffic Count: 22,100 on Silas Deane HWY, (Rte 99) 189,000 on I-91

Exit 24 off I-91

Visible from I-91

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

Lyman Real Estate
860-884-4666 Cell
860-887-5000 Office
ronl@lymanre.com

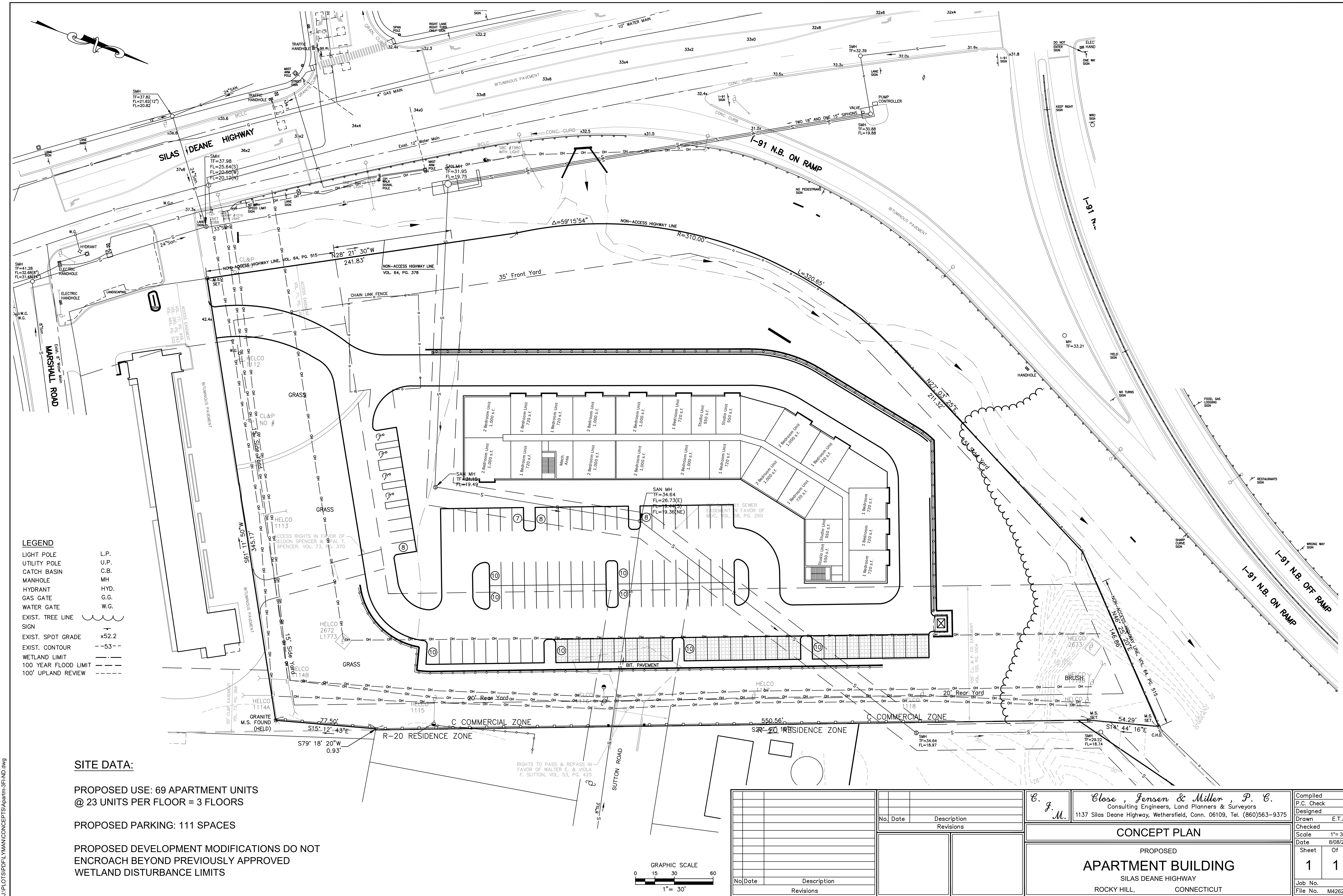
Max Lyman

860-876-7766
maxl@lymanre.com

The map displays Southern New England, with a yellow 'X' marking the location of 1610 Silas Dean Rocky Hill near East Hartford. Major cities shown include Hartford, Waterbury, New Haven, Bridgeport, and Stamford. The map features a network of highways, with a legend indicating that red lines represent US Highways and blue lines with red shields represent Interstate Highways. A scale bar at the bottom indicates distances in kilometers (0 to 50) and miles (0 to 50). The map is sourced from aolnow.com.

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.

J:\PLOTS\PD\FLYMAN\CONCEPTS\Aptm-3\FINAL.dwg



LEGEND

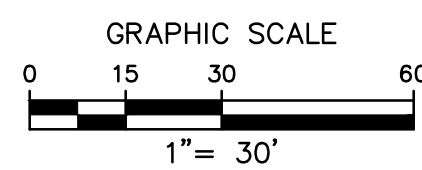
- | | |
|----------------------|--------|
| LIGHT POLE | L.P. |
| UTILITY POLE | U.P. |
| CATCH BASIN | C.B. |
| MANHOLE | MH |
| HYDRANT | HYD. |
| GAS GATE | G.G. |
| WATER GATE | W.G. |
| EXIST. TREE LINE | --- |
| SIGN | --- |
| EXIST. SPOT GRADE | x52.2 |
| EXIST. CONTOUR | --53-- |
| WETLAND LIMIT | --- |
| 100 YEAR FLOOD LIMIT | --- |
| 100' UPLAND REVIEW | --- |

SITE DATA:

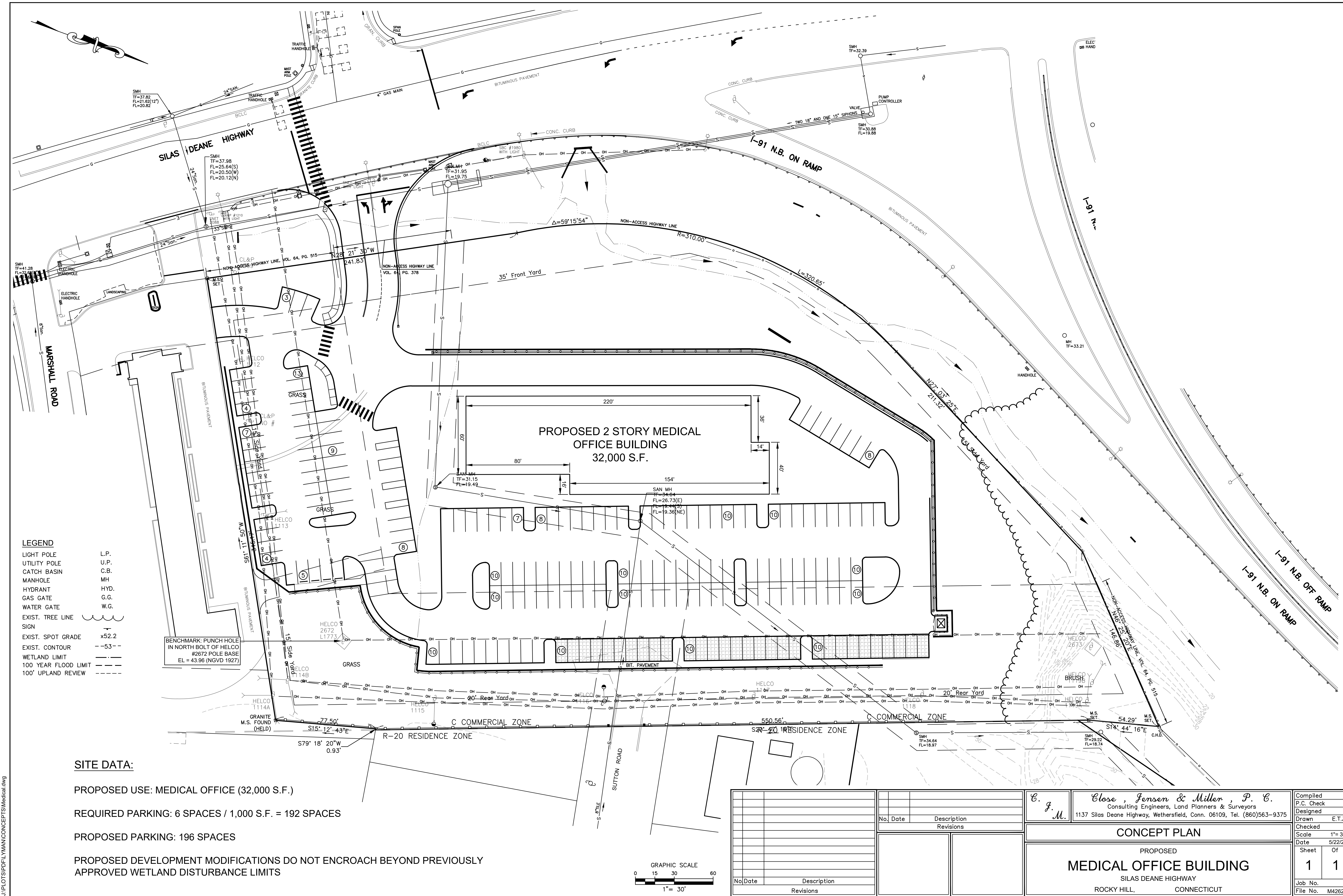
PROPOSED USE: 69 APARTMENT UNITS
@ 23 UNITS PER FLOOR = 3 FLOORS

PROPOSED PARKING: 111 SPACES

PROPOSED DEVELOPMENT MODIFICATIONS DO NOT
ENCROACH BEYOND PREVIOUSLY APPROVED
WETLAND DISTURBANCE LIMITS



		B. J. M.		Close, Jensen & Miller, P. C. Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375		Compiled P.C. Check Designed Drawn Checked Scale Date
				CONCEPT PLAN		1"= 30' 8/08/24
				PROPOSED APARTMENT BUILDING SILAS DEANE HIGHWAY ROCKY HILL, CONNECTICUT		Sheet Of 1 1
						Job No. File No.
						M4262



- LEGEND**
- | | |
|----------------------|--------|
| LIGHT POLE | L.P. |
| UTILITY POLE | U.P. |
| CATCH BASIN | C.B. |
| MANHOLE | MH |
| HYDRANT | HYD. |
| GAS GATE | G.G. |
| WATER GATE | W.G. |
| EXIST. TREE LINE | --- |
| SIGN | --- |
| EXIST. SPOT GRADE | x52.2 |
| EXIST. CONTOUR | --53-- |
| WETLAND LIMIT | --- |
| 100 YEAR FLOOD LIMIT | --- |
| 100' UPLAND REVIEW | --- |

SITE DATA:

PROPOSED USE: MEDICAL OFFICE (32,000 S.F.)

REQUIRED PARKING: 6 SPACES / 1,000 S.F. = 192 SPACES

PROPOSED PARKING: 196 SPACES

PROPOSED DEVELOPMENT MODIFICATIONS DO NOT ENCROACH BEYOND PREVIOUSLY APPROVED WETLAND DISTURBANCE LIMITS

No. Date Description Revisions		B. J. M.		Close, Jensen & Miller, P. C. Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375		Compiled P.C. Check Designed Drawn E.T.J. Checked Scale 1"= 30' Date 5/22/24 Sheet 1 Of 1 Job No. File No. M4262	
No. Date Description Revisions		CONCEPT PLAN		PROPOSED MEDICAL OFFICE BUILDING SILAS DEANE HIGHWAY ROCKY HILL, CONNECTICUT			



PROPOSED USE: OFFICE (45,000 S.F.)

REQUIRED PARKING: 4 SPACES / 1,000 S.F. = 180 SPACES

PROPOSED PARKING: 181 SPACES

PROPOSED DEVELOPMENT MODIFICATIONS DO NOT EXCEED
APPROVED WETLAND DISTURBANCE LIMITS

[illegible]

