

# Investing in GROTON CONNECTICUT





# GROTON

## CONNECTICUT

Located on the Connecticut shoreline between the Thames and Mystic Rivers, Groton is a community of around 40,000 residents, committed to offering superior quality of life while enhancing its status as the hub of commerce and industry in southeastern Connecticut.

Groton is home to over 1,000 businesses, including Pfizer Inc., General Dynamics Electric Boat Corp., and a U.S. Naval Submarine Base. Attracted by key assets like available industrial and commercial land, multi-modal transportation access, a low and stable tax rate, a centralized location within New England, a skilled regional workforce, and several available local and state incentives, Groton's commercial base continues to thrive. Further, surrounding this productive industrial economy are the unique villages of Mystic, Groton Long Point, the City of Groton and Noank which offer first-rate cultural and recreational opportunities for residents and visitors.

Looking to the future, Groton will be welcoming several exciting new developments over the next couple years which will translate into additional commercial and residential opportunities for residents, businesses and their employees, and visitors alike. A number of former school properties are being transformed into new and exciting uses including luxury apartments, a hotel, co-working space and tech-industry offices. With these new developments, Groton is working to create a greater sense of place and encourage a lifestyle where people can live, work and play within the same community.





Groton's Economic Development team is committed to the continued economic well-being of the community. The four key elements of the Town's program are business retention, business outreach, marketing, and participation in regional economic development efforts.

### Business Retention

The Town's Economic Development Commission and staff work with existing businesses to identify potential issues and assist with expansion plans. Business retention efforts have included streamlining the Town's permitting procedures, managing an infrastructure grant program and promoting access to technical and financial small business resources.

### Business Outreach

Efforts to attract new businesses to Groton are focused on key growth industries including Defense, Life Sciences and BlueTech. The BlueTech sector represents advanced technologies related to marine use, including Offshore Wind and Underwater Unmanned Vehicles. Industry-specific data is available at [www.bluetechgroton.com](http://www.bluetechgroton.com). Groton also maintains an inventory of land and buildings suitable for businesses.

### Marketing

The business-focused website, [www.exploremoregroton.com](http://www.exploremoregroton.com), is designed as a one-stop location for data related to relocating to Groton and operating a business here. Other digital media, including videos, newsletters and social media, and print materials are developed and distributed to supplement the website. Marketing efforts have also included advertising in national relocation development magazines and other trade journals.

### Regional Partnerships

To improve economic conditions region-wide, the Town partners with area organizations including the Thames Maritime Heritage Park, the Naval and Maritime Consortium, Thames River Innovation Place, Southeastern Connecticut Enterprise Region (seCTer), Groton-New London Airport, the Chamber of Commerce of Eastern Connecticut, BioCT Innovation Commons and the Greater Mystic Chamber of Commerce.

Our Economic Development team is ready to help your business succeed here in Groton, whether you're an industry leader, an artisan or high-tech start-up or just someone with a great idea. We'll connect you with the resources you need: financing, incentives, permitting assistance, commercial space or workforce support. We look forward to working with you.





# **Prime Development Land on Highly Visible Route 12**

This high-visibility property on Route 12 has an average daily traffic count of 19,000. It sits 0.47 miles from the entrance to the U.S. Sub Base in a commercially zoned neighborhood. There is a concept plan for a 5,054 sf office building. The property was previously approved for a 21 unit hotel/motel.

**For Sale \$285,000**

**PERMITTED USES:** Retail, Office, Apartments, Multi-Family Housing, Recreational, Hotel/ Motel, Restaurant, Personal Services, Pet Grooming, School, Medical/Clinic, Daycare

**BY SPECIAL PERMIT:** Alcohol Beverage Production/Small scale

**DIRECTIONS:**  
I-95 Exit 86. Go north on Route 12 for 1.5 Miles. On right, just before entrance to Sub Base on Crystal Lake Rd.

<b>Contact:</b>	Steve Becker
Pequot Commercial	Office: 860-447-9570 x202
15 Chesterfield Road	Cell: 860-608-2709
East Lyme, CT	Fax: 860-444-6661

## **PROPERTY DETAILS**

Street Address: 894 Route 12  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.3859, -72.0778  
Type of space: Office, Retail  
Min Size: 0.60 acres  
Max Size: 0.60 acres  
Last Updated: 5/11/2021

## **SITE DETAILS**

Total Acres: 0.59  
Usable Acres: 0.59  
Frontage: 100 ft.  
Depth: 260 ft.  
Zoning: CN

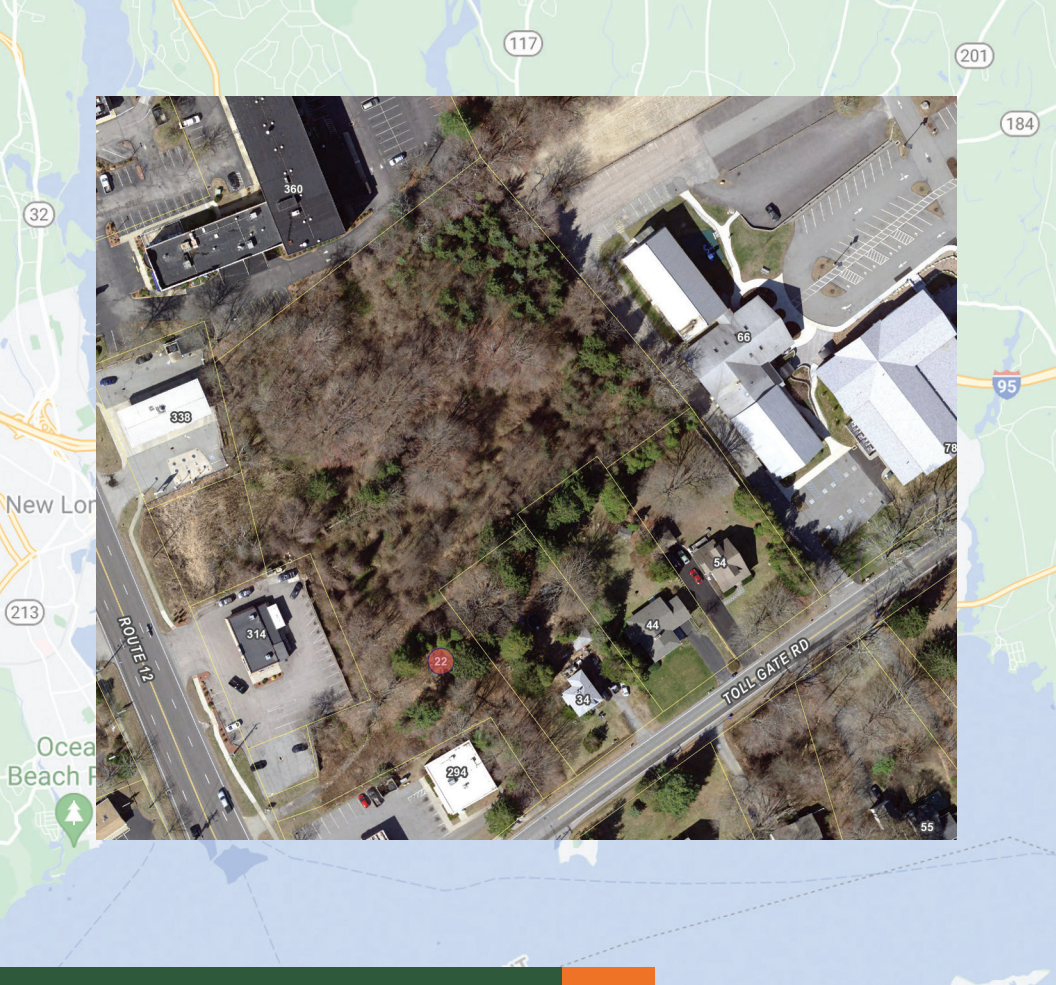
## **TRANSPORTATION ACCESS**

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

## **UTILITIES**

Electric: Yes  
Sewer: Yes  
Sewer Provider: Municipal  
Sewer Type: Sewer available  
Telecom: Yes  
Water: Yes  
Water Provider: Municipal  
Water Type: Public available





## 22 Tollgate

One of very few multi acre parcels available this close to I-95. Frontage on State Route 12 and Toll Gate Road for access at traffic signal. 27,000+ ADT on Route 12. All public utilities available. Zoned for Drug Store, Retail, Restaurants, Office, Medical, etc.

**PERMITTED USES:** Agriculture/Greenhouse, Veterinary Clinic, Food & Beverage Production, Entertainment Facilities/Theater, Restaurant, Retail, Automotive Dealership, Personal Services, Medical/Professional Offices, Hotel, Multifamily Residential, One- or Two-Unit Residential

**BY SPECIAL PERMIT:** Recreational & Sports Facilities, Hospital, Senior Care Facilities, Senior Housing, Food & Beverage Production, Medical/Professional Offices, Veterinary Clinic

**DIRECTIONS:**  
I-95 Exit 86. Go north on Route 12 for 0.4 miles

**Contact:**  
Paige Bronk  
Town of Groton  
134 Groton Long Point Road  
Groton, CT 06340  
Office: 860-448-4095  
Cell: 860-912-1178  
Fax: 860-448-4094

### PROPERTY DETAILS

Street Address: 22 Tollgate Road  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 1.3709, -72.071  
Type of space: Office, Retail, Residential  
Last Updated: July 2021

### SITE DETAILS

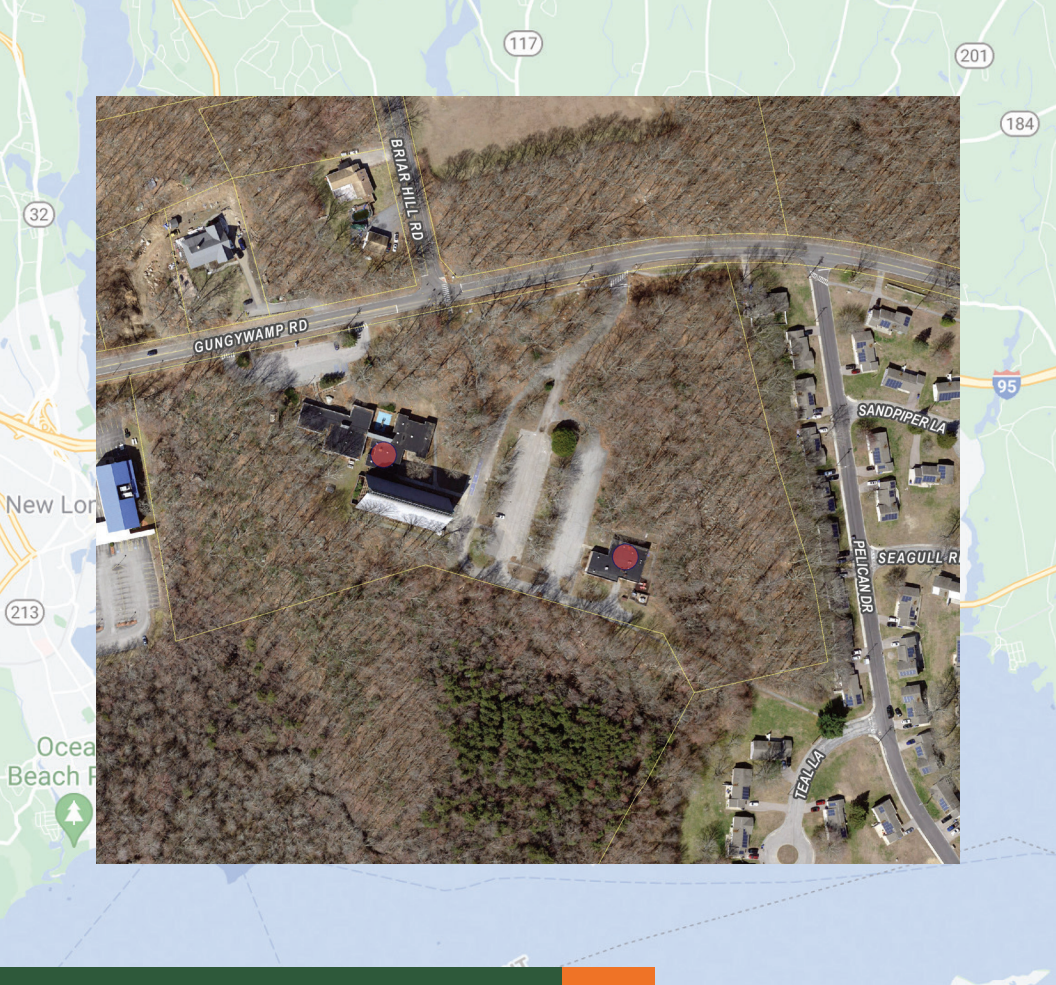
Total Acres: 3.5  
Usable Acres: 3.5  
Frontage: 45 ft.  
Depth: 400 ft.  
Zoning: CR/RU-20  
WRPD

### TRANSPORTATION ACCESS

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

### UTILITIES

Public water available  
Public sewer available



# 231 Gungywamp

A former chapel and community center are located on the property, totaling 27,777 SF. The two vacant buildings share a driveway and parking lot.

- PERMITTED USES:** Agriculture/Greenhouse, One- or Two-Unit Residential
- BY SPECIAL PERMIT:** Veterinary Clinic, Food & Beverage Production, Recreational & Sports Facilities, Medical/Professional Offices, Senior Care Facilities, Senior Housing

**DIRECTIONS:**  
I-95 Exit 86. Go north on Route 12 for 1.2 miles. Turn right on Gungywamp Road for 0.4 miles.

<b>Contact:</b>	134 Groton Long Point Road
Paige Bronk	Groton, CT 06340
Town of Groton	Office: 860-448-4095
	Cell: 860-912-1178
	Fax: 860-448-4094

## PROPERTY DETAILS

Street Address: 231 Gungywamp Road  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.3818, -72.0679  
Type of space: Office, Residential  
Last Updated: July 2021

## SITE DETAILS

Total Acres: 13.4  
Usable Acres: 13.4  
Frontage: 1050 ft.  
Depth: 600 ft.  
Zoning: RU-20  
WRPD

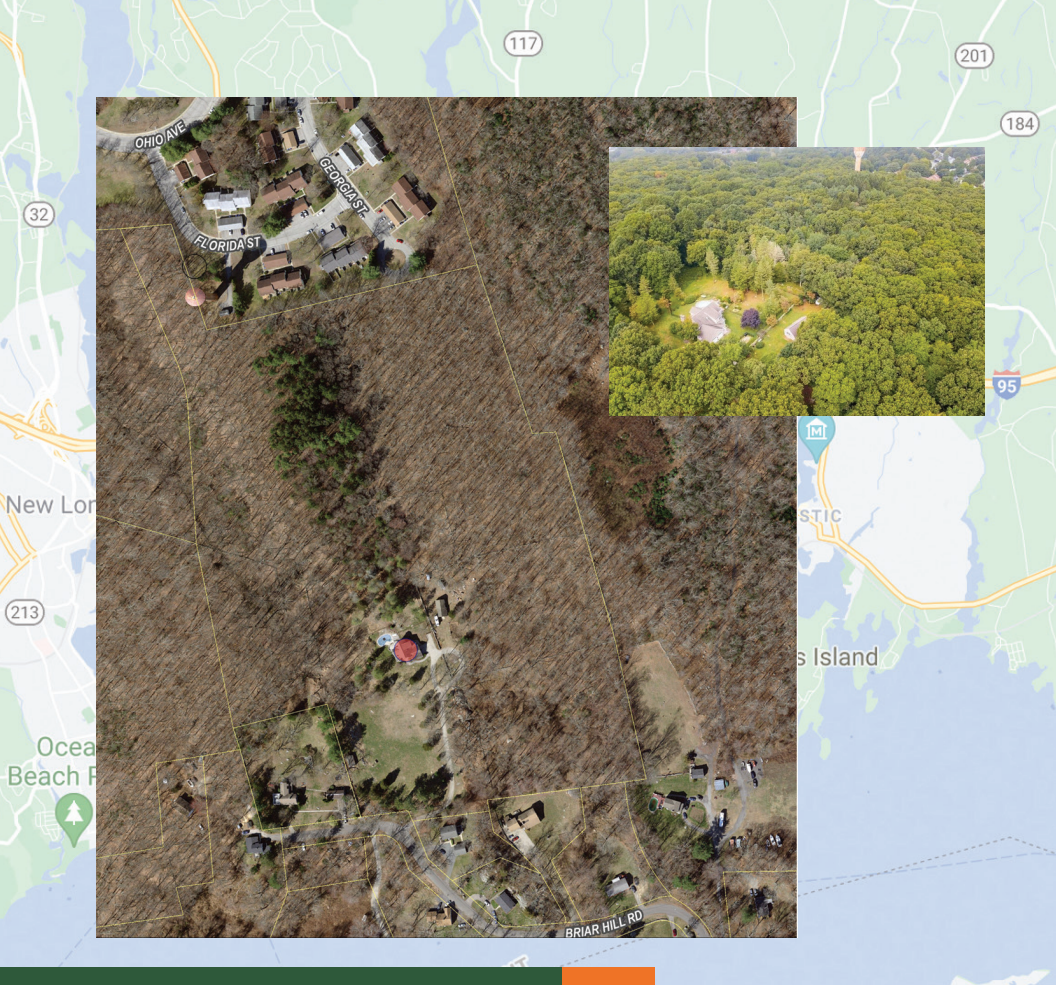
## TRANSPORTATION ACCESS

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

## UTILITIES

Public water available  
Public sewer available





# 300 Briar Hill

An existing single-family home on 26 acres at the end of Briar Hill Road

**PERMITTED USES:** Agriculture/Greenhouse, One- or Two-Unit Residential

**BY SPECIAL PERMIT:** Veterinary Clinic, Food & Beverage Production, Recreational & Sports Facilities, Medical/Professional Offices, Senior Care Facilities, Senior Housing

**DIRECTIONS:**

I-95 Exit 86. Go north on Route 12 for 1.2 miles. Turn right on Gungywamp Road for 0.4 miles. Turn left on Briar Hill Road for 0.6 miles.

**Contact:** 134 Groton Long Point Road  
Paige Bronk Groton, CT 06340  
Town of Groton Office: 860-448-4095  
Cell: 860-912-1178  
Fax: 860-448-4094

**PROPERTY DETAILS**

Street Address: 300 Briar Hill Road  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.3918, -72.0732  
Type of space: Office, Residential  
Last Updated: July 2021

**SITE DETAILS**

Total Acres: 26  
Usable Acres: 19.5  
Frontage: 110 ft.  
Depth: 1200 ft.  
Zoning: RU-20  
WRPD

**TRANSPORTATION ACCESS**

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

**UTILITIES**

Nearest public sanitary sewer connection:  
1 mile to Route 12  
Public water available



# 995 Pleasant Valley

Vacant land on the east side of Pleasant Valley Road North with access easment via Murphys Drive

**PERMITTED USES:** Agriculture/Greenhouse, One- or Two-Unit Residential

**BY SPECIAL PERMIT:** Veterinary Clinic, Food & Beverage Production, Recreational & Sports Facilities, Medical/Professional Offices, Senior Care Facilities, Senior Housing

**DIRECTIONS:**

I-95 Exit 86. Go north on Route 12 for 1.6 Miles. Turn right on Crystal Lake Road for 0.1 mile. Turn left on Pleasant Valley Road North for 0.2 miles, property is on the right.

**Contact:**  
Paige Bronk  
Town of Groton

134 Groton Long Point Road  
Groton, CT 06340  
Office: 860-448-4095  
Cell: 860-912-1178  
Fax: 860-448-4094

**PROPERTY DETAILS**

Street Address: 995 Pleasant Valley Road North  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.391, -72.0768  
Type of space: Office, Residential  
Last Updated: July 2021

**SITE DETAILS**

Total Acres: 22.4  
Usable Acres: 15  
Frontage: 700 ft.  
Depth: 1,000 ft.  
Zoning: RU-20

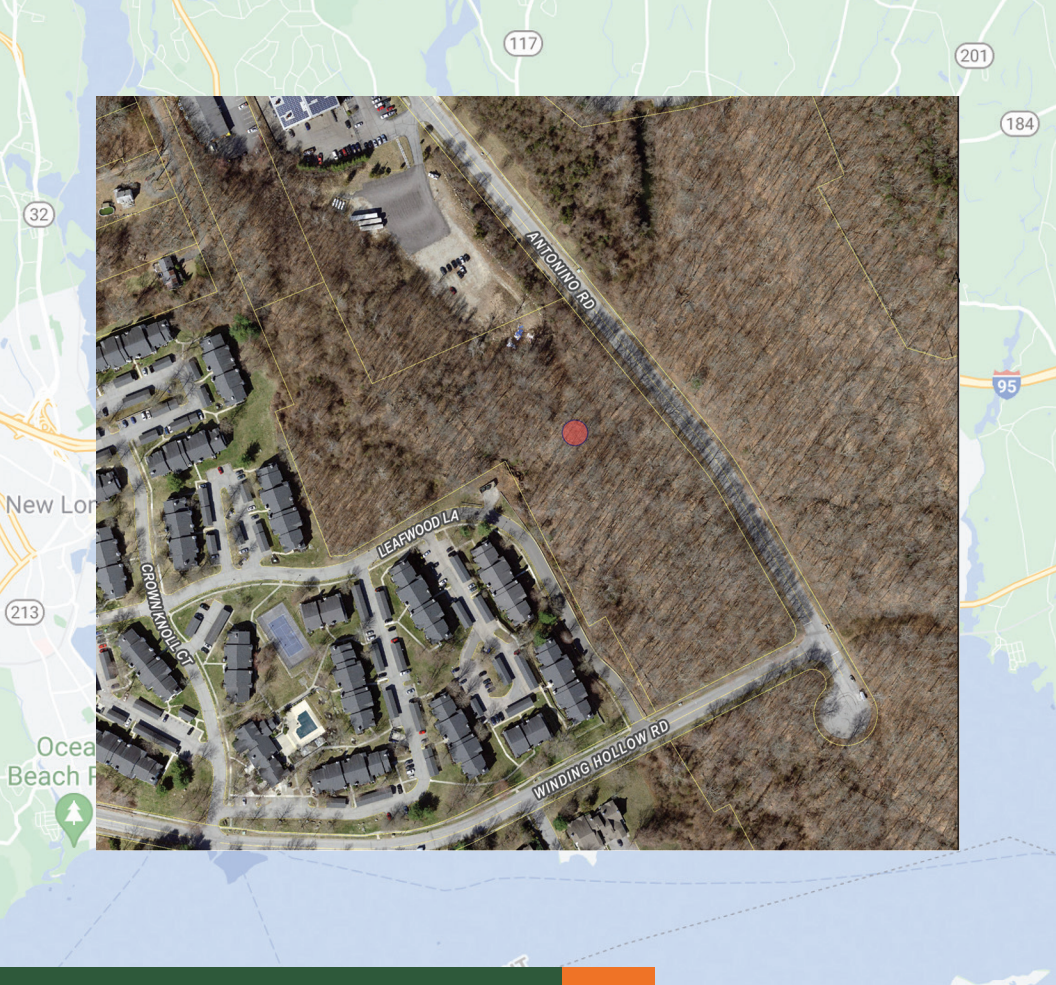
**TRANSPORTATION ACCESS**

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

**UTILITIES**

Nearest public sanitary sewer connection:  
750 ft. to Crystal Lake Rd.  
Nearest public water connection: 750 ft.  
to Crystal Lake Rd.





# Antonino Road at Winding Hollow Road

Vacant land located at the northwest corner of Antonino Road and Winding Hollow Road.

**PERMITTED USES:** Agriculture/Greenhouse, Veterinary Clinic, Food & Beverage Production, Entertainment Facilities/Theater, Restaurant, Retail, Automotive Dealership, Personal Services, Medical/Professional Offices, Hotel, Multifamily Residential, One- or Two-Unit Residential

**BY SPECIAL PERMIT:** Recreational & Sports Facilities, Hospital, Senior Care Facilities, Senior Housing

**DIRECTIONS:**  
I-95 Exit 86. Go east on Gold Star Highway (Rt. 184) for 1.1 miles. Turn right on Antonino Road for 0.2 miles.

<b>Contact:</b>	134 Groton Long Point Road
Paige Bronk	Groton, CT 06340
Town of Groton	Office: 860-448-4095
	Cell: 860-912-1178
	Fax: 860-448-4094

## PROPERTY DETAILS

Street Address: Antonio Road at Winding Hollow Road  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.3719, -72.0533  
Type of space: Office, Retail, Residential  
Last Updated: July 2021

## SITE DETAILS

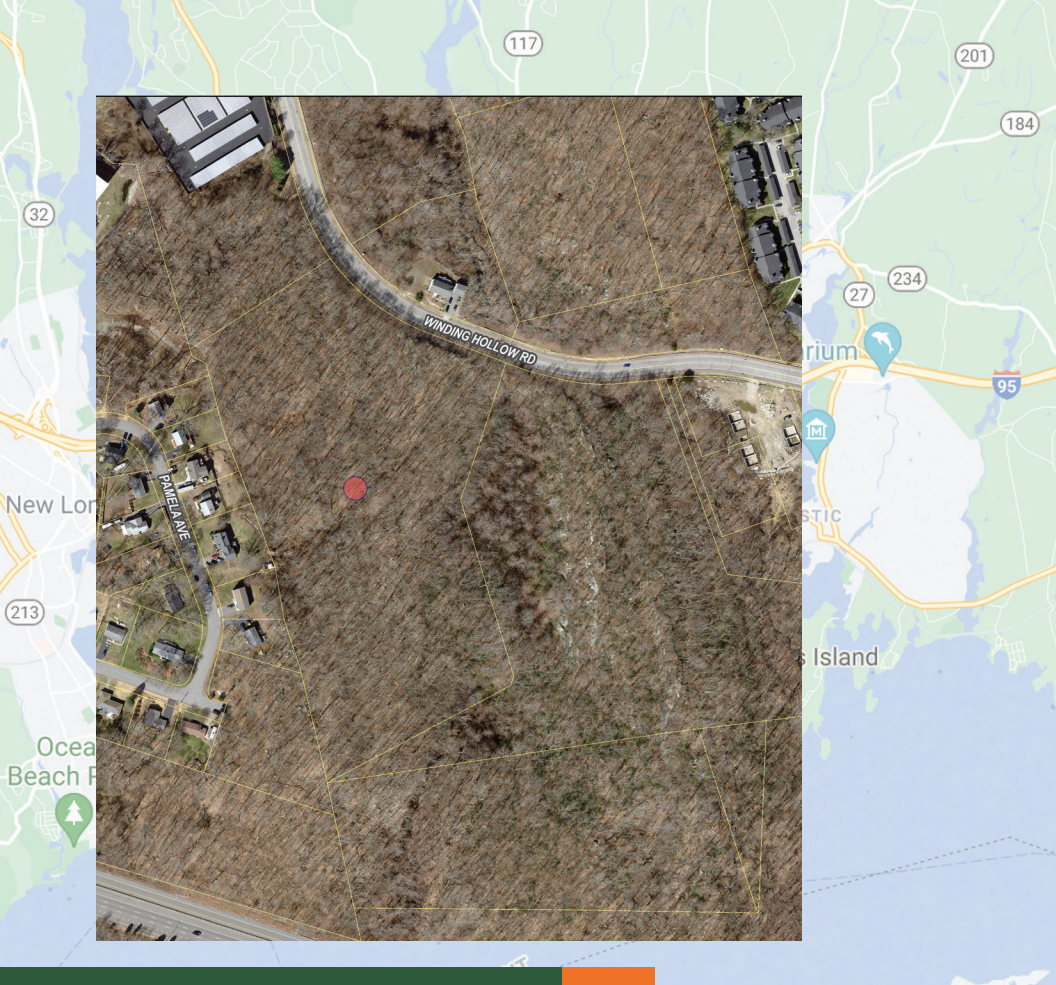
Total Acres: 8.8  
Usable Acres: 8.8  
Frontage: 790 ft.  
Depth: 480 ft.  
Zoning: CR  
WRPD

## TRANSPORTATION ACCESS

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

## UTILITIES

Public water available  
Public sewer available



# Winding Hollow

Vacant land located on the west side of Winding Hollow Road  
0.2 miles south of Gold Star Highway.

**PERMITTED USES:** Agriculture/Greenhouse, One- or Two-Unit Residential

**BY SPECIAL PERMIT:** Recreational & Sports Facilities, Hospital, Senior Care Facilities, Senior Housing

**DIRECTIONS:**  
I-95 Exit 86. Go east on Gold Star Highway (Rt. 184) for 0.7 miles. Turn right on Winding Hollow Road for 0.2 miles.

**Contact:**  
Paige Bronk  
Town of Groton  
134 Groton Long Point Road  
Groton, CT 06340  
Office: 860-448-4095  
Cell: 860-912-1178  
Fax: 860-448-4094

## PROPERTY DETAILS

Street Address: 0 Winding Hollow  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.3663, -72.0586  
Type of space: Office, Residential  
Last Updated: July 2021

## SITE DETAILS

Total Acres: 12.9  
Usable Acres: 4.3  
Frontage: 475 ft.  
Depth: 640 ft.  
Zoning: RU-20  
WRPD

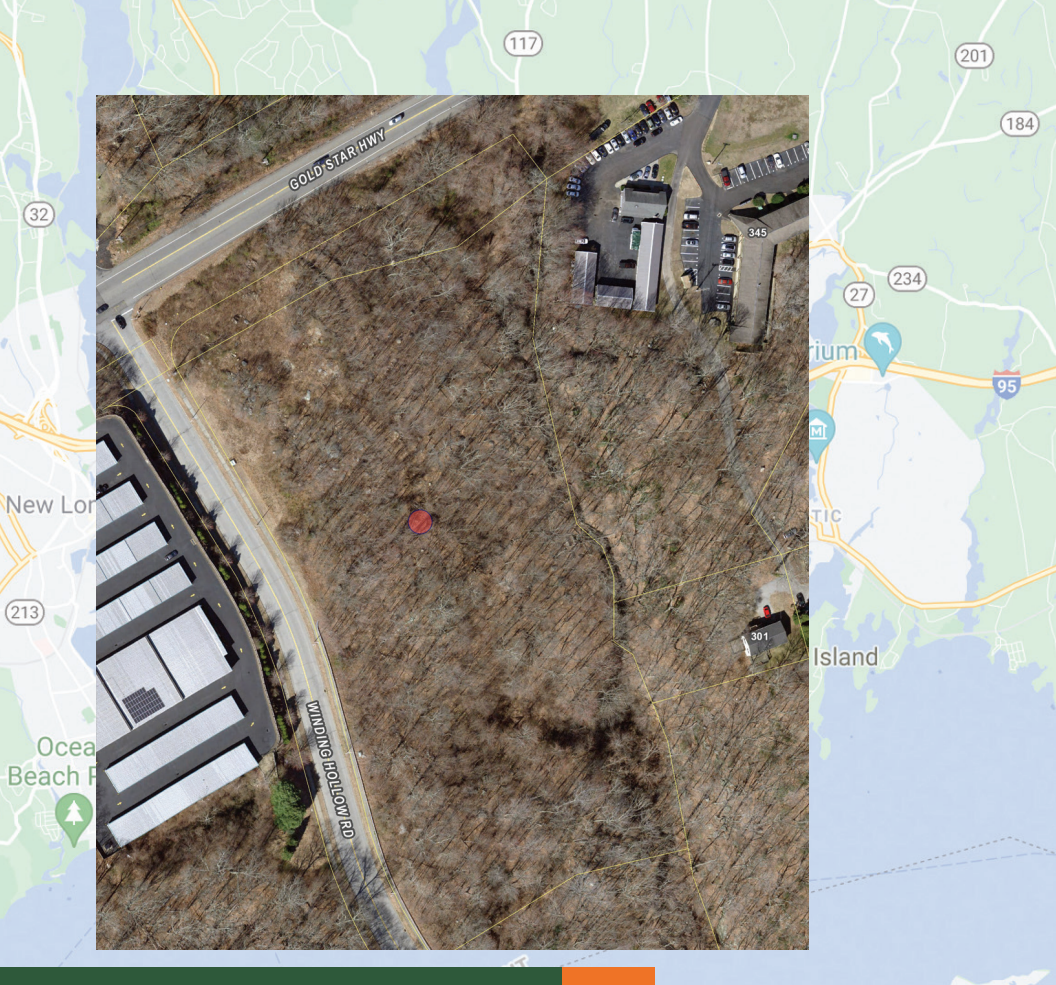
## TRANSPORTATION ACCESS

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

## UTILITIES

Nearest public sanitary sewer connection:  
0.2 miles to Gold Star Highway  
Nearest public water connection: 0.2 miles  
to Gold Star Highway





# Gold Star Winding Hollow

Vacant land located at the southeast corner of Gold Star Highway and Winding Hollow Road.

**PERMITTED USES:** Agriculture/Greenhouse, Veterinary Clinic, Food & Beverage Production, Entertainment Facilities/Theater, Restaurant, Retail, Automotive Dealership, Personal Services, Medical/Professional Offices, Hotel, Multifamily Residential, One- or Two-Unit Residential

**BY SPECIAL PERMIT:** Recreational & Sports Facilities, Hospital, Senior Care Facilities, Senior Housing

**DIRECTIONS:**  
I-95 Exit 86. Go east on Gold Star Highway (Rt. 184) for 0.7 miles.

**Contact:** Paige Bronk  
Town of Groton

134 Groton Long Point Road  
Groton, CT 06340  
Office: 860-448-4095  
Cell: 860-912-1178  
Fax: 860-448-4094

## PROPERTY DETAILS

Street Address: 0 Goldstar Winding Hollow  
City: Groton  
County: New London  
Zip Code: 06340  
Latitude/Longitude: 41.3696, -72.0603  
Type of space: Office, Retail, Residential  
Last Updated: July 2021

## SITE DETAILS

Total Acres: 6.3  
Usable Acres: 1.5  
Frontage: 860 ft.  
Depth: 350 ft.  
Zoning: CR  
WRPD

## TRANSPORTATION ACCESS

Nearest Airport: Groton / New London  
Distance to Nearest Airport: 4.5 miles  
Interstate Name: I-95  
Distance to Interstate: 1.5 miles  
Distance to Commuter Rail: 5 miles  
Distance To Public Transit: 5 miles  
Port: Yes  
Distance to Port: 5 miles

## UTILITIES

Public water available  
Public sewer available



134 Groton Long Point Road  
Groton, CT 06340  
Office: 860-448-4095

[exploremoregroton.com](http://exploremoregroton.com)