



Town of Westerly  
45 Broad Street  
Westerly, RI 02891



May 2016

*Inventory of Available Spaces  
for Commercial, Industrial and  
Professional Use*



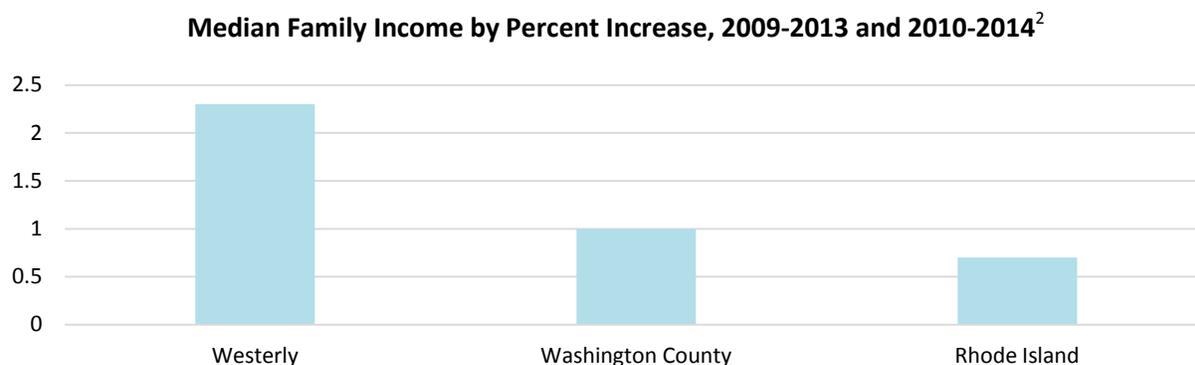
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# Table of Contents

<b><u>OVERVIEW</u></b> .....	3
<b><u>SUMMARY OF ZONING DISTRICTS</u></b> .....	7
<b><u>MAY 2016 INVENTORY</u></b> .....	10
<b>Properties and Units for Sale</b> .....	10
Less than 2,000 square feet.....	11
2,000 to 10,000 square feet.....	13
10,000 square feet or greater.....	16
<b>Properties and Units for Lease</b> .....	
Less than 1,000 square feet.....	19
1,000 to 2,000 square feet.....	26
2,000 to 4,000 square feet.....	28
4,000 to 15,000 square feet.....	31
15,000 square feet or greater.....	32
Square footage undetermined.....	36
<b>Developable Land</b> .....	40
Less than 5 acres.....	41
5 to 10 acres.....	42
10 acres or more.....	45
<b><u>APPENDICES</u></b> .....	46
Appendix I.....	47
Appendix II.....	54

## Overview

The Town of Westerly is a beachfront community in the southwestern corner of Rhode Island with a population of nearly 22,800 and a median family income of just over \$73,100.<sup>1</sup> The figure below indicates the growth in median family income in Westerly as compared to Washington County (also commonly called South County) and Rhode Island.



While once known for its mill villages and granite quarries, Westerly is today most well-known for its seven miles of white sand beaches which attract an ever-increasing number of vacationers and seasonal inhabitants. This growth is due in part to the area's location along the highly-travelled northeastern corridor. Westerly is easily accessible from three Interstate 95 exits (Connecticut exits 92 and 93 and Rhode Island exit 1) and two train stations (Westerly Station and Union Station in nearby New London, Connecticut), both served by Amtrak. T. F. Green Airport in Warwick, Rhode Island, just under 40 miles north, provides travel to several cities across the United States while Westerly Airport offers daily service to Block Island. The town further benefits as a regional juncture shared locally between southern Rhode Island and southeastern Connecticut as well as two of the country's largest and most influential regional markets – Boston and New York.

Among the most visited areas in town are Watch Hill, Misquamicut and Downtown. Watch Hill is a historically affluent village crowned by the iconic, yellow Ocean House, offering an assortment of small shops along Bay Street and its Village Green. Misquamicut, hosting a state beach and two town beaches, is the venue for several popular summer events. Westerly's historic downtown, located further north on the Pawcatuck River, is a dynamic urban center abuzz with shoppers, foodies and entertainment throughout the year. Together, these hubs generated a significant amount of the more than \$5.2 million in hotel and meal tax revenue received from the State between fiscal years 2010-2011 to 2014-2015.<sup>3</sup> The following figure visualizes this revenue for fiscal years 2012-2013 and 2014-2015.

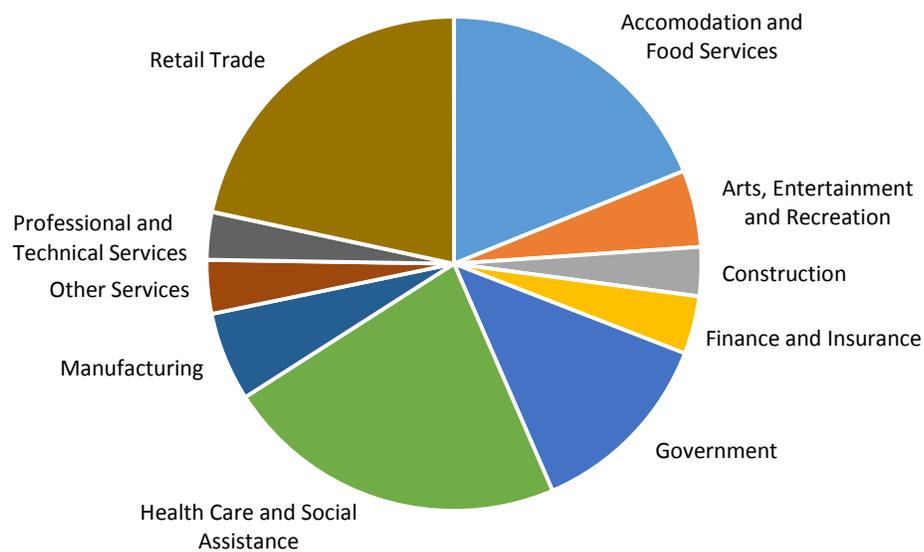
Select State Grant in Aid, FY2013-FY2015



Route 1 is the location of several shopping centers containing various regional and national chains. A prominent development company (Carpionato Group) established one of the most recent centers, Westerly Crossings, in 2007 and is now seeking to expand in this location while also building a second center, Shoppes on Franklin.

While including strong accommodation and food service and retail trade industries, the local economy is not limited to these alone. The figure below shows the ten largest industries for Westerly in 2014 by the number of workers employed.

Top Ten Industries by Employment, 2014<sup>4</sup>



Currently, Westerly is home to a major regional hospital (L+M Westerly Hospital), financial institution (Washington Trust Company), Rhode Island's first literary landmark (Westerly Library) and numerous professional offices. Soon, a major US defense contractor (General Dynamics Electric Boat) will be expanding into the town in conjunction with a new satellite campus of the Community College of Rhode Island (CCRI) at the Westerly Higher Education and Industry Center. Another major regional hospital (South County Hospital) will be occupying a portion of a new medical center in the Dunn's Corners area. The local school district, Westerly Public Schools (currently consisting of four elementary schools, a middle school, a high school and a community center) is one of only three school districts in Rhode Island currently initiating a P-TECH learning experience for students to earn an associate's degree simultaneously with their high school diploma. These developments are indicative of the community's continuing commitment to a skilled and knowledge-based workforce. According to recent estimates for those aged 25 years and older, Westerly has a notably higher attainment level for bachelor's, master's and doctoral degrees (31.9 percent) than its New England City and Town Area (NECTA) counterparts, New London (21.1 percent) and Norwich, Connecticut (20.2 percent) .<sup>5</sup> Refer to Figure 1 *Town Facilities & Points of Interest* for the location of schools, airport, fire stations, and other important facilities.

Encouraging and welcoming new commerce, industry and professional services to Westerly is a priority for the Town. This inventory has been produced as a tool to assist businesses by identifying developed and undeveloped properties which may offer the foundation to become a part of the community. New editions will be produced on a regular basis to keep pace with the availability of relevant properties and new data.

Figures 2 and 3 are the maps which precede the inventory's three sections and are included to provide a better understanding of a property's location in Westerly.

For further assistance or inquiry, please contact:

Amy Grzybowski, Director of Development Services

Mailing Address: 45 Broad Street, Westerly, RI 02891

Email Address: [agrzybowski@westerly.org](mailto:agrzybowski@westerly.org)

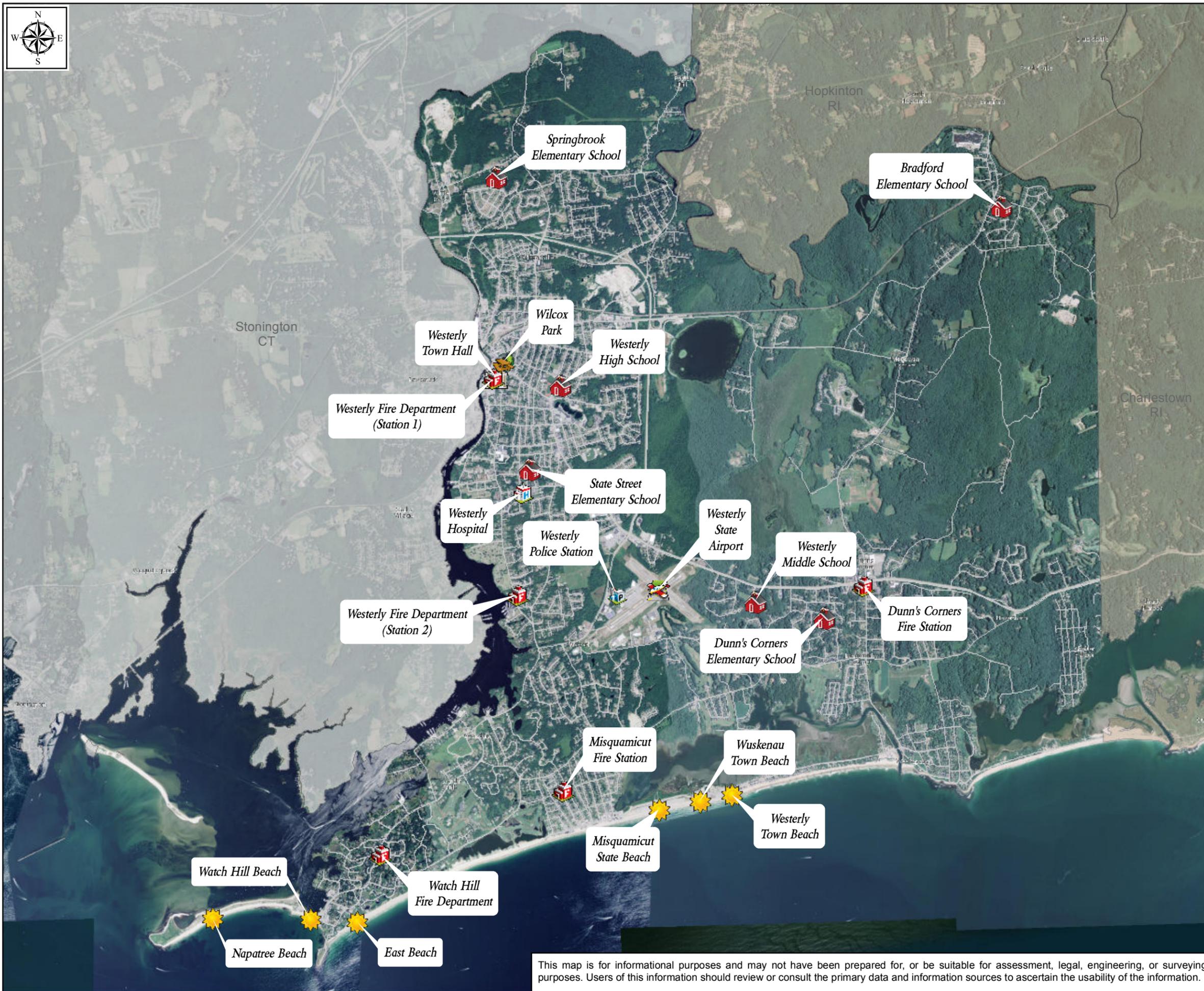
Telephone: (401) 348-2500 x 549



**FIGURE 1**  
**TOWN FACILITIES &**  
**POINTS OF INTEREST**

*Legend*

- |  |  |
|--|--|
|  Airport      |  Parks          |
|  Beaches      |  Police Station |
|  Fire Station |  Schools        |
|  Hospital     |  Town Hall      |



0 0.5 1 2 Miles



1 inch = 0.8 miles  
June 2016

**Town of Westerly**  
**Rhode Island**

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## Standard Zoning Districts

The Code of the Town of Westerly has established thirteen (13) standard zoning districts for commercial, industrial and professional uses of varying intensity. The districts are listed below and accompanied by their general descriptions included in §260-13. A table of uses allowed by right and by special use permit for each district is also available in the appendix.

### **Commercial Recreational (CR)**

Intended for areas that have historically housed commercial/recreational facilities although adjacent to residential areas in order to allow their continued existence subject to reasonable regulations and limitations on future expansion.

### **Downtown Center 1 (DC-1)**

### **Downtown Center 2 (DC-2)**

Intended for areas comprising the downtown business core and immediately surrounding areas characterized by mixed uses, high-density residential uses and retail shops. The Downtown Center Zones are intended to preserve the distinct character of the downtown, which has special needs related to its historic mill town origins, in particular the preservation of historic buildings and facades.

### **General Commercial (GC)**

Intended for areas of historic commercial activity.

### **General Industrial (GI)**

Intended for manufacturing uses. This zone is intended for industrial uses which must be segregated because of their incapability with other land uses; it is designed to provide for the infrastructure and operational requirements of industrial uses.

### **Highway Commercial (HC)**

Intended for areas which are primarily vehicle-oriented because of their location along major roads. An objective of this commercial zoning category is to address existing traffic safety problems associated with excessive curb cuts and to prevent further traffic problems from occurring with future development.

### **Light Industrial (LI)**

Designed for areas which have historically housed industrial development in proximity to business and

residence, and which would be incompatible with more extensive industrial use

#### **Marine Commercial (MC)**

Intended to establish an area dedicated to marine (water-dependent) and marine-related uses. Uses proposed for the portion of the river designated as Class 3, High-Intensity Boating in the Rhode Island CRMC Program, are consistent with that program.

#### **Neighborhood Business (NB)**

Intended for areas characterized by small retail and personal service operations but surrounded by residential areas.

#### **Office Research, Assembly and Technology (ORAT)**

Designed to provide for office research assembly and technology uses that do not require extensive infrastructure, sewer, water, site development, or present a threat to sensitive environmental resource.

#### **Professional/Office (P-15)**

Intended to establish areas within which the Town encourages a concentration of professional office and related uses. Property in this district often provides a transitional area between more intense districts and residential districts.

#### **Shore Commercial – General (SC-G)**

#### **Shore Commercial - Watch Hill (SC-WH)**

Intended to promote the use of waterfront locations for servicing local and tourist seasonal businesses and water-related activities. The Shore Commercial Districts also provide for both direct and indirect access to the water by the general public. Shore Commercial G is located generally in Misquamicut and Shore Commercial WH is located in Watch Hill. Each zone is intended to allow uses in a manner which limits their impact on abutting residential areas.



# FIGURE 2 PROPERTY FOR SALE

## Legend

### Address

-  112 Ashaway Road
-  15 Industrial Drive
-  18 Franklin Street
-  87 Tom Harvey Road
-  97 Cross Street

15 Industrial Drive  
Assessor's Map/Lot 46-135

112 Ashaway Road  
Assessor's Map/Lot 29-86

97 Cross Street  
Assessor's Map/Lot 77-358

18 Franklin Street  
Assessor's Map/Lot 87-144

87 Tom Harvey Road  
Assessor's Map/Lot 118-5B



0 0.25 0.5 1 Miles



1 inch = 0.38 miles  
June 2016

# Town of Westerly Rhode Island

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**FOR SALE**

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 46, LOT 135

# 15 INDUSTRIAL DRIVE

OCEANFRONT HOMES



15 Industrial Drive is a developed 1,320 square foot structure with connection to the municipal sewer system. The existing building was completed in 1950.

The property is located off Canal Street, the primary roadway connecting Downtown to the neighborhoods of North End and White Rock. It is surrounded by a diversity of uses including automotive-related businesses, a thrift store and drinking establishment.



## PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
1,300 square feet	N/A	N/A	LI

## BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$46,991

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 77, LOT 358

97 CROSS STREET

SCHILKE REALTY



97 Cross Street is a developed 0.29 acre property. The existing one-floor building was completed in 1955 and was most recently used as professional offices.

The building, which includes municipal sewer connection and seven office spaces totaling 1,903 square feet, is located near Route 1 and Granite Hill Plaza and across from Granite Center. Both developments include medical offices. The property is on the edge of a residential neighborhood which allows for a quieter working environment.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
1,900 square feet	12 vehicle spaces	22,200 vehicles (Route 1)	P-15

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

## AVAILABLE SPACE

## MAY 2016 INVENTORY

PLAT 87, LOT 144

**18 FRANKLIN STREET**

RE/MAX



18 Franklin Street is a developed 1.5-floor building completed in 1926. It is connected to the municipal sewer system and was most recently used as a private residence.

The property is directly across from a small condominium development and contributes to a cluster of structures occupied by other professional services, such as banking and law, which lie between larger commercial areas along Route 1. The structure contains several rooms to allow for a multitude of uses

**PROPERTY ASSETS**

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
2,348 square feet	N/A	22,200	P

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$66,411

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 112, LOT 24

262 POST ROAD

EXCESS PROPERTY GROUP



262 Post Road (Route 1) is a developed 1.2 acre property. The existing one-floor building was completed in 1989 and was most recently used as a fast food restaurant (McDonald's).

The property is located diagonally across from the historic Babcock-Smith House on heavily travelled Route 1 at the foot of a residential neighborhood. It is across from the Spindrifft Village shopping center and will neighbor a new medical facility currently under construction.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
4,300 square feet	59 vehicle spaces	9,400 vehicles (Route 1)	HC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
2,984	11,917	\$95,711

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 29, LOT 86

# 112 ASHAWAY ROAD

BEACHFRONT PROPERTIES



112 Ashaway Road (Route 3) is a developed 1.1 acre property. The existing one-and-a-half floor building was completed in 1950 and was most recently used as a restaurant.

The property is located on a highly travelled roadway, connecting Westerly with neighboring Hopkinton, and is accompanied by a small number of other properties used for non-residential purposes. Ample parking and space have made this space popularly used as a restaurant and hosting venue for events



## PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
9,100 square feet	57 vehicle spaces	12,600 vehicles (Route 3)	GC

## BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$66,411

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 118, LOT 5B

87 TOM HARVEY ROAD

SCHILKE REALTY



87 Tom Harvey Road is a developed 3.62 acre property with connection to the municipal sewer system. The existing one-floor building was completed in 1987.

The property is located in an industrial hub, composed of several other buildings and facilities, adjacent to Westerly State Airport. Multiple uses are possible due to its large area and Tom Harvey Road is easily accessible from Interstate 95 via Route 78 and Airport Road.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
46,400 square feet	80 vehicle spaces	N/A	GI

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$95,711

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**FIGURE 3**  
**PROPERTY FOR LEASE**

*Legend*

Address	
	231 Post Road
	29 Railroad Avenue
	101 Beach Street
	43 Broad Street
	105 Franklin Street
	49 Beach Street
	135 Main Street
	55 Beach Street
	137 Franklin Street
	6 Beach Street
	139-151 Franklin Street
	62 Franklin Street
	16 Post Road
	224 Post Road
	64 Franklin Street
	83 Tom Harvey Road
	227 Post Road
	84 Franklin Street
	23-25 Beach Street
	231 High Street
	92-100 Granite Street



0 0.2 0.4 0.8 Miles



1 inch = 0.33 miles  
June 2016

**Town of Westerly**  
**Rhode Island**

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**FOR LEASE**

**AVAILABLE SPACE**

**MAY 2016 INVENTORY**

PLAT 98, LOT 10

**137 FRANKLIN STREET**



137 Franklin Street (Route 1) contains one office unit available for lease. The existing one-and-a-half floor building, connected to municipal sewer, was completed in 1950 and is currently used as professional offices.

The property is located in close proximity to the major intersection of Routes 1 and 78 which provides a central location with easy access. It neighbors Westerly Crossings, a large shopping center filled with various businesses, and is also at the foot of a small residential neighborhood.



**PROPERTY ASSETS**

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
150 square feet	18 vehicle spaces	21,300 vehicles (Route 1)	GC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 76, LOT 80

6 BEACH STREET



6 Beach Street is a developed 0.14 acre property. The existing 1.75 floor building, completed in 1920, was previously used as medical office space and includes one or more units available for lease.

The property is located closely to scenic Route 1A, which connects Connecticut and Downtown Westerly to the local beaches, as well as Main Street, residential neighborhoods, the Pawcatuck River and the Wells Street medical area. It is also served by the municipal sewer system.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
500 square feet	N/A	N/A	DC-2

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$46,991

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 76, LOT 2

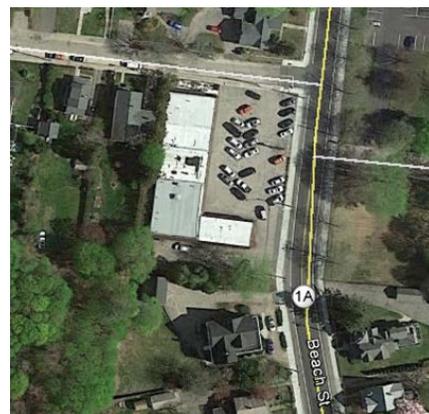
# 49 BEACH STREET

D'AMATO INVESTMENTS



49 Beach Street (Route 1A) is a developed 0.34 acre property. The existing one-floor building was completed in 1970 and includes two units available for lease.

The property, connected to municipal sewer, is located on scenic Route 1A, connecting Connecticut and Downtown Westerly to the local beaches, and sits between Downtown and the Wells Street medical and residential area. Current occupants in the plaza, already contribute to a steady stream of customers.



## PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
650 square feet	25 vehicle spaces	7,600 vehicles (Route 1A)	GC

## BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 88, LOT 2

101 FRANKLIN STREET

FINDEISEN WEALTH MANAGEMENT



101 Franklin Street (Route 1) is a two floor building completed in 1986 with two units available which were most recently used as professional offices. The building also has a connection the municipal sewer system.

The property is neighbored on each side by quick services restaurants and is located in a busy commercial area of Route 1 which includes two shopping centers, Franklin Shopping Plaza and Mill Pond Plaza (a third shopping center is also anticipated) . The building is composed of several offices and parking is also available on-site.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
550 square feet 750 square feet	N/A	21,300 vehicles (Route 1)	P-15

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

**AVAILABLE SPACE**

**MAY 2016 INVENTORY**

PLAT 88, LOT 33

**62 FRANKLIN STREET**

D'AMATO INVESTMENTS



62 Franklin Street (Route 1) is a shopping center known as Ocean Plaza. The two existing one floor buildings were both completed in 1984 and available space is located in the larger of the two, located closer to the street and with connection to municipal sewer.

The property is located in a busy commercial area of Route 1 which includes two other shopping centers to the east. Preparations for construction of a third center, directly adjacent to Ocean Plaza, are currently underway. The Wells Street medical area is also in close proximity. Ocean Plaza is occupied by a variety of businesses.



**PROPERTY ASSETS**

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
800 square feet	64 vehicle spaces	21,300 vehicles (Route 1)	HC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$66,411

## AVAILABLE SPACE

## MAY 2016 INVENTORY

PLAT 98, LOT 70

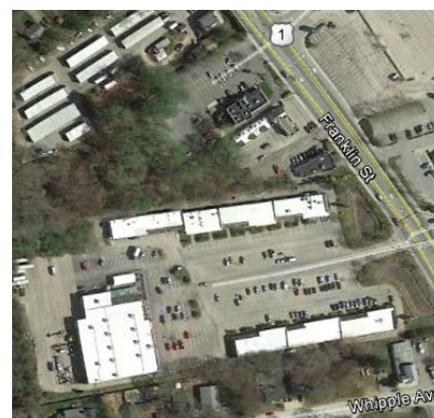
**105 FRANKLIN STREET**

D'AMATO INVESTMENTS



105 Franklin Street (Route 1), is a developed 4.78 acre property called Mill Pond Plaza. The two existing one-floor structures were completed in 1980 and 1985, respectively and total of four units (three in the 1980 structure and one in the 1985 structure), are available for lease. The property is connected to municipal sewer.

The property is located across from two banks, one of which is within the Franklin Shopping Plaza. The Franklin Street segment of Route 1 is heavily travelled and includes several shopping centers. Mill Pond Plaza is comprised of numerous restaurants and retail services including for electronics, health and home maintenance.

**PROPERTY ASSETS**

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
800 square feet	105 vehicle spaces	21,300 vehicles (Route 1)	HC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 112, LOT 28AA

267 POST ROAD



267 Post Road (Route 1) is the Spindrift Village shopping center and located in the eastern portion of town. A one floor unit is currently available in the building, which was completed in 1984.

The property is located in the Dunn's Corners neighborhood on Route 1, the town's primary east-west corridor, and is directly across from a medical facility currently under construction. Spindrift Village includes a variety of businesses ranging from consignments to gymnastics.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
1,200 square feet	46 vehicle spaces	9,400 vehicles (Route 1)	GC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
2,984	11,917	\$95,711

For more information, please contact Amy Grzybowski, Director of Development Services

## AVAILABLE SPACE

## MAY 2016 INVENTORY

PLAT 112, LOT 14

**224 POST ROAD**

REAL ESTATE EQUITIES, INC.



224 Post Road (Route 1) contains one unit available for lease. The developed shopping center, known as The Crossroads, is a one floor building completed in 2005.

The Crossroads is located in the Dunn's Corners neighborhood on Route 1, the town's primary east-west corridor, and close to the intersection of Route 1, Dunn's Corners-Bradford Road and Langworthy Road. This intersection serves as the primary commercial area for the eastern portion of Westerly.

**PROPERTY ASSETS**

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
1,500 square feet	152 vehicle spaces	N/A	HC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
2,984	11,917	\$66,411

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 112, LOT 11

227 POST ROAD

SCHILKE REALTY



227 Post Road (Route 1) is a developed 1.17 acre property with an existing one-floor building completed in 1998 and was most recently used as a regional chain coffee shop.

The property is located in the Dunn's Corners neighborhood on Route 1, the town's primary east-west corridor. It is located in the eastern portion of town's primary commercial area and across from a shopping center. The building comes equipped with a drive-thru for potential order-to-go food service.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
2,150 square feet	30 vehicle spaces	N/A	HC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
2,984	11,917	\$95,711

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 86, LOT 105

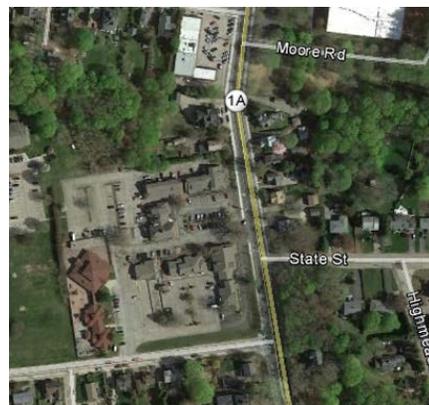
55 BEACH STREET

LACROIX PROPERTIES



55 Beach Street (Route 1A) is a developed 4.75 acre property, completed in 1977, which consists of seven buildings. The restaurant-equipped space is connected to the municipal sewer system.

The property is located next to Merchants Village Apartments and nearby residential neighborhoods. Occupying businesses include restaurants, medical offices and retail shops. Its location is along the designated scenic route connecting Connecticut and Downtown Westerly to the beaches.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
1,200-2,800 square feet	88 vehicle spaces	7,600 vehicles (Route 1A)	GC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

## AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 98, LOT 9

**139-151 FRANKLIN STREET**

CARPIONATO GROUP



139-151 Franklin Street (Route 1) is a developed 25.6 acre property and the site of the Westerly Crossings shopping center. The available one-floor unit, with a connection to the municipal sewer system, was completed in 2014 and has not been previously occupied.

The property is located closely to the high-traffic intersection of Route 1 (Post Road, Franklin Street) and Route 78 (Westerly Bypass), a major local arterial providing the State of Connecticut and Interstate 95 with an expedited connection to Westerly's beachfront.

**PROPERTY ASSETS**

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
3,950 square feet	377 vehicle spaces	21,300 vehicles (Route 1) 16,300 vehicles (Route 78)	HC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

## AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 56, LOT 51

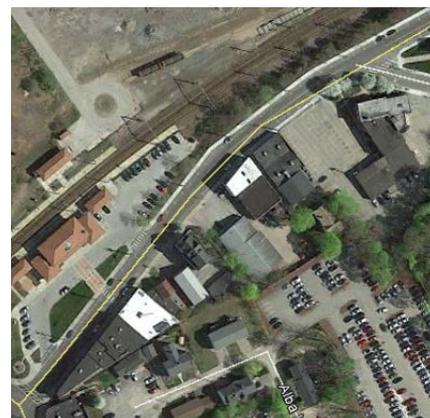
## 29 RAILROAD AVENUE

RE/MAX



29 Railroad Avenue contains one unit available for lease. The existing one floor building was completed in 1910 and is connected to the municipal sewer system.

The property is located diagonally across from the train station and in Downtown, offering accessibility to a wide variety of shops and restaurants as well as banks, galleries and a post office. Parking is available both off- and on-street while sidewalks and crosswalks provide excellent walkability to produce additional traffic from the densely populated neighborhoods nearby.



## PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
6,000 square feet	10 vehicle spaces On-street	N/A	DC-1

## BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$46,991

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 67, LOTS 275, 276, 276A, 276B, 277

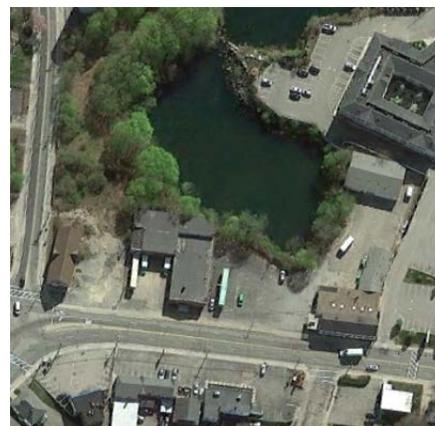
92-100 GRANITE STREET

COZI, LLC



92-100 Granite Street (Route 1) is a combined five-parcel area which includes four buildings constructed between 1884 and 1984. It is accessible from both Granite Street and Tower Street and is served by the municipal sewer system.

A new shopping center, Quarryside Shoppes and Suites, will contain about 10 units totaling 20,000 square feet and is at the foot of a historic quarry. It is close to other commercial businesses (including a shopping center), the local high school and private residences.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
20,000 square feet (tot.)	28	22,200	HC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$66,411

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 99, LOT 3A

16 POST ROAD

KEYPOINT PARTNERS



16 Post Road is an existing one-floor building, located on 10.97 acres, completed in 1999 and most recently used as retail business. The property is connected to the municipal sewer system.

The property is located closely to the high-traffic intersection of Route 1 (Post Road, Franklin Street) and Route 78 (Westerly Bypass), a major local arterial providing the State of Connecticut and Interstate 95 with an expedited connection to Westerly’s beachfront.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
24,100 square feet	100 vehicle spaces	21,300 vehicles (Route 1) 16,300 vehicles (Route 78)	HC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$66,411

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 37, LOT 112

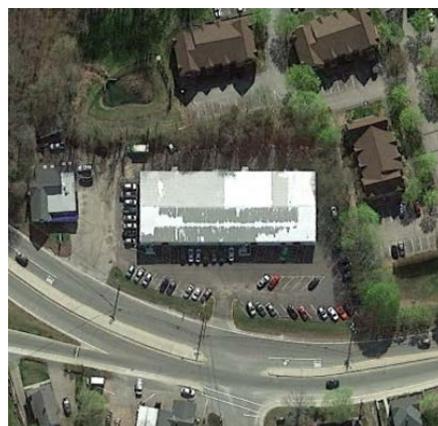
231 HIGH STREET

RE/MAX



231 High Street (Route 3) is a developed one-floor building completed in 1980. It is connected to the municipal sewer system and in close proximity to Route 78, allowing easy access.

The property is surrounded by several residential neighborhoods, including a condominium development, and contains several businesses including a dance school, fitness center and property restoration franchise. The available unit contains several rooms including a reception area.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
N/A	59	N/A	NB

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$66,411

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 56, LOT 2

43 BROAD STREET

OCEANFRONT HOMES



43 Broad Street (Route 1) contains one or more office spaces available for lease. The existing three floor building was completed in 1900 and is connected to the municipal sewer system.

The property is located in the heart of Downtown, offering accessibility to a wide variety of shops and restaurants as well as banks, galleries and a post office. Parking is available both off- and on-street while sidewalks and crosswalks provide excellent walkability to produce additional traffic from the densely populated neighborhoods nearby.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
N/A	15 vehicle spaces On-street	N/A	DC-1

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$46,991

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 66, LOT 14

135 MAIN STREET

SCHILKE REALTY



135 Main Street is a developed 2.26 acre property with municipal sewer connection. Space is available on the first floor of the larger of two buildings on the property, which was completed in 1900.

Located directly south of Downtown, Main Street is an extension of the community's historic business district and runs parallel to the Pawcatuck River. Due to this proximity, the property is in an area packed with a myriad of businesses and amenities easily accessible for residents on both sides of the State line.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
N/A	29 vehicle spaces	N/A	DC-2

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
7,222	28,479	\$46,991

For more information, please contact Amy Grzybowski, Director of Development Services

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 76, LOT 75

23-25 BEACH STREET



23-25 Beach Street is a developed 0.20 acre property. An existing two floor building, completed in 1930, includes one unit available for lease on the first floor. The building is additionally connected to municipal sewer.

The property is located closely to scenic Route 1A, which connects Connecticut and Downtown Westerly to the local beaches, as well as Main Street and residential neighborhoods. The property is surrounded by residential and commercial zoning districts.



PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
N/A	20 vehicle spaces	N/A	GC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	284,479	\$73,661

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# DEVELOPABLE LAND

## AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 118, LOT 5A

## 83 TOM HARVEY ROAD

83 Tom Harvey Road is located on a 3.3 acre parcel and will soon be developed as the Runway Commercial Park. It is located within close proximity to Route 78, via Airport Road, allowing easy access for vehicle traffic.

The property is located in a central industrial hub of the town, composed of several other buildings and facilities. Multiple uses will be possible due to the large area and opportunity to build-to-suit, with units proposed at 1,400 to 2,800 square feet.



## PROPERTY ASSETS

TOTAL LOT SIZE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
3.33 acres	N/A	N/A	GI

## BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	15,646	\$95,711

AVAILABLE SPACE

MAY 2016 INVENTORY

PLAT 112, LOT 10

231 POST ROAD



231 Post Road (Route 1) is a partially developed 5.6 acre property zoned Highway Commercial. An existing one-floor building was completed in 1989 and is currently occupied by a liquor store.

The property is located in the Dunn's Corners neighborhood on Route 1, the town's primary east-west corridor. The two access points are both in direct proximity to existing shopping centers.



PROPERTY ASSETS

TOTAL LOT SIZE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
5.6 acres	N/A	N/A	HC

BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
2,984	11,917	\$95,711

## AVAILABLE SPACE

MAY 2016 INVENTORY

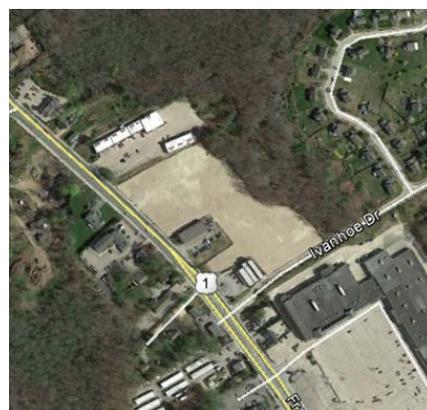
PLAT 88, LOTS 34, 35, 36, 39, 41

**64-68 & 84 FRANKLIN STREET**

CARPIONATO GROUP

64-68 & 84 Franklin Street (Route 1) is a combined 7.80 acre property. Preparations for a new shopping center, the Shoppes on Franklin (about 12 units ranging from 1,400 to 11,880 square feet), are currently underway.

The property is located directly on Route 1, arguably the most heavily travelled roadway in town. Shoppes on Franklin will include several units for retail and restaurant space, similar to the Westerly Crossings shopping center which shares the same developer.

**PROPERTY ASSETS**

TOTAL LOT SIZE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
7.80 acres	N/A	21,300 vehicles (Route 1)	HC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$66,411

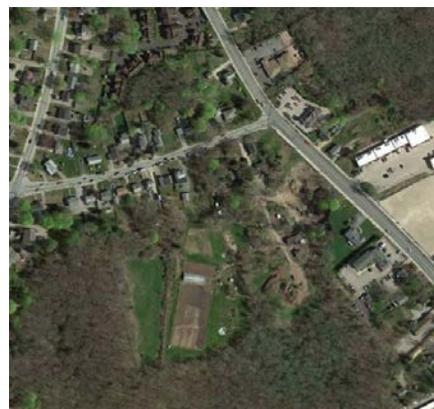
For more information, please contact Amy Grzybowski, Director of Development Services

PLAT 87, LOTS 147 & 147 | PLAT 88, LOTS 24 & 25

# 107-111 WELLS STREET & 51 FRANKLIN STREET

Also including 51 Franklin Street, this multi-parcel land contains three existing structures and is partially connected to the municipal sewer system (three of the four lots are sewerred).

The combined property, for lease or sale, is located at the intersection of Wells Street, dominated by residences and professional offices, and Franklin Street, the town’s primary east-west corridor lined with commercial shopping, banks and office buildings.



## PROPERTY ASSETS

AVAILABLE SPACE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
9.13 acres	N/A	21,300 (Route 1)	P (3 lots) HDR-6 (1 lot)

## BASIC DEMOGRAPHICS

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

PLAT 98, LOT 9

**139-151 FRANKLIN STREET**

CARPIONATO GROUP

139-151 Franklin Street (Route 1) is the site of the Westerly Crossings shopping center. Land is available for the development of about five additional structures ranging from 4,500 to 16,560 square feet.

The property is located closely to the high-traffic intersection of Route 1 (Post Road, Franklin Street) and Route 78 (Westerly Bypass), a major local arterial providing the State of Connecticut and Interstate 95 with an expedited connection to Westerly's beachfront.

**PROPERTY ASSETS**

TOTAL LOT SIZE	PARKING CAPACITY	DAILY TRAFFIC COUNT	ZONING DISTRICT
25.6 acres	377 vehicle spaces	21,300 vehicles (Route 1) 16,300 vehicles (Route 78)	HC

**BASIC DEMOGRAPHICS**

POPULATION (1 mile radius)	POPULATION (3 mile radius)	MEDIAN FAMILY INCOME (local Census Tract)
6,563	28,479	\$73,661

For more information, please contact Amy Grzybowski, Director of Development Services

# APPENDICES

## Appendix I: Table of Permitted Uses by Zone

The following table provides a breakdown of zoning districts by numerous uses, which in most cases fall within three (3) categories – permitted (identified as ‘P’), special use (‘S’) or not permitted (‘N’). A ‘P/S’ symbol identifies zones which permit a use when less than 2,000 square feet and requires a special use permit when greater than 2,000 square feet. An ‘N/S’ symbol identifies a zone which does not permit a use except by special use permit when the property is 40,000 square feet or greater and repair work is done only within a building.

	P-15	DC	DC2	NB	HC	GC	SC-WH	SC-G	MC	GI	LI	ORAT	CR
	<b>RESIDENTIAL</b>												
Hotels	N	S	N	N	P	P	S	S	N	N	N	N	N
Motels	N	S	N	N	P	P	S	S	N	N	N	N	N
Inns	N	N	S	N	N	S	S	S	N	N	N	N	N
Assisted living/congregate living	S	S	N	N	S	S	N	N	N	N	N	N	N
Nursing homes	S	N	N	N	S	S	N	N	N	N	N	N	N
Family daycare homes	P	P	P	P	P	P	N	N	N	N	N	N	N
Mixed use development	P	P	P	P	P	P	P	P	N	N	N	N	N
	<b>AGRICULTURAL, EXTRACTIVE AND INDUSTRIAL NONMANUFACTURING</b>												
General Farms	N	N	N	N	N	N	N	N	N	N	S	N	N
Dimension stone mining	N	N	N	N	N	N	N	N	N	S	S	N	N
Crushed and broken stone mining	N	N	N	N	N	N	N	N	N	S	S	N	N
Commercial soil, sand and gravel removal	N	N	N	N	N	N	N	N	N	S	S	N	N
Junkyards and scrap wholesaling	N	N	N	N	N	N	N	N	N	S	S	N	N
Recycling facility, storage only	N	N	N	N	N	N	N	N	N	S	S	N	N
Open lot storage of building material and machinery	N	N	N	N	N	N	N	N	N	S	S	N	N
Open lot storage of sand and gravel	N	N	N	N	N	N	N	N	N	S	S	N	N
Storage of flammable or explosive materials above ground	N	N	N	N	N	N	N	N	N	S	S	N	N
Storage of flammable or explosive material below ground	N	N	N	N	N	N	N	N	N	S	S	N	N

Dry-cleaning plant/laundry establishments	N	N	N	N	S	S	N	N	N	S	S	N	N
Nonmanufacturing industries not herein specified	N	N	N	N	S	S	N	N	N	S	S	S	N
<b>MANUFACTURING</b>													
Food and kindred products	N	N	N	N	N	N	N	N	N	P	P	N	N
Textile mill products	N	N	N	N	N	N	N	N	N	P	N	N	N
Apparel and other finished products from fabrics	N	N	N	N	N	N	N	N	N	P	N	N	N
Lumber and wood products except furniture	N	N	N	N	N	N	N	N	N	P	N	N	N
Sawmills and planing mills	N	N	N	N	N	N	N	N	N	P	N	N	N
Millwork and prefabricated structural wood products	N	N	N	N	N	N	N	N	N	P	P	N	N
Furniture and furnishings	N	N	N	N	N	N	N	N	N	P	P	N	N
Manufactured products from paper and paperboard	N	N	N	N	N	N	N	N	N	P	P	N	N
Printing and publishing	N	P	P	P	P	P	N	N	N	P	P	N	N
Chemicals and pharmaceuticals	N	N	N	N	N	N	N	N	N	P	P	N	N
Light manufacturing	N	N	N	N	P	P	N	N	N	P	P	S	N
Glass and glassware	N	N	N	N	N	N	N	N	N	P	N	N	N
Pottery and related products	N	N	N	N	N	N	N	N	N	P	N	N	N
Concrete products	N	N	N	N	N	N	N	N	N	P	P	N	N
Fabricated metal products except ordnance, machinery and transportation equipment	N	N	N	N	N	N	N	N	N	P	N	N	N
Coating and engraving	N	N	N	N	N	N	N	N	N	P	S	N	N
Machinery, except electrical	N	N	N	N	N	N	N	N	N	P	S	N	N
Electrical and electrical machinery equipment and supplies except batteries	N	N	N	N	N	N	N	N	N	P	S	N	N
Transportation equipment	N	N	N	N	N	N	N	N	N	P	N	N	N
Ship or boat building and repairs	N	N	N	N	N	N	N	N	P	P	P	N	N
Professional and scientific controlling instruments	N	N	N	N	N	N	N	N	N	P	P	P	N
Photo and optical goods, watches and clocks	N	N	N	N	N	N	N	N	N	P	P	N	N
Electric assembly	N	N	N	N	N	N	N	N	N	P	P	P	N
Miscellaneous manufacturing industries not specifically excluded herein	N	N	N	N	N	N	N	N	S	S	S	S	N

TRANSPORTATION, COMMUNICATIONS, UTILITIES AND SERVICES													
Railroad transportation services	N	P	P	N	N	N	N	N	N	P	P	N	N
Bus passenger station	N	P	P	N	P	P	N	N	N	P	P	N	N
Taxicabs/taxi stand	N	P	P	N	N	N	N	N	N	P	P	N	N
School bus (storage)	N	N	N	N	N	N	N	N	N	P	P	N	N
Commercial dock or pier	N	N	S	N	N	S	N	N	P	N	N	N	N
Trucking transportation and short term	N	N	N	N	N	N	N	N	N	P	P	N	N
Local and long distance trucking without storage	N	N	N	N	N	N	N	N	N	P	P	N	N
Local and long distance trucking with storage	N	N	N	N	N	N	N	N	N	P	P	N	N
Motor freight terminal	N	N	N	N	N	N	N	N	N	P	P	N	N
Airport and heliport	N	N	N	N	N	N	N	N	N	S	N	N	N
General warehousing	N	N	N	N	N	S	N	N	N	P	P	N	N
Ministorage	N	N	N	N	N	S	N	P	N	P	P	N	N
Fuel and power (for use or sale off site)	N	N	N	N	N	S	N	N	N	S	S	N	N
Sanitary sewage disposal services	N	N	N	N	N	N	N	N	N	S	S	N	N
Utility substation or pumping station	N	N	N	N	N	N	N	N	N	S	S	N	N
Radio and TV studio	P	P	P	N	P	N	N	N	N	P	P	S	N
Sewage treatment facilities (treating offsite waste)	N	N	N	N	N	N	N	N	N	S	S	N	N
Incinerator	N	N	N	N	N	N	N	N	N	S	N	N	N
COMMERCIAL													
Wholesale distribution establishment principal activity of which is sale of merchandise to individuals and corporations for resale to the public with retail sales permitted in no more than 0% of the floor	N	N	N	N	S	P	N	N	N	P	P	N	N
Lumber and other building materials	N	N	N	N	S	S	N	N	N	P	P	N	N
Heating, plumbing and electrical supplies	N	N	P	P	P	P	N	N	N	P	P	N	N
Paint, glass, wallpaper and hardware	N	N	P	P	P	N	N	N	N	N	P	N	N
Rental (light equipment)	N	N	P	P	P	N	N	N	N	N	P	N	N
Rental (heavy equipment)	N	N	N	N	N	N	N	N	N	N	P	N	N
General merchandise, department store, furniture and household goods	N	P	P	S	P/S	N	N						
Furniture and home furnishings	N	P	P	S	P	P	N	N	N	N	N	N	N

Household appliance stores	N	P	P	S	P	P	N	N	N	N	N	N	N
Radio, television and music stores, computer sales and services	N	P	P	S	P	P	N	N	N	N	N	N	N
Photo processing and accessories	N	P	P	N	P	P	N	N	N	P	P	N	N
Supermarket	N	N	P	N	P	P	N	N	N	N	N	N	N
Grocery stores, deli, meat, fish, fruit, vegetable, dairy products, bakeries (not exceeding 10,000 square feet)	N	S	P	S	P	P	S	S	S	N	N	N	N
Motor vehicles and trailers – new and/or used (including repairs conducted only within a building)	N	N	N	N	P	S	N	N	N	N	S	N	N
Tire, battery and accessory dealers	N	N	N	N	P	P	N	N	N	N	S	N	N
Gasoline service stations, minor repairs only	N	N	N	S	P	S	N	N	N	N	S	N	N
Boats and marine dealers – storage, repairs and sales	N	N	N	N	N	N	N	N	P	S	S	N	N
Shoes, tailor, dressmaker, miscellaneous apparel and accessories (including yarn, fabric and sewing supplies)	N	P	P	P	P	P	P	P	P	P	N	N	N
Restaurants (no alcoholic beverage)	N	P	P	P	P	P	P	P	P	N	N	N	P <sup>1</sup>
Restaurants (alcoholic beverage)	N	P	P	S	P	P	S	S	S	N	N	N	S <sup>1</sup>
Taverns/hotels (with alcoholic beverage)	N	S	S	N	P	P	S	S	N	N	N	N	N
Drive-through facilities	N	N	N	N	S	S	N	N	N	N	N	N	N
Drug stores, newsstands/tobacco stores, antique stores, bookstores/stationary stores, sporting goods, bicycle shop, jewelry stores, florists, camera and photo supply stores, gift, novelty, souvenir shops, optical good stores and video stores	N	P	P	P/S	P	P	P/S	P/S	N	N	N	N	N
Gun shops	N	N	S	N	N	S	N	N	N	N	N	N	N
Sporting goods and bicycle shops	N	P	P	P	P	P	P	P	P	N	N	N	N
Farm and garden supply stores	N	N	P	N	P	P	N	N	N	N	P	N	N
Banking services	S	P	P	N	P	P	N	N	N	N	N	N	N
Pet shops	N	P	P	N	P	P	N	N	N	N	N	N	N
Liquor/package store	N	N	P	N	P	P	N	N	N	N	N	N	N

Drive-through facilities for drug stores and pharmacies	N	N	S	N	P	S	N	N	N	N	N	N	N	N
Drive through facilities for any other retail use	N	N	S	N	S	S	N	N	N	N	N	N	N	N
Retail not herein specified	N	S	S	S	S	S	S	S	S	N	S	N	N	N
<b>BUSINESS AND PROFESSIONAL SERVICES</b>														
General commercial offices	S	S	P	S	P	P	S	S	N	P	P	P	P	N
Financial institutes, research and development, financial services support, banking (greater than 10,000 square feet)	S	P	P	N	P	P	N	N	N	P	P	P	P	N
General and professional offices (including medical, legal, accounting, engineering, architectural, insurance and real estate)	P	P	P	P	P	P	P	P	N	S	S	P	P <sup>2</sup>	
Social clubs (including liquor license)	N	P	P	S	P	P	N	N	N	N	N	N	N	N
Drive-through facilities for banks and financial services	N	N	S	N	P	S	N	N	N	N	N	N	N	N
Drive-through facilities for other above uses	N	N	S	N	S	S	N	N	N	N	N	N	N	N
Laundry dropoff/pickup (no on-site cleaning)	N	S	P	S	P	P	S	S	N	N	N	N	N	N
Self-service laundromats	N	N	P	S	P	P	N	N	N	N	N	N	N	N
Photo studios	N	P	P	S	P	P	S	S	N	N	N	N	N	N
Beauty and barber shops	N	P	P	P	P	P	S	S	N	N	N	N	N	N
Shoe repair, shoe shine and hat cleaning	N	P	P	P	P	P	S	S	N	N	N	N	N	N
Funeral services or mortuary	N	N	P	S	P	P	N	N	N	N	N	N	N	N
Caterers (not accessory to restaurant)	N	N	P	S	P	P	N	N	N	P	P	N	N	N
Travel agencies	N	P	P	S	P	P	S	S	N	N	N	S	N	N
Personal services not herein specified	S	S	S	S	S	S	S	S	N	S	S	N	N	N
Commercial off-street parking	N	P	S	N	P	P	S	S	N	S	S	N	N	N
Commercial parking structures	S	S	S	N	N	N	N	N	N	S	S	N	N	N
Auto repair	N	N	N	N/S	P	P	N	N	N	N	N	N	N	N
Automobile body repair	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Automobile services, except repair	N	N	N	N	N	P	N	N	N	P	N	N	N	N
Automobile rentals	N	N	N	N	P	P	N	N	N	P	N	N	N	N
Vehicle and trailer rentals	N	N	N	N	S	P	N	N	N	P	N	N	N	N
Electrical/electronic repair shop	N	S	P	S	P	P	N	N	N	N	P	N	N	N
Reupholstery and furniture repair	N	S	P	S	P	P	N	N	N	N	P	N	N	N

Small appliance repairs	N	S	P	S	P	P	N	N	N	N	P	N	N
Small engine repairs	N	N	N	S	S	P	N	N	N	N	P	N	N
Repair and related services not elsewhere classified	N	S	S	S	S	S	N	N	N	S	S	N	N
Studios/dance schools	N	P	P	P	P	P	N	N	N	N	S	N	N
Bowling alleys	N	N	P	N	P	P	N	N	N	N	N	N	N
Skating rinks	N	N	P	N	S	S	N	S	N	N	S	N	N
Motion picture theaters and auditorium	N	P	P	N	P	P	N	N	N	N	N	N	N
Pinball or game rooms including billiard and pool	N	N	S	N	S	S	N	S	N	N	N	N	N
Exercise center, gymnasium	N	P	P	P	P	P	N	N	N	N	N	N	N
Charitable recreation	P	P	P	N	N	P	S	S	S	N	N	N	N
Indoor commercial recreation not herein specified	N	S	S	S	S	S	N	S	N	N	S	N	N
<b>GOVERNMENT, EDUCATIONAL AND INSTITUTIONAL</b>													
Federal government/postal service	S	P	P	S	P	P	S	S	P	P	P	P	S
State and local government	S	P	P	S	P	P	S	S	P	P	P	P	S
Public schools, including charter schools	S	P	P	S	P	P	S	S	P	P	P	P	S
Private preschool, elementary and secondary	S	P	P	N	P	P	N	N	P	P	P	P	N
Trade or professional school	S	S	S	N	P	P	N	N	N	S	S	P	N
Other educational institutions	S	S	P	N	P	P	N	N	N	N	N	P	N
Hospitals	P	N	P	N	S	S	N	N	N	N	N	S	N
Ambulance services (nonprofit)	N	N	N	N	P	P	N	N	N	N	N	N	N
Cemetery	S	S	S	S	S	S	S	S	S	S	N	S	S
Fire or police station	S	S	S	S	S	S	S	S	N	S	S	S	N
Library or museum	S	S	S	S	S	S	S	S	S	S	S	S	S
Place of religious worship	S	S	S	S	S	S	N	N	N	N	N	N	N
Daycare/childcare center	S	S	S	S	S	S	S	S	N	S	S	S	S
<b>RECREATION</b>													
General athletic fields (including lighted)	S	S	S	S	S	S	S	S	S	S	S	S	P
Playgrounds	N	N	S	N	N	N	N	N	N	N	N	N	P
Bow and gun range	N	N	N	N	N	N	N	N	N	N	N	N	P
Golf courses (unlighted)	N	N	N	N	N	N	N	N	N	N	N	N	P
Miniature golf	N	N	N	N	P	P	N	P	N	N	N	N	P
Golf driving range/pitch and putt	N	N	N	N	P	P	N	N	N	N	N	N	P

Boating marinas/yacht club	N	N	N	N	N	N	P	N	P	N	N	N	P
Beach cabins or bathhouses	N	N	N	N	N	N	P	P	N	N	N	N	P
Tennis or other outdoor court games – commercial	N	N	N	N	S	S	N	P	N	N	N	N	P
Conservation lands/wildlife of nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P
Subdivision parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Community center	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>ACCESSORY USE</b>													
Accessory use to a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory use to a special permit	S	S	S	S	S	S	S	S	S	S	S	S	S
Accessory parking or outdoor storage of one commercial vehicle of up to one-ton capacity	P	N	P	P	P	P	N	N	P	P	P	P	N
Off-street parking	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>OTHER</b>													
Adult entertainment business (located no closer than 200 feet to a property in which any residential use, place of religious worship, preschool, elementary or secondary school, daycare/childcare center, athletic field or playground is located and not within Assessor’s Plat 17 Lot 10	N	N	N	N	N	N	N	N	N	S	N	N	N
Tattoo parlors ((located no closer than 200 feet to a property in which any residential use, place of religious worship, preschool, elementary or secondary school, daycare/childcare center, athletic field or playground is located and not within Assessor’s Plat 17 Lot 10	N	N	N	N	N	N	N	N	N	S	N	N	N

## Appendix II: Notes and References

### Overview

<sup>1</sup> 2010-2014 American Community Survey 5-year estimates. Accessed via American FactFinder.

<sup>2</sup> Ibid

<sup>3</sup> Fiscal Year 2012-2013 Adopted and Fiscal Year 2016-2017 Proposed budgets

<sup>4</sup> Rhode Island Department of Labor and Training Quarterly Census of Employment and Wages, 2014 annual averages

<sup>5</sup> 2010-2014 American Community Survey 5-year estimates. Accessed via American FactFinder.

### May 2016 Inventory

All aerial images used in this booklet, including those used for maps, were accessed from and provided by Google Earth.

- Available Space:** the area of an available space in square feet as identified by Vision Appraisal. For units without specific dimensions recorded, estimates are used based on those dimensions provide. If there was no knowledge of unit size or shape, the available space is listed as 'N/A.'
- Parking Capacity:** the number of vehicle spaces estimated for an adjacent parking lot based on manual counts using aerial images accessed from and provided by Google Earth.
- Daily Traffic Count:** the number of vehicles counted as a daily average, as calculated by the Rhode Island Department of Transportation and published in the 2009 Traffic Flow Map available as a PDF file through RIDOT's online Map Room (<http://dot.ri.gov/about/maproom/>). Each available space was given the most appropriate corresponding traffic count or listed as 'N/A' if no traffic count was considered appropriate.
- Population:** the number of people living in a given radius, either 1-mile or 3-miles, identified by a mapping tool (version last updated March 22, 2015) provided by Free Map Tools on its website (<https://www.freemaptools.com/find-population.htm>). Inquiries were done manually for both radius sizes.
- Local Census Tract:** the United States Census Bureau divides the United States into several geographic levels to sort data for organization and relevancy. The Census Tract is the geographic level directly below 'County Subdivision,' commonly a municipal division such as a city or town. The median family income (MFI) listed is the MFI of the Census Tract in which the available space is located, regardless

of the proximity to another Census Tract. For an easy to view map showing Census Tracts, visit <http://www.usboundary.com/Areas/Census%20Tract>.

Westerly's Census Tracts are 508.01, 508.02, 509.01, 509.02 and 510.

**Total Lot Size:**

the sum of all lot sizes included in a development