

# Commercial Property in Somers

## A Public Resource Guide

Based on 2025 property data

Somers is open for business. This guide gives residents, business owners, and prospective investors a clear, at-a-glance picture of commercial property in town — how it is zoned, where the zones are, what they contribute, what is possible, and what is available right now for sale or lease. The Economic Development Commission (EDC) prepared it as a public resource, drawing on the Town’s official Plan of Conservation and Development, Zoning Regulations, and Zoning Map (all linked at the end).



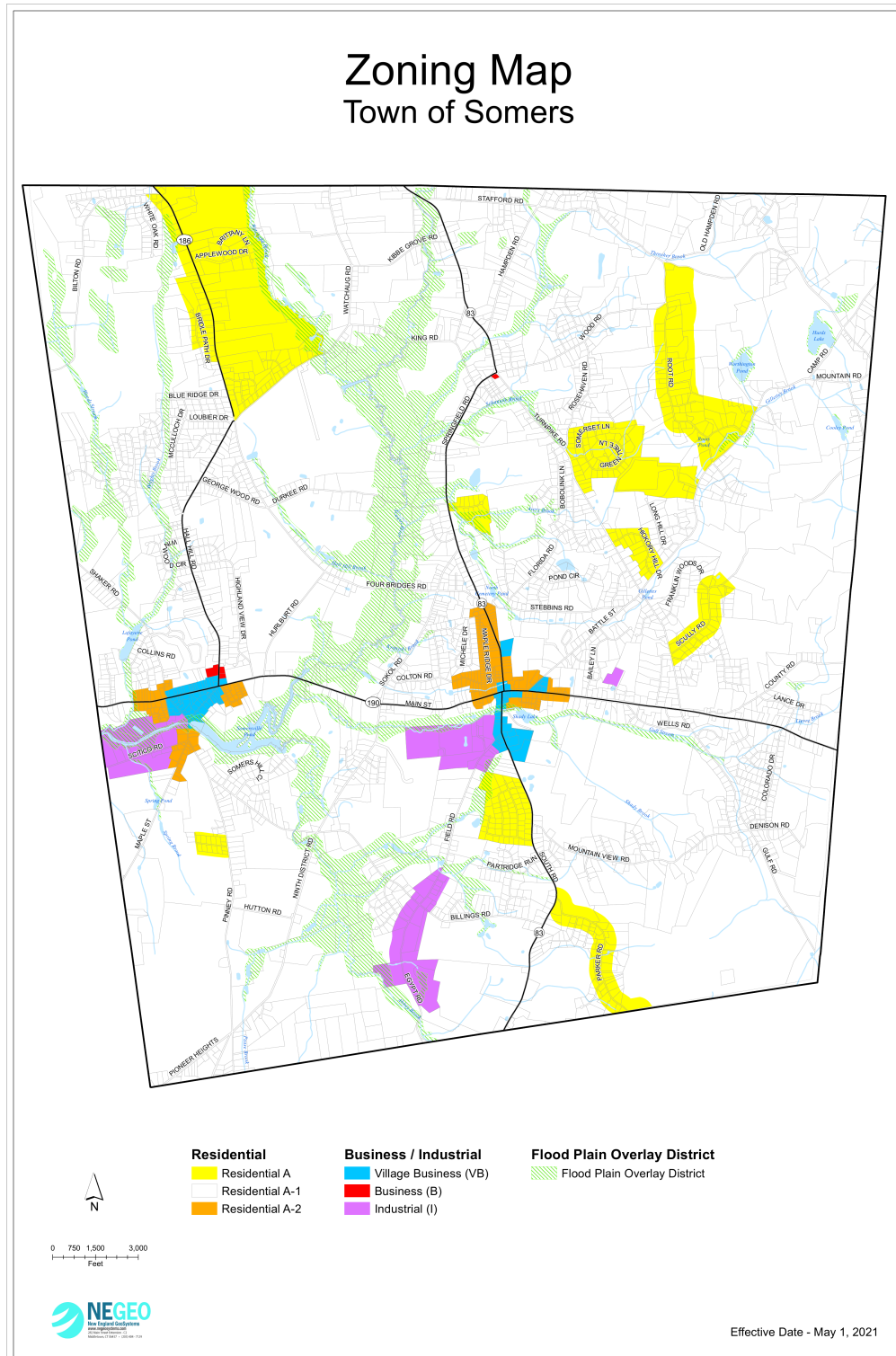
## The Three Commercial Zones

Under the Town’s Zoning Regulations, commercial activity takes place in three districts — Village Business (VB), Business (B), and Industrial (I). The definitions below are drawn from the official Zoning Regulations and reflect the same names and colors used on the Town Zoning Map (see next page).

Zone	What it is & where	What’s possible there
<p><b>VB</b></p> <p>Village Business</p>	<p><b>What it is:</b> The Town’s historic village cores — Somers Center and Somersville, along Main Street (Route 190). The VB zone is also a State-designated “Village District” (CGS § 8-2j), so building and site design are reviewed to protect the traditional New England village character.</p>	<p><b>What’s possible:</b> Retail shops, restaurants and taverns, offices, banks, personal services, and inns/hotels — plus mixed-use buildings with shops on the ground floor and apartments above (up to 3½ stories). The zone actively encourages walkable, mixed-use village vitality.</p>
<p><b>B</b></p> <p>Business</p>	<p><b>What it is:</b> General commercial areas providing convenience goods and services for residents and businesses, located mainly along the Route 190 and Route 83 corridors.</p>	<p><b>What’s possible:</b> Retail stores, professional offices, banks, restaurants, personal services, medical and animal-care uses, and age-restricted housing (by special permit). Drive-through establishments are allowed by special permit.</p>
<p><b>I</b></p> <p>Industrial</p>	<p><b>What it is:</b> Areas for uses not compatible with residential or business districts. Despite the name, the zone supports a wide mix of commercial-industrial activity.</p>	<p><b>What’s possible:</b> Warehousing and distribution, light manufacturing, industrial research and service, contractor’s yards, flex space, auto-related services, and breweries/distilleries — often the best fit for growing operations that need room.</p>

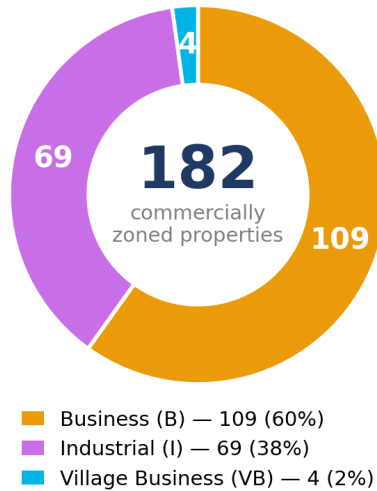
# Where the Commercial Zones Are

The official Town Zoning Map shows every district. The three commercial zones appear as **Village Business (light blue)**, **Business (orange)**, and **Industrial (purple)**. They cluster around Somers Center and Somersville and along the Route 190 and Route 83 corridors, with industrial land concentrated off Field Road and Egypt Road. (Residential districts are shown in yellow.)



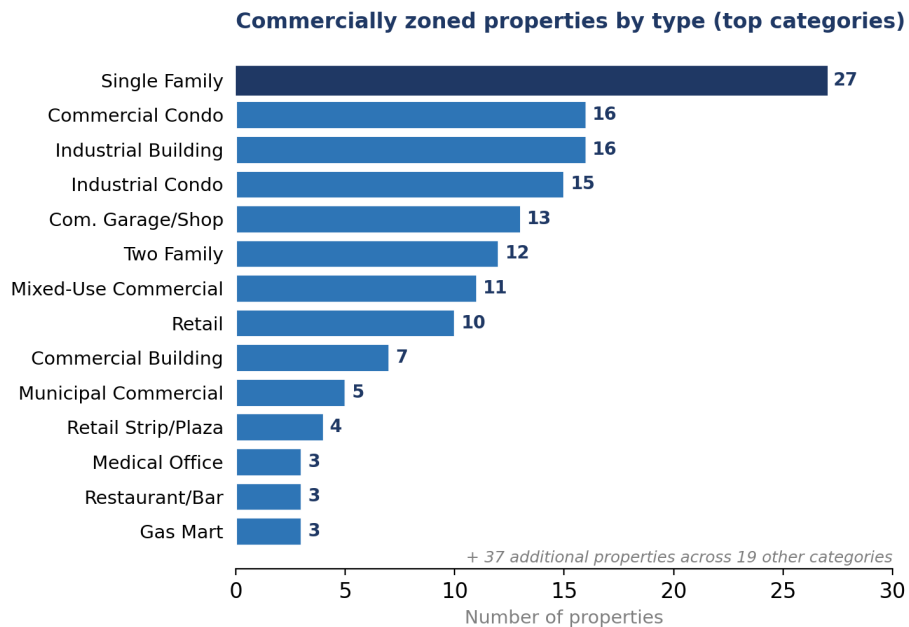
Town of Somers Zoning Map, effective May 1, 2021. [View the full-size map.](#)

## What Kinds of Properties Are Here?



*Of the 182 commercially zoned properties, the Business (B) zone is the largest at 109, followed by Industrial (I) at 69 and Village Business (VB) at 4.*

Commercial zoning covers far more than storefronts. The 182 properties span everything from retail and restaurants to industrial condos, garages, medical offices, and mixed-use buildings. A number of single- and two-family homes also sit on commercially zoned land — a reminder that these districts blend business and residential character, especially along Main Street.



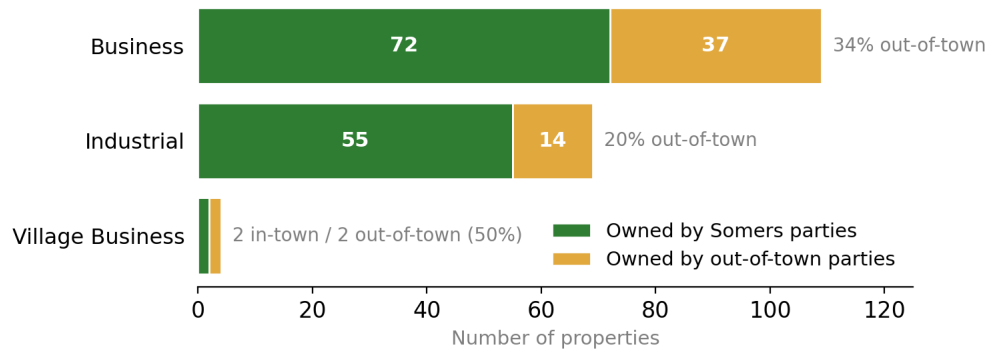
## A Meaningful Contribution to the Tax Base

Using the 2025 mill rate of **\$27.37 per \$1,000** of assessed value, these commercially zoned properties contribute an estimated **\$1.2 million** in real estate taxes each year (covering land, buildings, and other improvements). Every dollar of commercial tax revenue helps ease the tax burden carried by Somers households — one of the central reasons the EDC works to attract and retain business.

*This estimate reflects real estate taxes only and does not include business personal property taxes, so the true economic contribution is likely higher.*

## Who Owns Somers' Commercial Property?

About 71% of commercially zoned properties (129 of 182) are owned by parties based in Somers, with the remaining 29% held by owners outside of town. Local ownership is strongest in the Industrial zone and most balanced in the small Village Business zone.



## What Could Be Possible

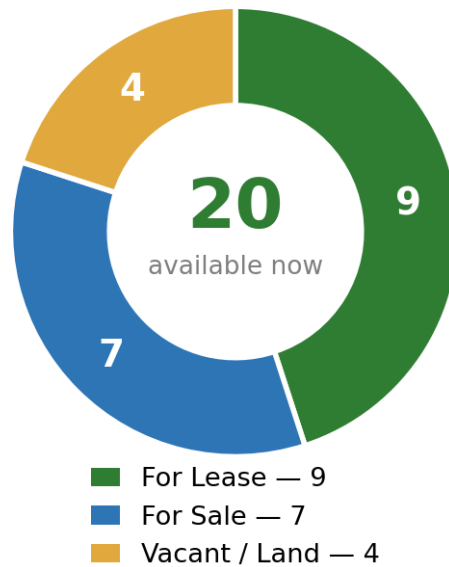
The Town's [Plan of Conservation and Development \(POCD\)](#) sets the vision for these zones over the next several years. A few highlights point to where opportunity lies:

- **Vibrant village centers.** The POCD calls for Somers Center to grow as a walkable, mixed-use village — shops and services at street level with apartments above — anchored by the planned Route 190/83 roundabout.
- **The Somersville Mill.** Redevelopment of the historic Somersville Mill site is a top priority, envisioned as a village anchor with possible housing, commercial space, and a riverway along the Scantic.
- **Flexible “planned” development.** For larger or more creative projects, the Zoning Regulations provide a Planned Development District (PDD) tool that lets the Town tailor standards to an approved master plan where public water and sewer are available — ideal for a signature redevelopment.
- **Tourism & everyday needs.** The Plan encourages destinations that draw visitors, along with everyday-needs businesses that let residents shop locally.

In short, Somers is not just open for business today — it has a clear, adopted plan for the kind of growth it wants tomorrow.

## OPEN FOR BUSINESS

20 commercial properties are currently available for sale, lease, or development in Somers. If you are looking to open, relocate, or expand a business, these are a great place to start.



### Currently Available Commercial Properties

*Listings last revised July 1, 2026*

Property Address	Status	Property Type	Notes
48 South Rd	For Lease	Office Condo	Southfield Corners — business zoned
65 Sunshine Farms Dr	For Lease	Warehouse / Industrial	Space periodically listed
138 Main St	For Sale	Commercial & Multi-Family / Mixed-Use	Somersville — “KKS This and That”
129 Main St	Vacant	Commercial / Mixed-Use	Previously listed
531 Main St	For Lease	Commercial / Industrial / Mixed-Use	Apartments and businesses
21 Eleanor Rd	For Lease	Industrial / Flex	Multi-tenant industrial building
64 Field Rd	For Lease (multi-unit)	Industrial Condo	Several units historically marketed
46 Field Rd	Vacant Land	Industrial Land	Industrial-zoned land; no active structure
616 Main St	For Sale	Multi-Family	Village Business zoned
620 Main St	For Sale	Multi-Family	Village Business zoned
43 Stafford Rd	For Sale	Commercial Land / Mixed-Use	3.41 acres of commercial land
111 Main St	For Lease	Retail Space	612 sq ft (Bath Pros)

Property Address	Status	Property Type	Notes
103 Main St	For Sale	Retail Space	Somers liquor store (Somersville)
68 South Rd	For Sale	Garage / Service Center	Supreme Auto Service Center
612 Main St	For Lease	Commercial Space	Possible restaurant
24 Battle St	For Lease	Medical Office	Divisible medical office (1,600 sq ft total)
112 Scitico Rd	Vacant	Commercial / Industrial	Unoccupied state-owned land / building
96 Scitico Rd	Vacant	Commercial / Industrial	Unoccupied state-owned land / building
11 South Rd	For Lease	Industrial Condo	Several units marketed (Lord Somers Center)
596 Main St	For Sale	Retail / Office	Landmark pre-Revolutionary complex (1750 & 1789) on 0.59 acre in downtown Somers — three freestanding retail/office buildings, 3,449 sq ft total. Business-zoned; owner-occupy one and lease the others. 106 ft of frontage on Routes 190/83, pylon signage, on-site parking; diagonally across from the historic Somers Inn

Interested in a property? The EDC can help point you toward the right Town contacts and walk you through next steps. Property availability changes frequently — contact the listing owner to confirm current status. Please email the EDC with any new listings, updates, or corrections: [edc@somersct.gov](mailto:edc@somersct.gov)

## How the Process Works

Two Town bodies play distinct roles in supporting commercial growth, and it helps to know who does what:

- **The Economic Development Commission (EDC)** attracts and encourages businesses to locate, invest, and grow in Somers, and researches the local economy to advise Town officials.
- **The Land Use / Planning & Zoning office** guides applicants through the Town's statutory and regulatory requirements and helps move approved projects to the finish line.

Both share the goal of a healthy, growing local economy. If you are exploring a business in Somers, the EDC is a welcoming first point of contact.

## Registering a New Business in the Town of Somers

Under state and local fire, building, health, zoning, and engineering regulations, all new businesses in the Town of Somers must register with the Town's Zoning Enforcement Officer. This "[New Business Registration](#)" application must be completed, along with a statement of use, and the required filing fee. If you have any questions, please contact the Zoning Enforcement Officer at [jroy@somersct.gov](mailto:jroy@somersct.gov) or (860)763-8220.

## Official Resources & Links

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The definitions and vision in this guide come from the Town’s official documents. Explore them directly on the Town of Somers website:

Document / Page	What you’ll find
<a href="#">Plan of Conservation &amp; Development (2026–2029)</a>	The Town’s adopted vision for land use, development, and the village centers.
<a href="#">Zoning Regulations</a>	The full rules for each district, including permitted uses and development standards.
<a href="#">Zoning Map (eff. 5/1/2021)</a>	The official map showing where every zoning district is located.
<a href="#">Planning &amp; Zoning Department</a>	Staff contacts, applications, and the home for all Land Use documents.
<a href="#">Economic Development Commission</a>	The EDC’s page — meetings, agendas, and how to get in touch.
<a href="#">Somers Business Directory</a>	Find and support businesses already operating in Somers.

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*About this data: Property counts, ownership figures, and the available-property list are based on the EDC’s research using 2025 Town of Somers property data and are a snapshot subject to change. The ~\$1.2M tax figure is an approximation using the 2025 mill rate (\$27.37/\$1,000) and excludes business personal property taxes. Zone definitions are summarized from the Town Zoning Regulations and Zoning Map (effective May 1, 2021, as amended) and the 2026–2029 POCD; the official documents linked above govern in all cases. For current, authoritative information, contact the Town of Somers Land Use office.*