



# 135 Route 32

135 Route 32 , Franklin, Connecticut 06254

## Property Features

- 87 Acres Commercial /Industrial Land
- Water/Sewer and Natural Gas Available
- Development Opportunity
- Near Routes 2 & 32 - Minutes to I-395



SALE PRICE:

**\$1,750,000**

LOT SIZE:

**87.0 Acres**

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	913	47,206	116,791
Total Households:	392	18,974	45,348
Traffic Count:	13,600		

For more information:

**Hugh Schnip**

877 327 3755 x208 • [hschnip@naielite.com](mailto:hschnip@naielite.com)



# Land



Traffic Count: 18,000

## Property Overview

## Location Overview

87 Acres of vacant land with extensive frontage on CT Route 32  
Approximately 2 miles from Routes 2 & I-395.  
City Water and Sewer

For Sale

# Land



Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED



For Sale

# Land



**NAI Elite**

Commercial Real Estate Services, Worldwide.

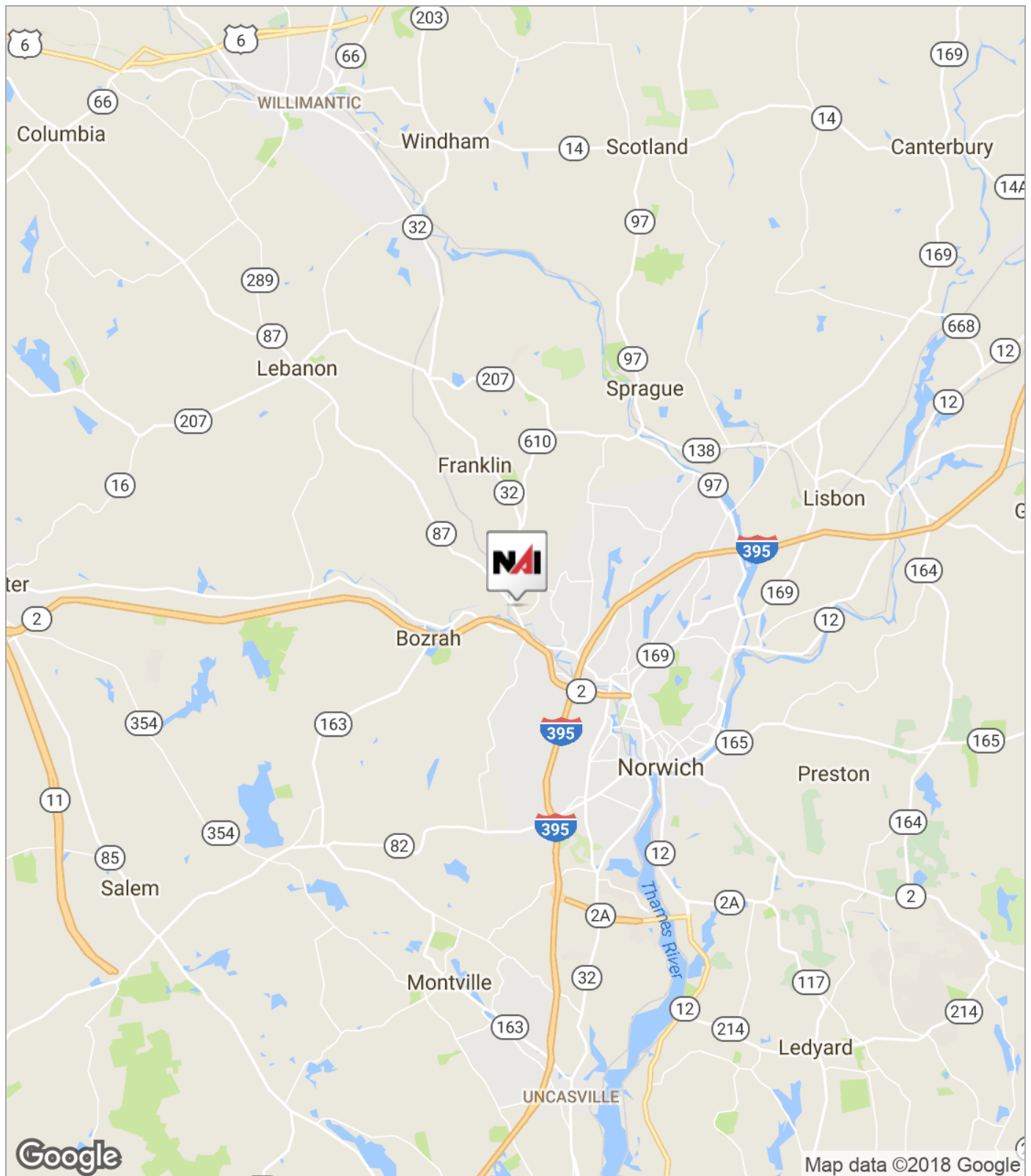
NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED

For Sale

# Land



Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED



For Sale

Land



**NAI** Elite

Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

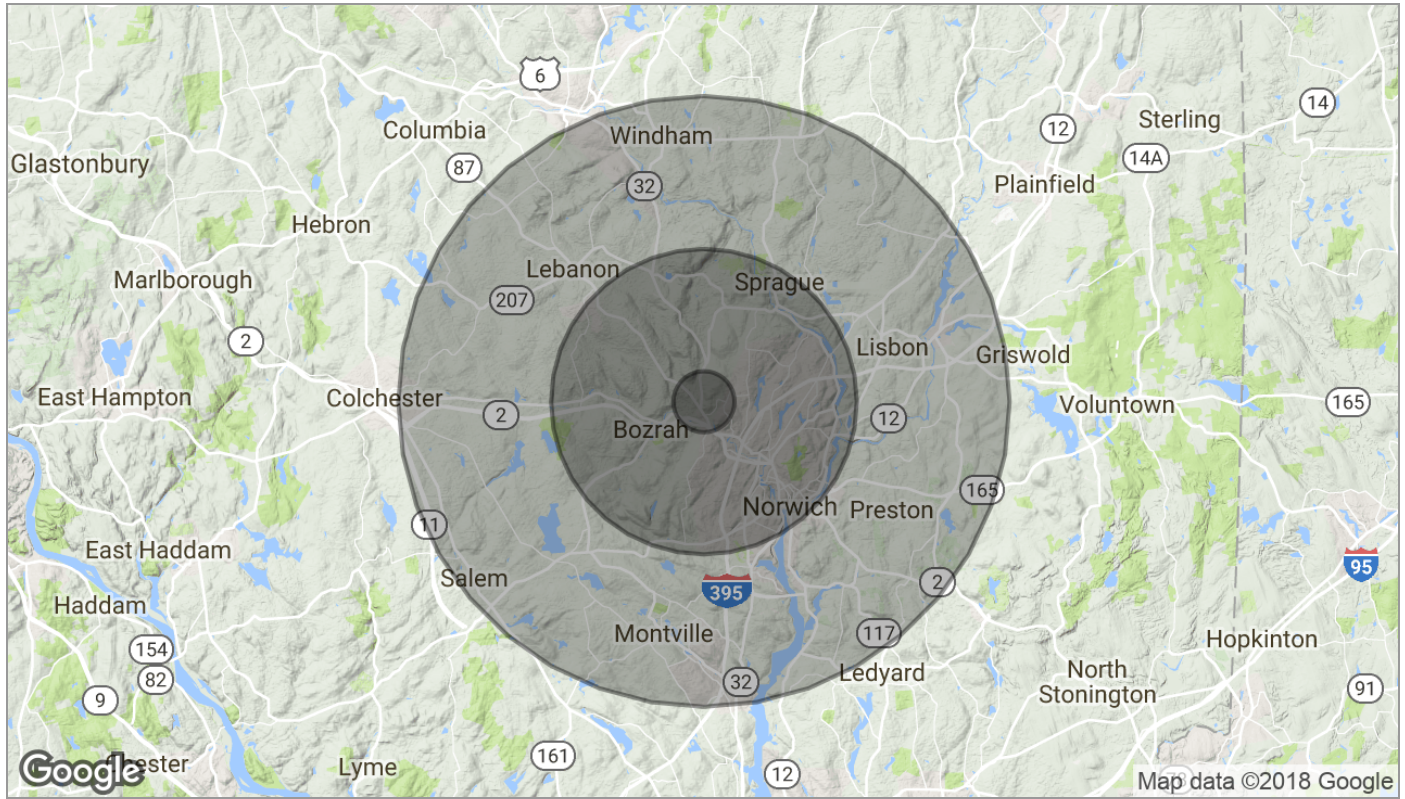
[naielite.com](http://naielite.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED



For Sale

Land



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	913	47,206	116,791
MEDIAN AGE	41.2	37.6	39.5
MEDIAN AGE (MALE)	40.0	36.1	38.1
MEDIAN AGE (FEMALE)	42.2	39.2	41.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	392	18,974	45,348
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$84,202	\$71,039	\$74,931
AVERAGE HOUSE VALUE	\$297,669	\$234,719	\$238,138
Race	1 Mile	5 Miles	10 Miles
% WHITE	89.2%	73.4%	78.4%
% BLACK	1.1%	9.6%	6.9%
% ASIAN	7.2%	6.1%	5.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.7%	0.8%
% OTHER	0.9%	4.4%	4.2%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	3.0%	8.5%	7.7%

\* Demographic data derived from 2010 US Census



Commercial Real Estate Services, Worldwide.

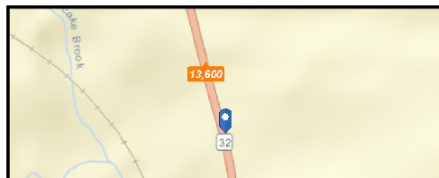
NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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

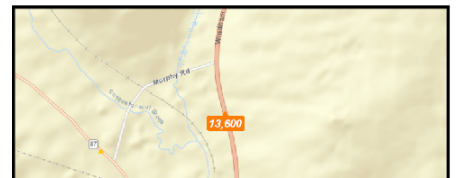
THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED

For Sale

# Land



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000



**NAI Elite**

Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED



For Sale

# Land



**NAI Elite**

Commercial Real Estate Services, Worldwide.

NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755

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

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED