



36 PLAINFIELD PIKE RD  
PLAINFIELD, CT 06374  
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Price: \$1,100,000



ANDREA KAZANTZIS, CCIM  
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REB.0791040, CT



# PROPERTY SUMMARY

PLAINFIELD PIKE RD | PLAINFIELD, CT 06374



## Property Summary

Price:	\$1,100,000
Lot Size:	22.09 Acres
Price / Acre:	49,796
Cross Streets:	Route 12
Permitted Uses:	Gas, storage, retail, multi-family
Frontage:	750+
Utilities:	City water, gas, sewer
Zoning:	C2

## Property Overview

Strategically located just 650 feet off I-395, this 22+ acre site offers outstanding visibility with potential signage exposure directly from the highway. Boasting nearly 1,000 feet of frontage and access to city water, sewer, and natural gas, the property presents a prime opportunity for development. Ideal for retail, hotel, gas station, storage, or other commercial uses

## Location Overview

Plainfield, Connecticut, is rapidly emerging as a key logistics and industrial hub in the Northeast. Strategically located along Interstate 395, the town offers excellent access to major markets throughout New England. Across the way from Uline's massive 1 million-square-foot distribution center.



# PROPERTY PHOTOS

PLAINFIELD PIKE RD | PLAINFIELD, CT 06374



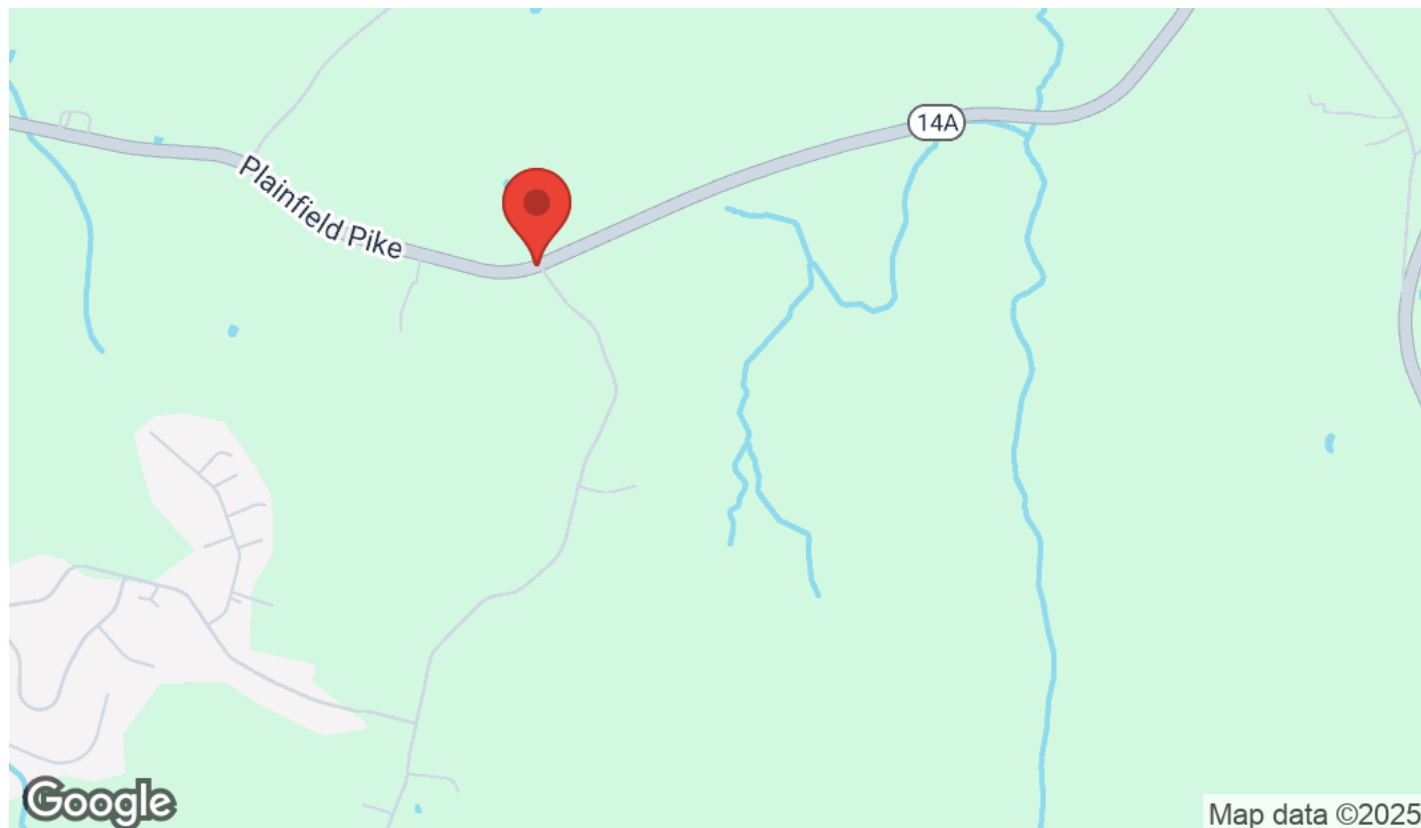
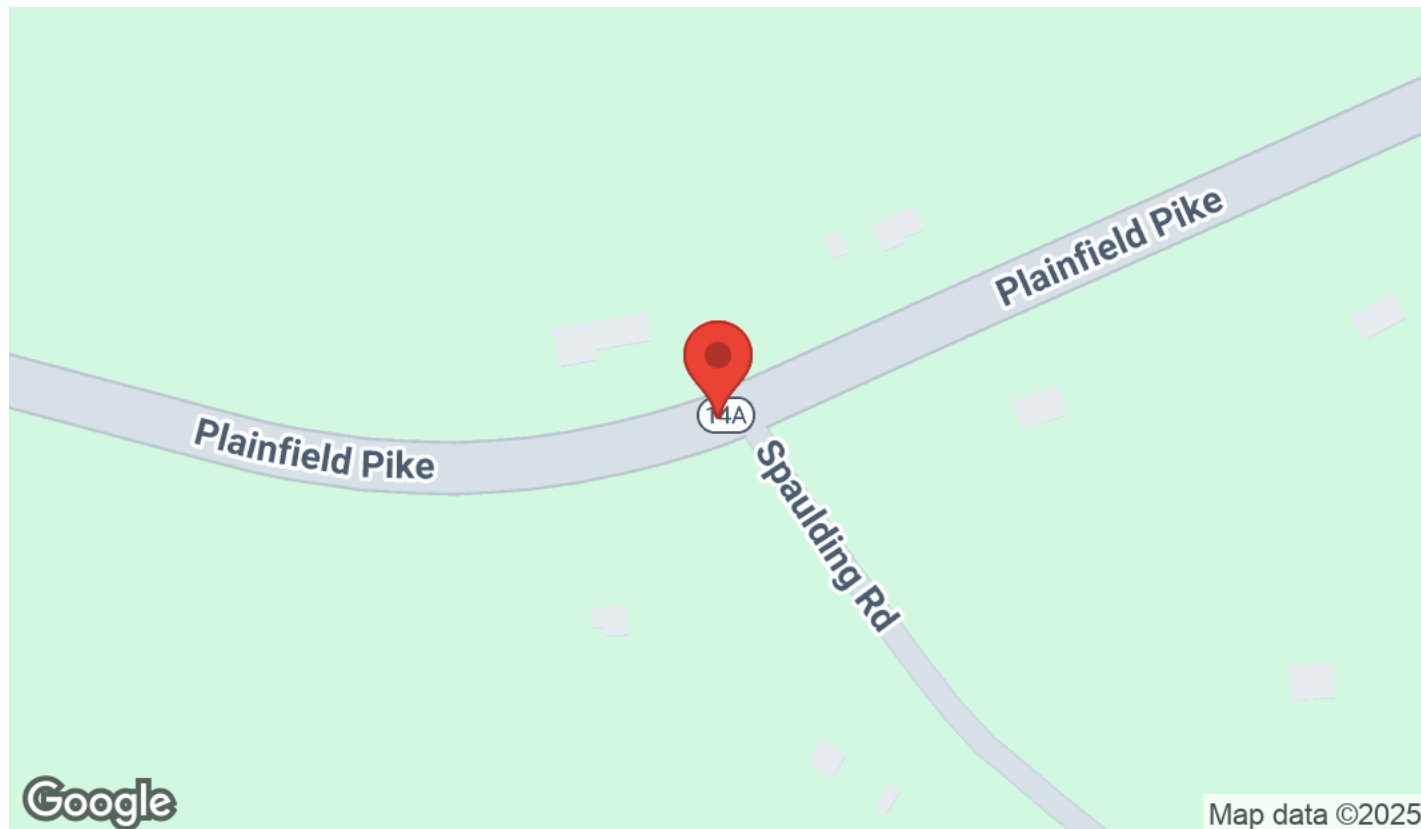
KAZANTZIS REAL ESTATE, LLC  
8C Day Street  
Brooklyn, CT 06234

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# LOCATION MAPS

PLAINFIELD PIKE RD | PLAINFIELD, CT 06374

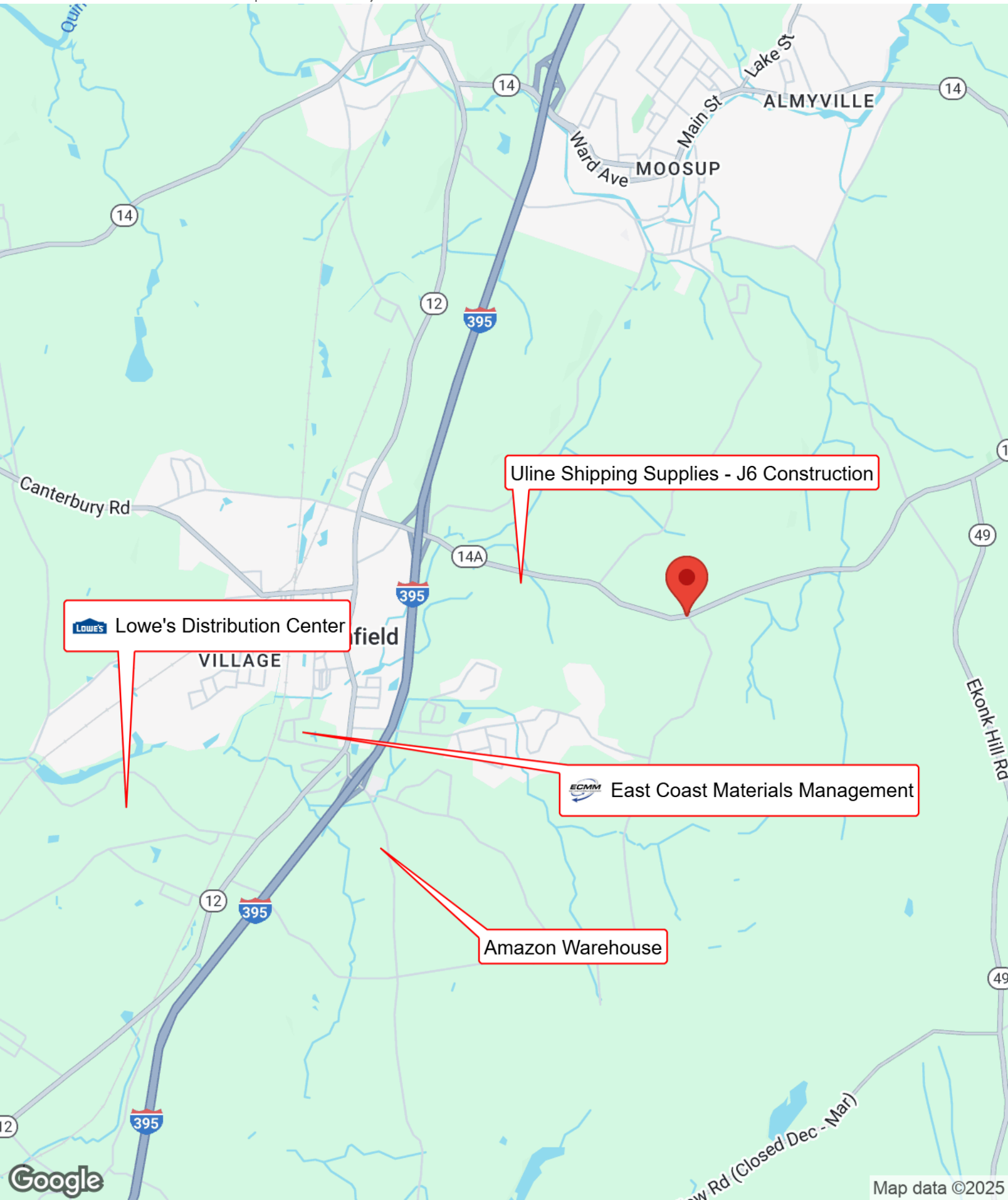


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# BUSINESS MAP

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 Lowe's Distribution Center

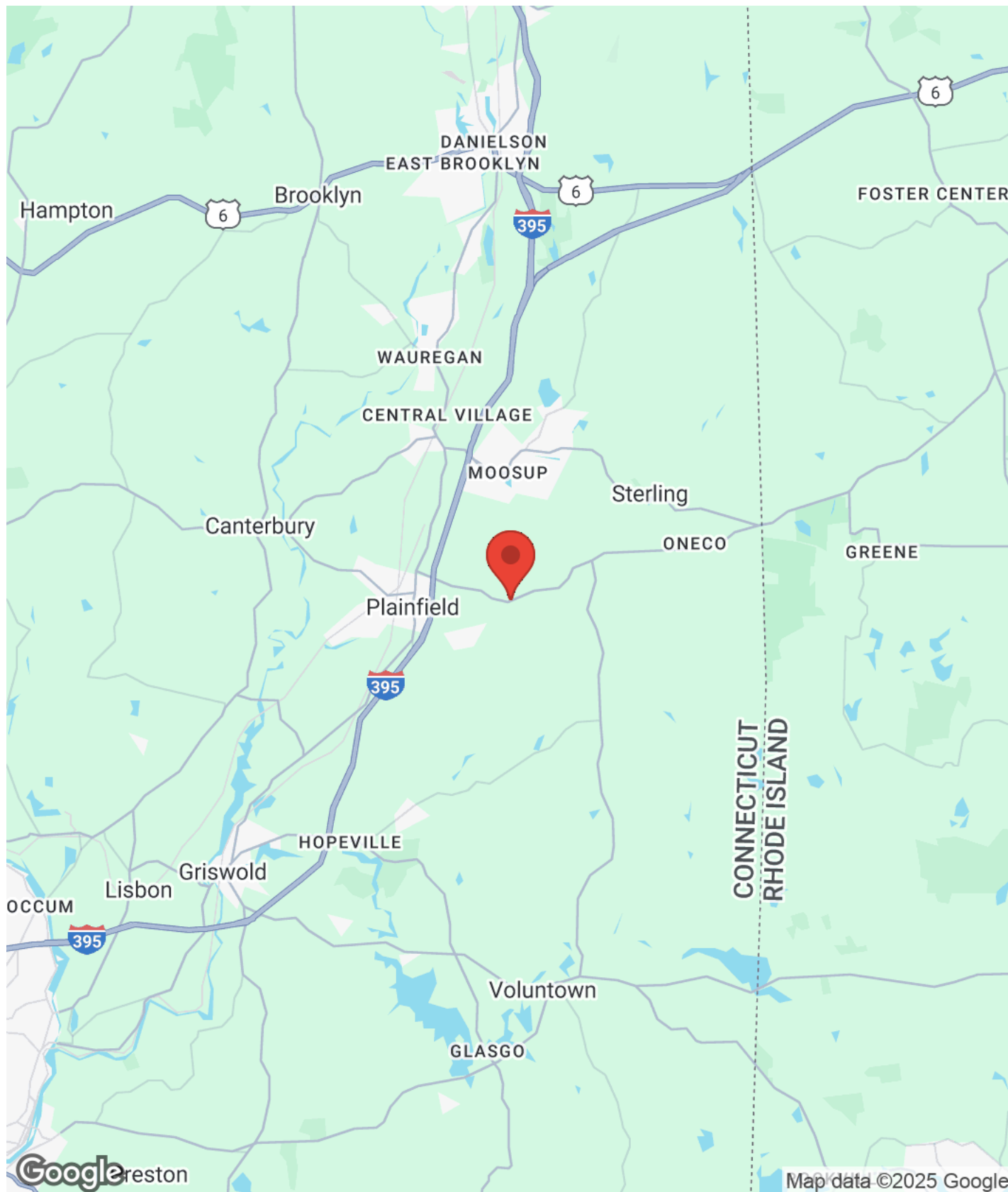
Uline Shipping Supplies - J6 Construction

 East Coast Materials Management

Amazon Warehouse

# REGIONAL MAP

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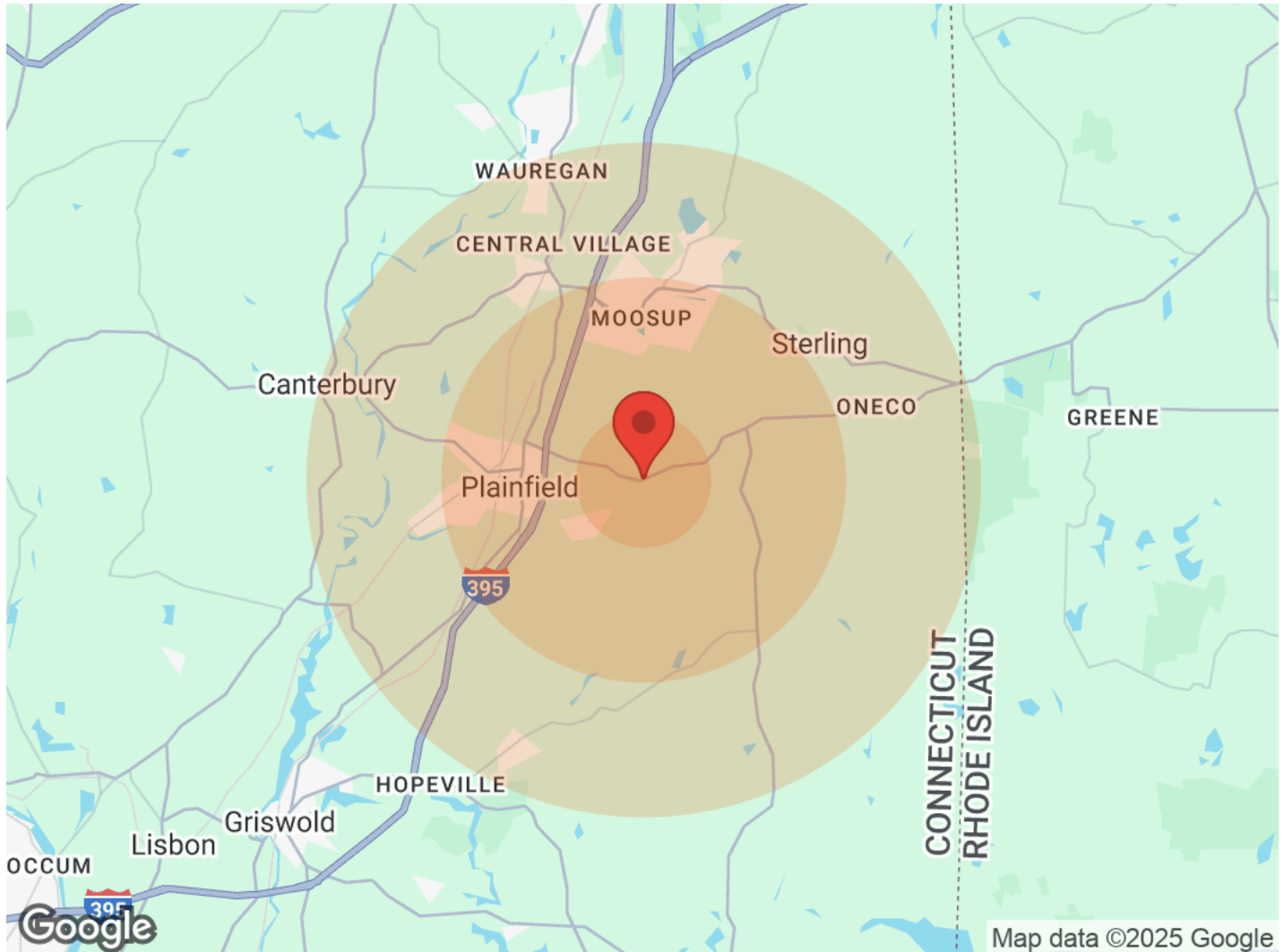


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	4,132	8,887	Median	N/A	\$61,262	\$65,092
Female	N/A	4,406	9,139	< \$15,000	N/A	336	577
Total Population	N/A	8,538	18,026	\$15,000-\$24,999	N/A	230	544
				\$25,000-\$34,999	N/A	367	712
				\$35,000-\$49,999	N/A	280	716
				\$50,000-\$74,999	N/A	817	1,586
				\$75,000-\$99,999	N/A	561	1,180
				\$100,000-\$149,999	N/A	485	1,021
				\$150,000-\$199,999	N/A	120	275
				> \$200,000	N/A	30	54
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,462	3,170	Total Units	N/A	3,718	7,841
Ages 15-24	N/A	1,136	2,507	Occupied	N/A	3,408	7,203
Ages 25-54	N/A	3,386	7,278	Owner Occupied	N/A	2,412	5,211
Ages 55-64	N/A	1,148	2,365	Renter Occupied	N/A	996	1,992
Ages 65+	N/A	1,406	2,706	Vacant	N/A	310	638
Race	1 Mile	3 Miles	5 Miles				
White	N/A	8,315	17,652				
Black	N/A	10	28				
Am In/AK Nat	N/A	7	10				
Hawaiian	N/A	N/A	2				
Hispanic	N/A	230	389				
Multi-Racial	N/A	350	594				

# PROFESSIONAL BIO

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As a Realtor® deeply entrenched in the world of commercial real estate, fortified with the prestigious CCIM designation, I bring a wealth of expertise and a passion for serving others to every transaction. Recognizing that buying or selling property is more than a mere transaction, it's a life-changing journey, I am committed to ensuring a smooth and memorable experience for my clients.

With a track record of success in both residential and commercial property ventures, I pride myself on leveraging my unique skill set to provide my clients with a competitive edge. From adept negotiation strategies to data-driven decision-making, I strive to empower my clients to make informed choices that align with their goals.

My dedication to excellence has been acknowledged with accolades such as recognition in Top Agent magazine and nominations for Best of Eastern Connecticut. These honors are a reflection of the trust and satisfaction of the individuals and families I've had the privilege to serve. Going the extra mile is not just a promise—it's my commitment to ensuring every client transitions seamlessly to the next chapter of their lives with confidence and satisfaction.



# DISCLAIMER

PLAINFIELD PIKE RD



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## PRESENTED BY:

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