



31 Dow Road  
Plainfield, CT 06374

## Plainfield Professional Center

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# THE PROPERTY

Location	31 Dow Road Plainfield, CT 06374
County	Windham
Cross Street	RT 12

## HIGHLIGHTS

- Turn key space for office, medical , or dental
- Thriving Commercial Environment
- Established Medical Presence
- Unmatched Highway Accessibility
- Built in 1990, renovated in 2008
- Building is currently undergoing renovations
- Situated adjacent to Day Kimball Healthcare
- Situated adjacent to CVS
- Situated adjacent to Eastern Connecticut Savings Bank



### POPULATION

5.00 MILE	10.00 MILE	15.00 MILE
19,552	67,101	154,396

### AVERAGE HOUSEHOLD INCOME

5.00 MILE	10.00 MILE	15.00 MILE
\$101,619	\$105,221	\$107,223

### NUMBER OF HOUSEHOLDS

5.00 MILE	10.00 MILE	15.00 MILE
7,921	27,024	62,728

Suite Tenant	Floor	Square Feet	Rent Notes
A Vacant	1	2,625	\$4,400 Former Physical Therapy Space
B Vacant	1	847	\$1,500 Former Office Space
C Vacant	1	3,938	\$6,500 Former Pediatric Doctors Space
D Vacant	1	1,425	\$2,500 Former Doctor Space

## PROPERTY FEATURES

TOTAL TENANTS	5
BUILDING SF	12,692
LAND ACRES	2.46
YEAR BUILT	1990
YEAR RENOVATED	2025
TOPOGRAPHY	The Subject Property is essentially level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	81

## NEIGHBORING PROPERTIES

SOUTH	CVS
EAST	John Deer
WEST	Day Kimball

## MECHANICAL

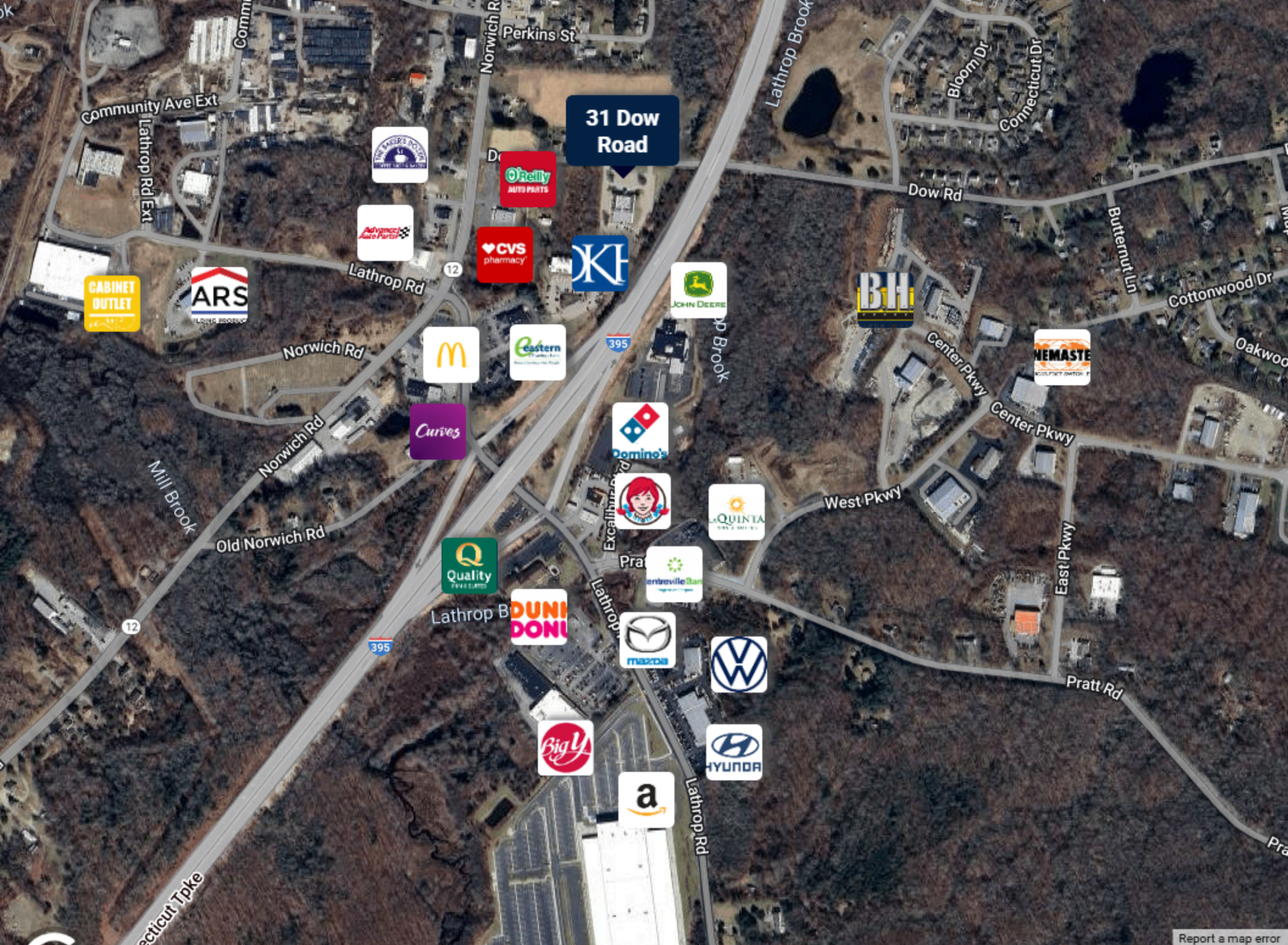
HVAC	Rooftop-mounted, packaged, electric and gas, HVAC units.
FIRE ALARM	Pull stations, illuminated exit lights with battery backup, emergency battery lighting units, horn/light annunciators
ELECTRICAL BUILDING	1,200 Amp, three phase, four wire, 120/208 Volt
ELECTRICAL UNIT	Each tenant space has a separate 120/208 Volt entrance, rated from 200 to 400 Amps
ELECTRICAL SERVICE	Eversource
SEWAGE DISPOSAL SYSTEM	Town of Plainfield
POTABLE WATER SUPPLY	Town of Plainfield
NATURAL GAS SERVICE	Eversource
PLUMBING	Copper, with a small section of galvanized steel
WATER HEATER	Individual, electric, 40 gallons in size, and 15,000-BTUH in heating capacity, in each space
GAS PIPING	Threaded black iron pipe

## CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel-framed
EXTERIOR	Vinyl Siding
PARKING SURFACE	Paved
ROOF	TPO-Membrane/Asphalt
LANDSCAPING	Trees, Shrubs, Grass

## TENANT INFORMATION

MAJOR TENANT/S	Day Kimball
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31 Dow Road

BH

NEMASTE

DK

McDonald's

Eastern

Curves

Domino's

La Quinta

Quality

Dunkin' Donuts

Mazda

VW

HYUNDA

Amazon

Big Y

CABINET OUTLET

ARS

Advance Auto Parts

CVS pharmacy

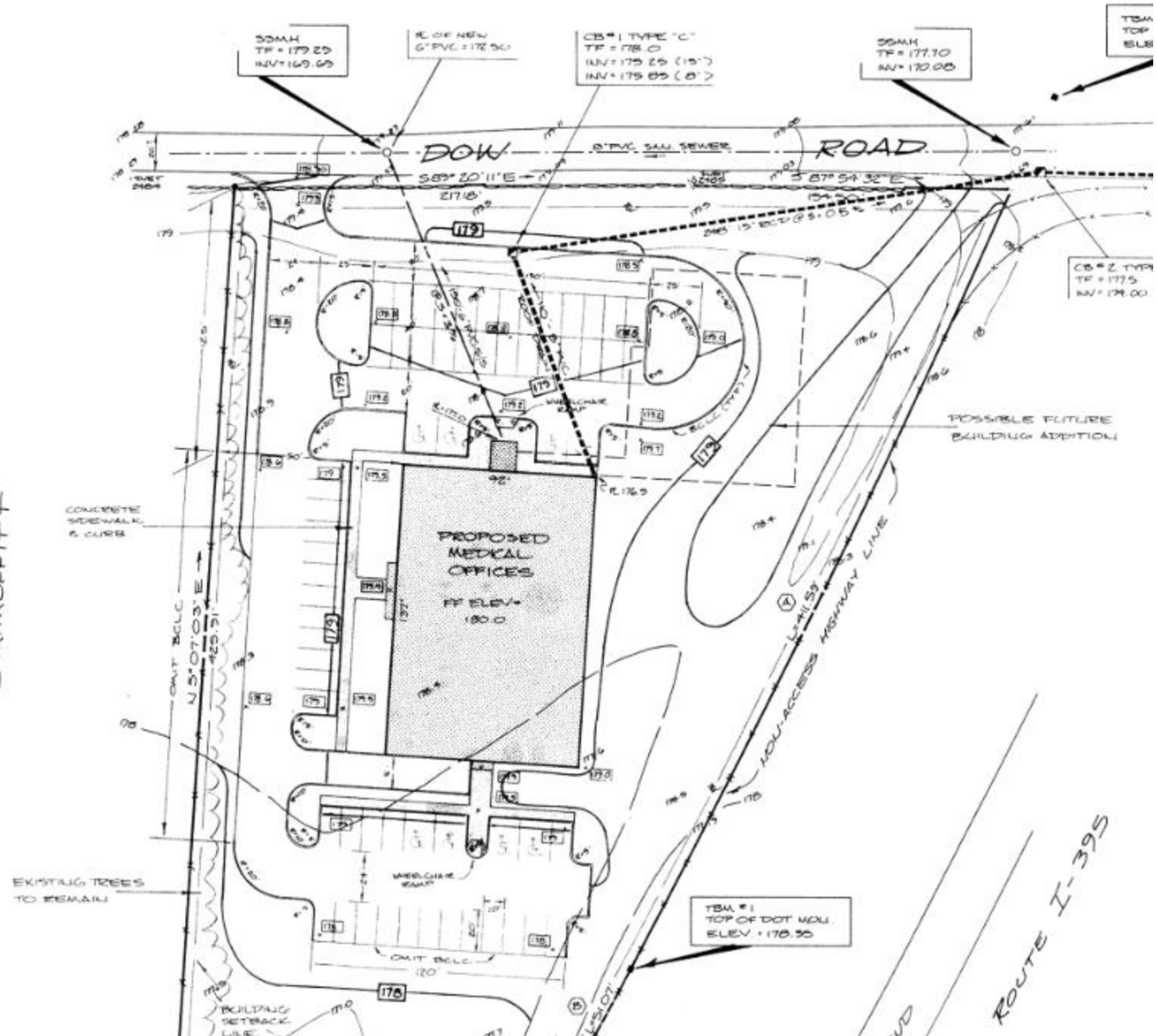
JOHN DEERE

THE MAKER'S POWER

O'Reilly AUTO PARTS

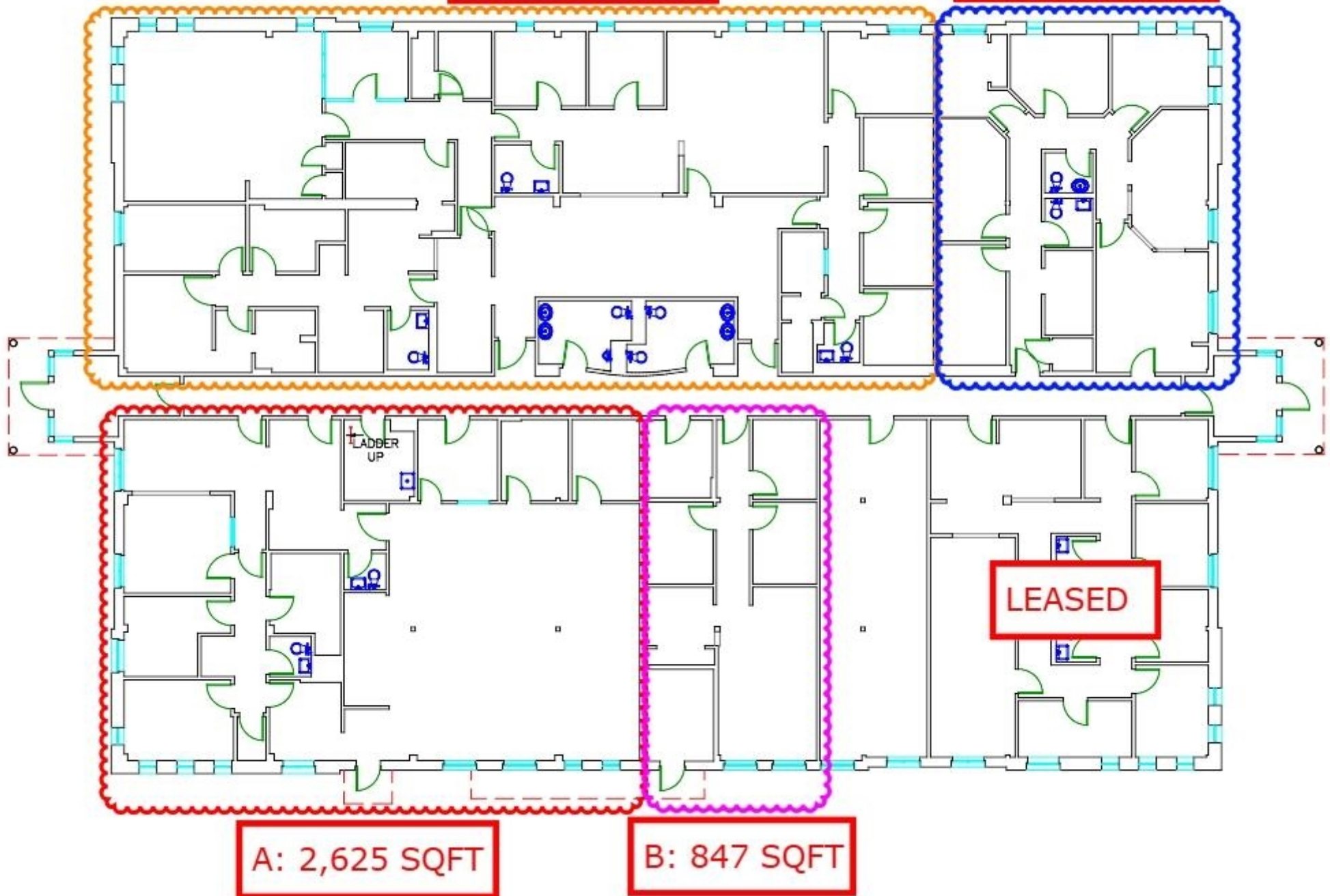
Report a map error

4/F  
 LOUIS MORFITT  
 SOPHIE M. MORFITT



C: 3,938 SQFT

D: 1,425 SQFT

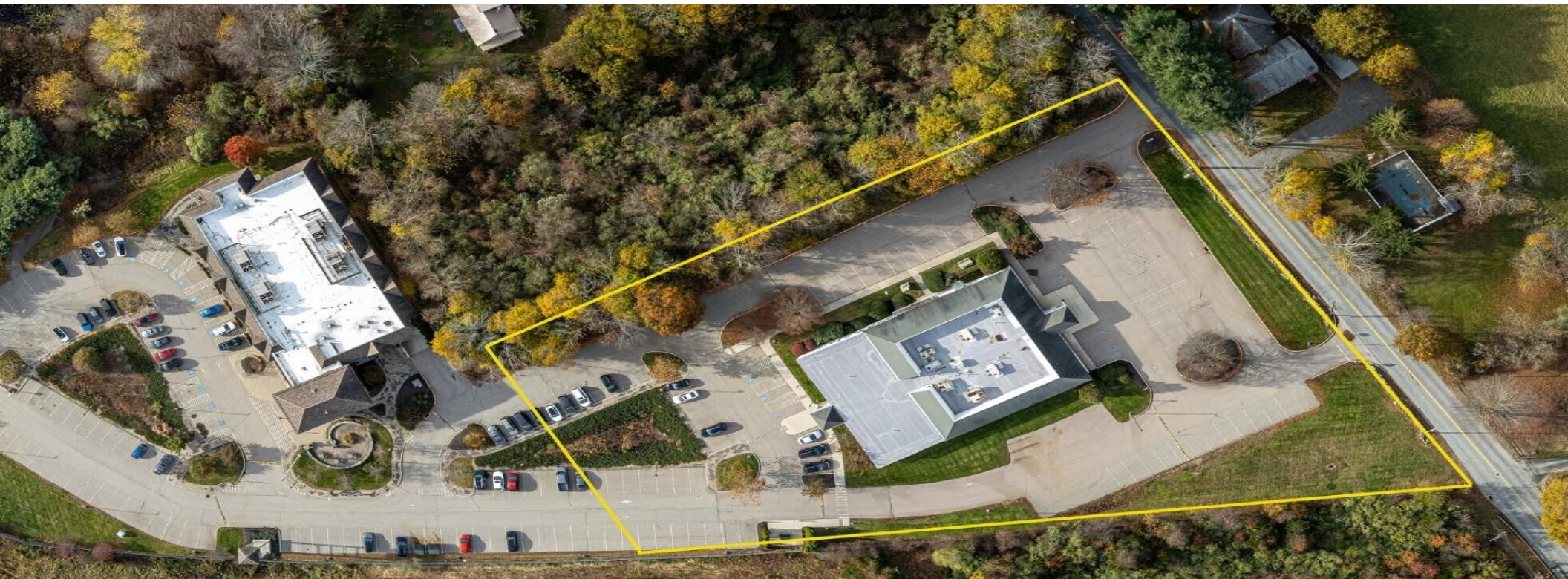


A: 2,625 SQFT

B: 847 SQFT

LEASED







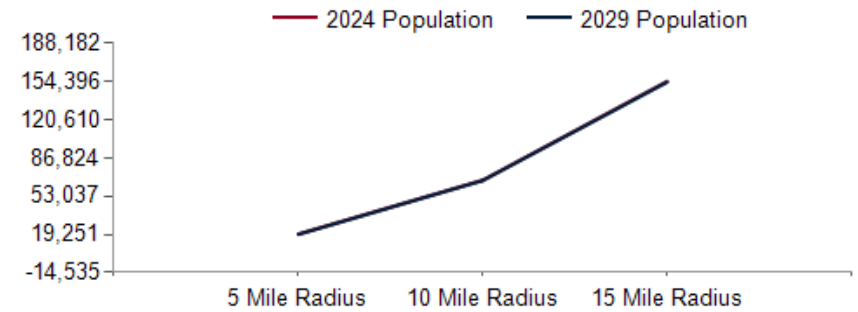




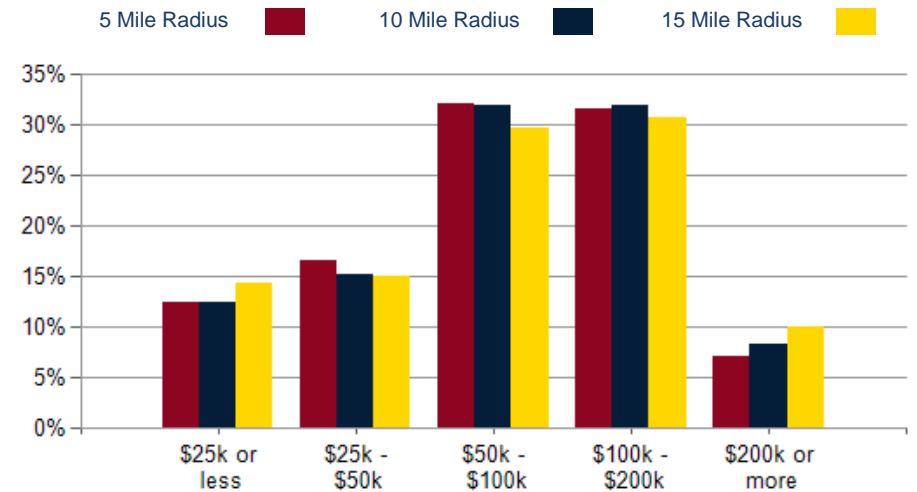
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	19,425	62,869	144,178
2010 Population	20,580	67,857	155,923
2024 Population	19,552	67,101	154,396
2029 Population	19,251	66,807	153,741
2024-2029: Population: Growth Rate	-1.55%	-0.45%	-0.40%

2024 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	497	1,745	5,146
\$15,000-\$24,999	493	1,635	3,905
\$25,000-\$34,999	481	1,813	4,088
\$35,000-\$49,999	842	2,322	5,396
\$50,000-\$74,999	1,377	4,474	10,047
\$75,000-\$99,999	1,165	4,166	8,602
\$100,000-\$149,999	1,452	5,187	11,972
\$150,000-\$199,999	1,047	3,425	7,278
\$200,000 or greater	568	2,258	6,295
Median HH Income	\$79,568	\$82,452	\$81,593
Average HH Income	\$101,619	\$105,221	\$107,223

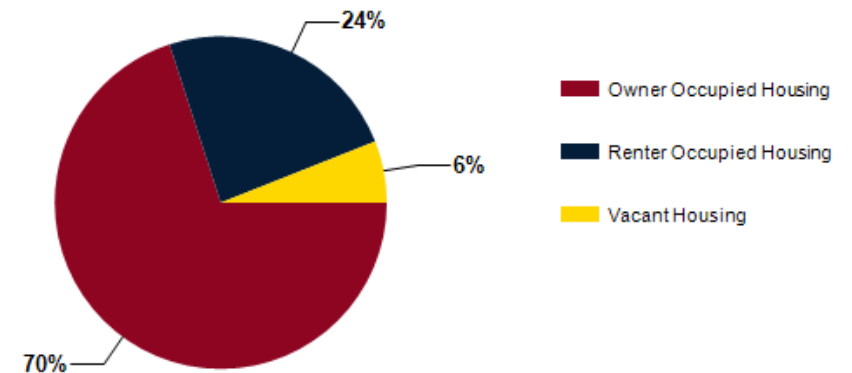
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	7,552	24,933	58,965
2010 Total Households	7,724	25,736	60,215
2024 Total Households	7,921	27,024	62,728
2029 Total Households	7,987	27,530	63,798
2024 Average Household Size	2.45	2.45	2.43
2024-2029: Households: Growth Rate	0.85%	1.85%	1.70%



2024 Household Income



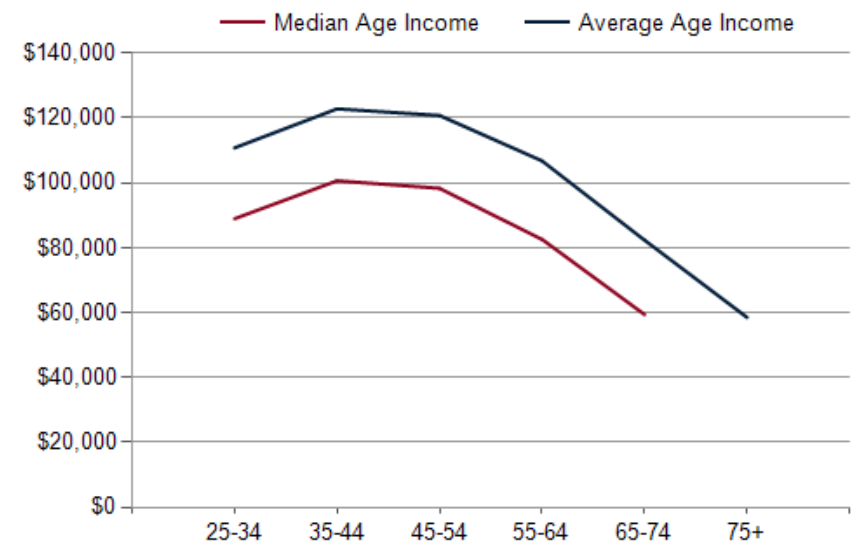
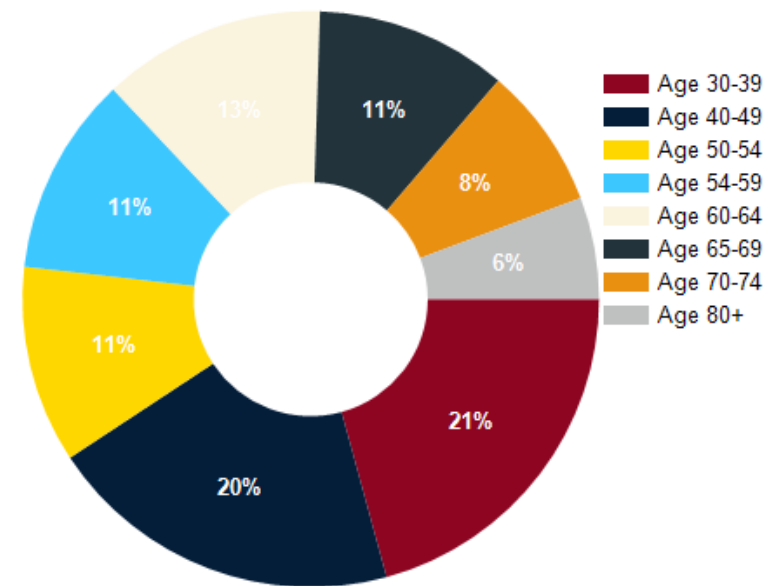
2024 Own vs. Rent - 5 Mile Radius



Source: esri

2024 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2024 Population Age 30-34	1,264	4,315	10,102
2024 Population Age 35-39	1,256	4,339	9,976
2024 Population Age 40-44	1,242	4,347	9,949
2024 Population Age 45-49	1,181	4,007	9,171
2024 Population Age 50-54	1,346	4,616	10,288
2024 Population Age 55-59	1,357	4,889	11,101
2024 Population Age 60-64	1,521	5,326	11,969
2024 Population Age 65-69	1,307	4,525	10,342
2024 Population Age 70-74	971	3,432	8,064
2024 Population Age 75-79	694	2,415	5,707
2024 Population Age 80-84	420	1,429	3,370
2024 Population Age 85+	377	1,333	3,181
2024 Population Age 18+	15,628	54,053	124,542
2024 Median Age	43	43	43
2029 Median Age	44	44	44

2024 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$88,928	\$88,771	\$86,811
Average Household Income 25-34	\$110,778	\$110,358	\$109,475
Median Household Income 35-44	\$100,642	\$102,628	\$101,873
Average Household Income 35-44	\$122,815	\$127,692	\$128,179
Median Household Income 45-54	\$98,311	\$102,616	\$102,137
Average Household Income 45-54	\$120,777	\$125,069	\$126,670
Median Household Income 55-64	\$82,578	\$86,003	\$88,413
Average Household Income 55-64	\$106,784	\$110,985	\$115,038
Median Household Income 65-74	\$59,402	\$64,457	\$65,626
Average Household Income 65-74	\$82,340	\$86,026	\$91,140
Average Household Income 75+	\$58,513	\$65,412	\$68,981



# Plainfield Professional Center



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