



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

31 DOW ROAD
PLAINFIELD, CT 06374

EXCLUSIVELY LISTED BY

Isaiah Stewart
Commercial Agent
(860) 333.0628
isaiahstewart@bhhsne.com
RES.0835666



Dylan LaGrandeur
Commercial Agent
(401) 692.0773
dylanlagrandeur@bhhsne.com
RES.0805892



Jennifer Ferri
Commercial Agent
(860) 227-5295
jenferri@bhhsne.com
RES.0833506



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

COMMERCIAL DIVISION

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01

INVESTMENT OVERVIEW

THE OFFERING
PROPERTY SUMMARY
VACANT SPACES

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway Commercial Division for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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By accepting this Memorandum, you agree to the above terms and conditions.

THE OFFERING

PROPERTY ADDRESS	31 DOW ROAD
RENOVATED	2025
BUILDING SQUARE FEET	12,692
PARKING SPACES	81
ASKING PRICE	\$699,900
LOT SIZE	2.46 acres



PROPERTY SUMMARY

31 Dow Road is a turn key office space, walk-in ready for medical/dental with further potential to remodel. Established in a thriving commercial environment in Plainfield, Ct sitting directly next to I-395, prime location. With four vacant units, 31 Dow Road is sitting with potential awaiting to be capitalized.

HIGHLIGHTS

- 2.46 acre lot
- Building: 1 floor — 12,692 square feet
- 81 parking spaces
- HVAC — mounted on rooftop
- Each tenant space has a separate 120/208 volt, rated from 200-400 amps
- Public water/sewage
- 81 parking spaces



VACANT SPACES

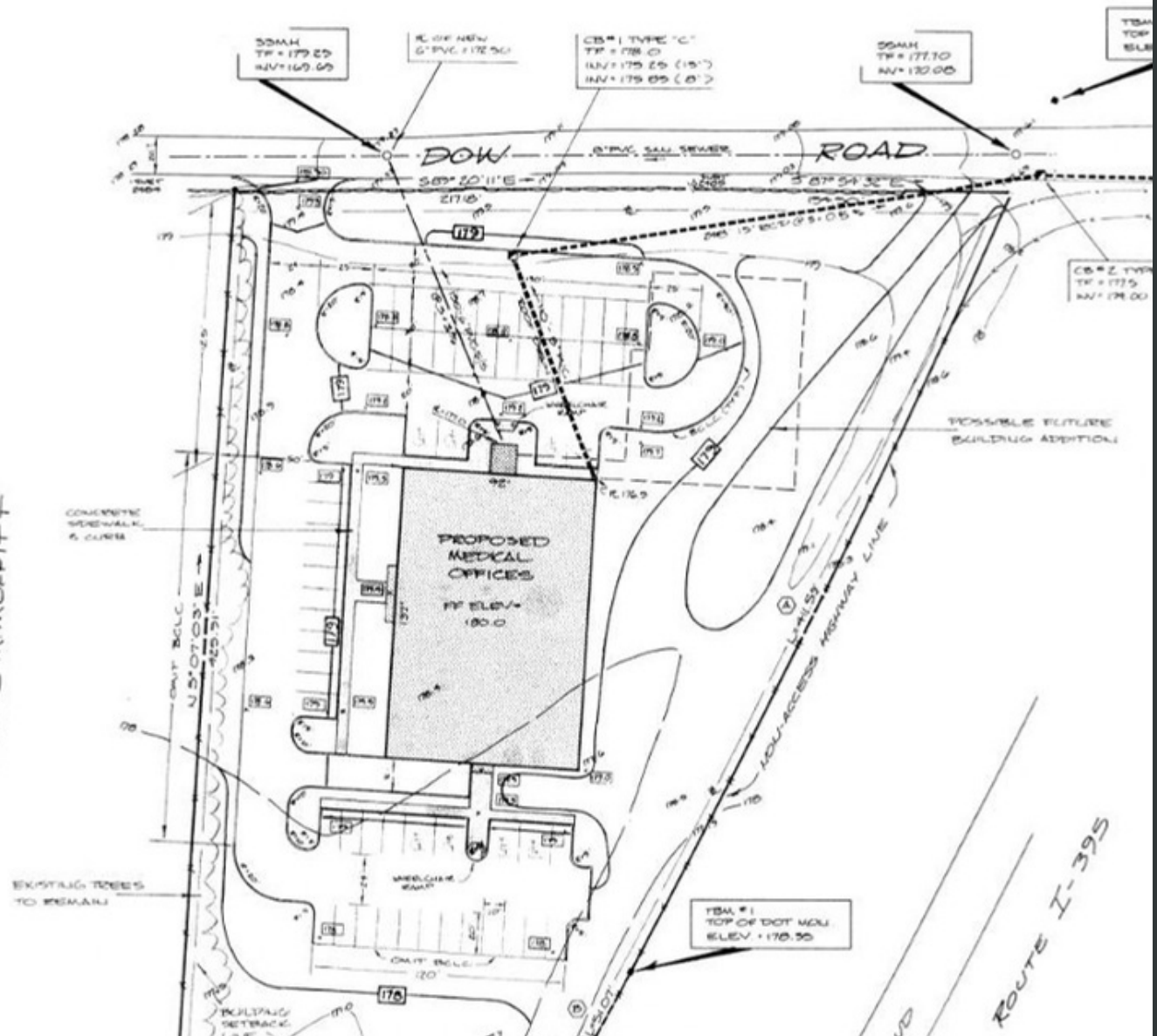
- Vacant Spaces
 - A: 2,625 square feet (former physical therapy space)
 - B: 847 square feet (former office space)
 - C: 3,938 square feet (former pediatric doctors office)
 - D: 1,425 square feet (former doctors office)



02

SITE PLAN

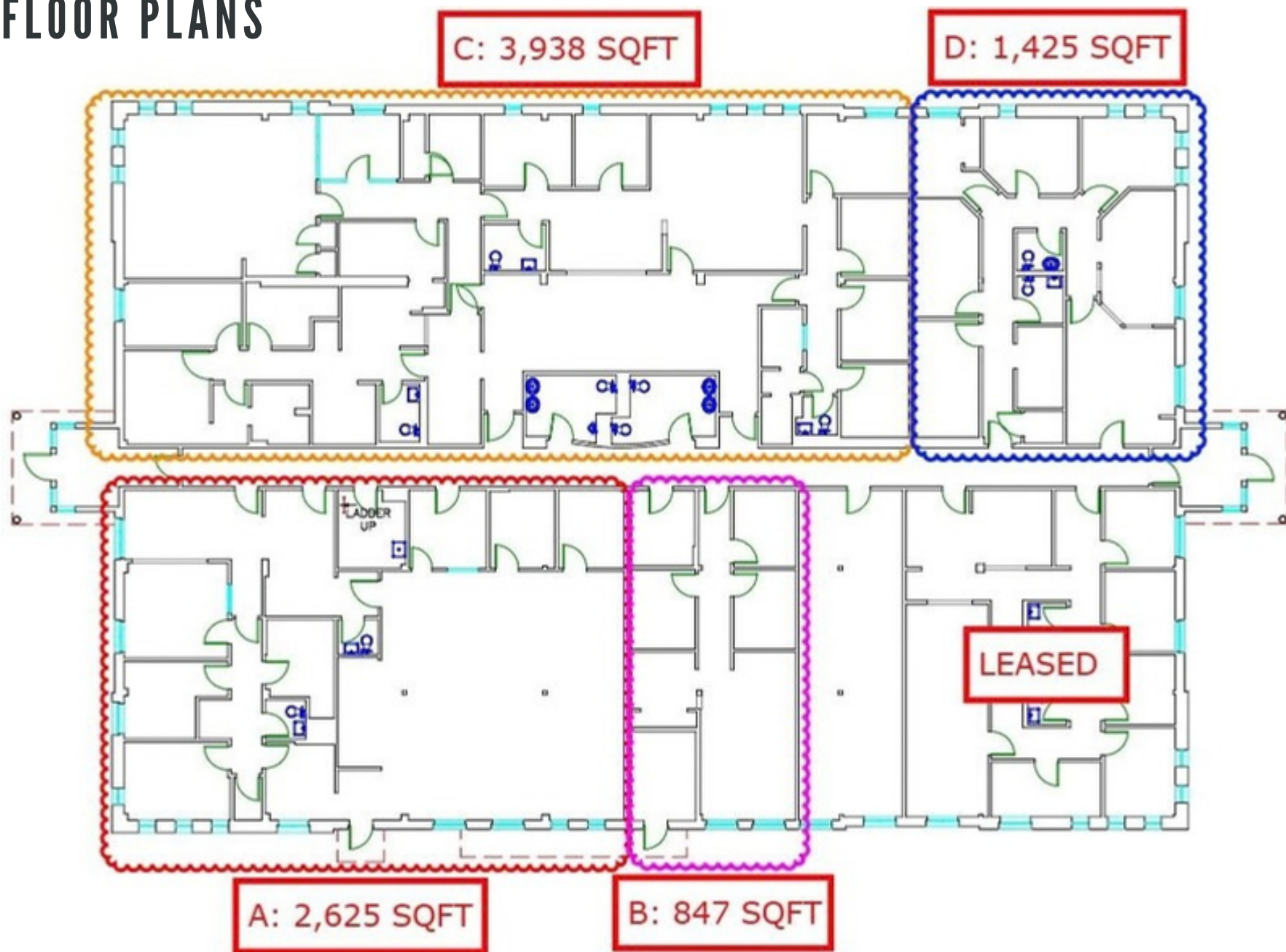
4/E
LOUIS MORFITT
SOPHIE M. MORFITT



03

FLOOR PLANS

FLOOR PLANS



04

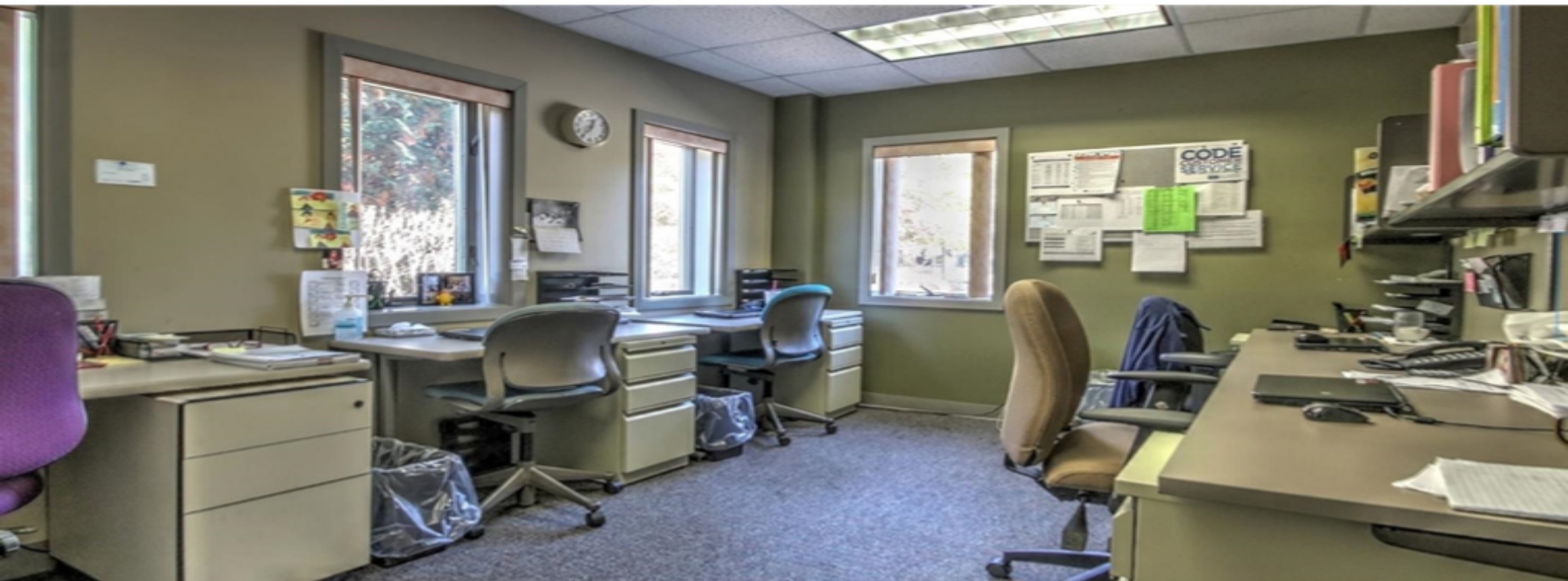
PROPERTY PHOTOS











05

AREA OVERVIEW

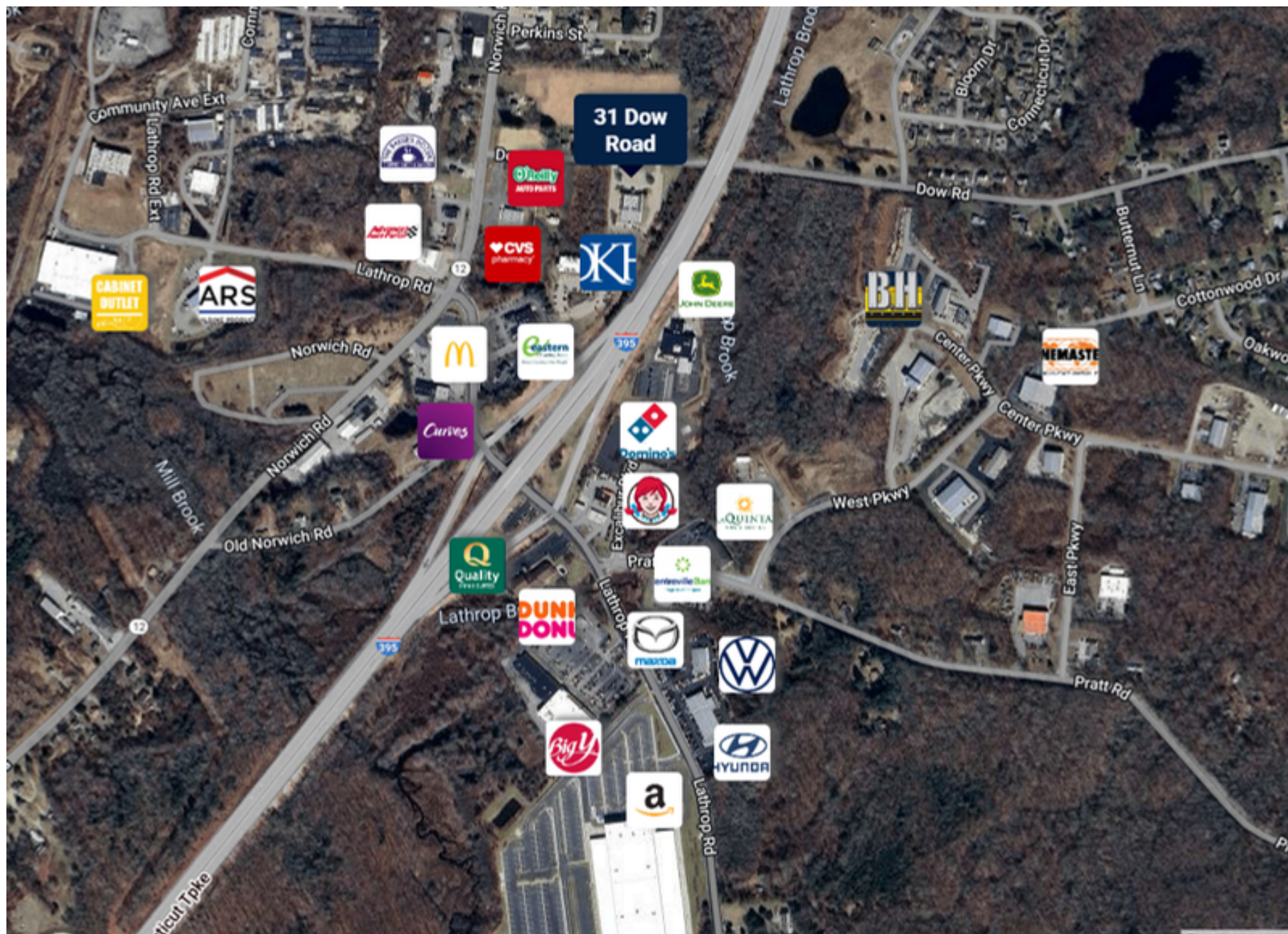
AREA OVERVIEW



AREA OVERVIEW

AREA OVERVIEW

PLAINFIELD, CONNECTICUT

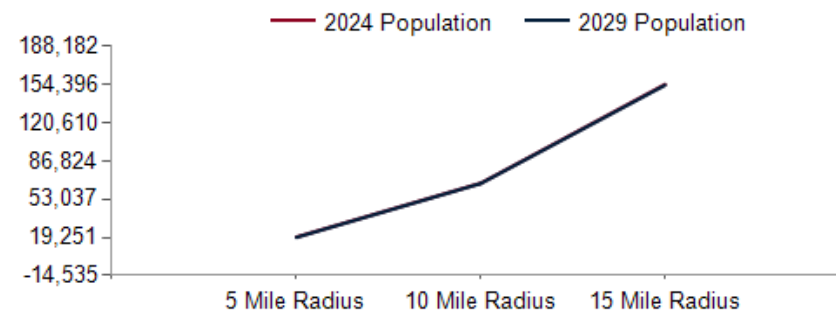


STATISTICS

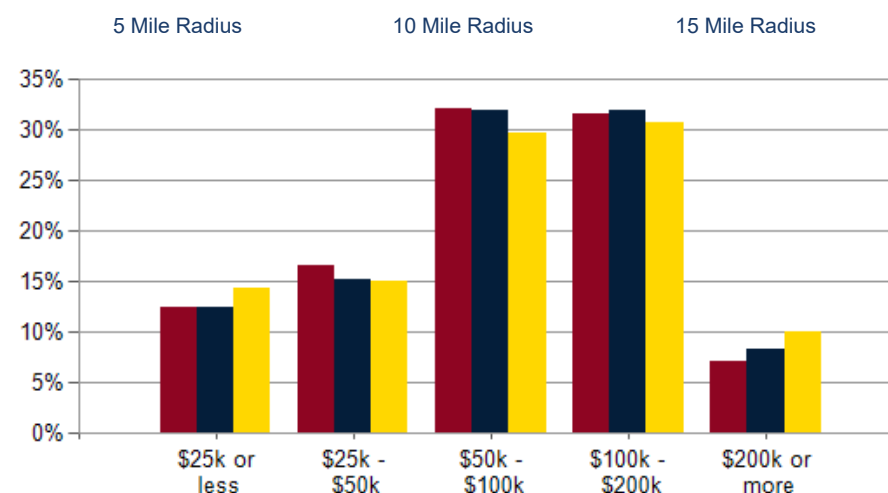
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	19,425	62,869	144,178
2010 Population	20,580	67,857	155,923
2024 Population	19,552	67,101	154,396
2029 Population	19,251	66,807	153,741
2024-2029: Population: Growth Rate	-1.55%	-0.45%	-0.40%

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

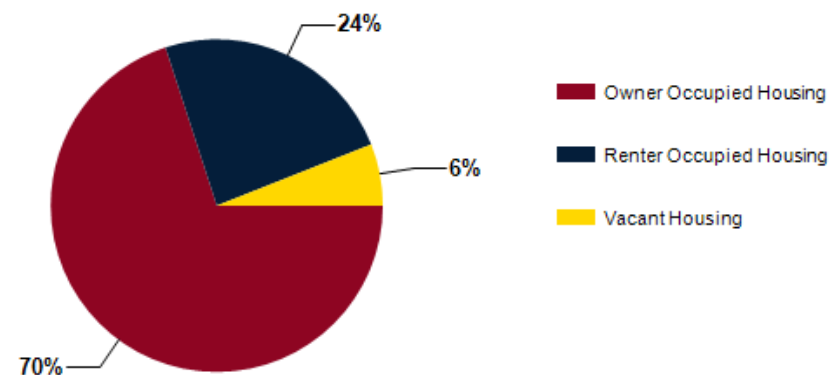
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	7,552	24,933	58,965
2010 Total Households	7,724	25,736	60,215
2024 Total Households	7,921	27,024	62,728
2029 Total Households	7,987	27,530	63,798
2024 Average Household Size 2024-	2.45	2.45	2.43
2029: Households: Growth Rate	0.85%	1.85%	1.70%



2024 Household Income



2024 Own vs. Rent - 5 Mile Radius

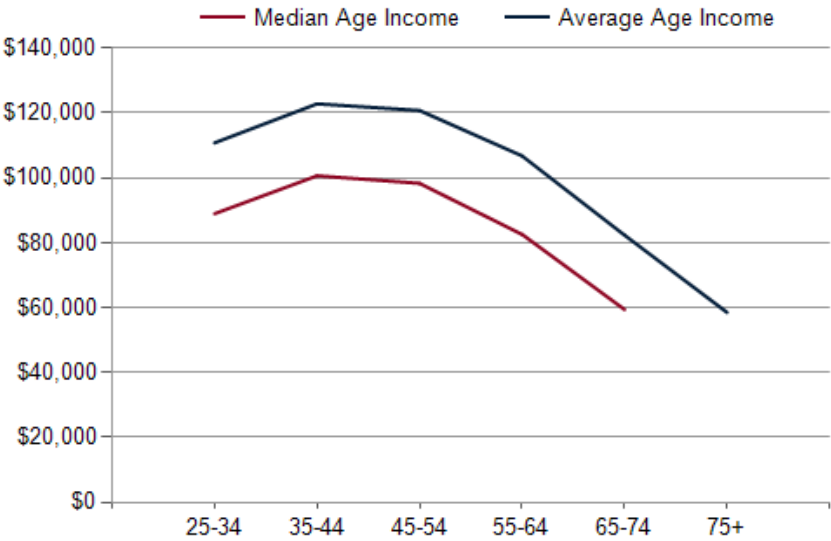
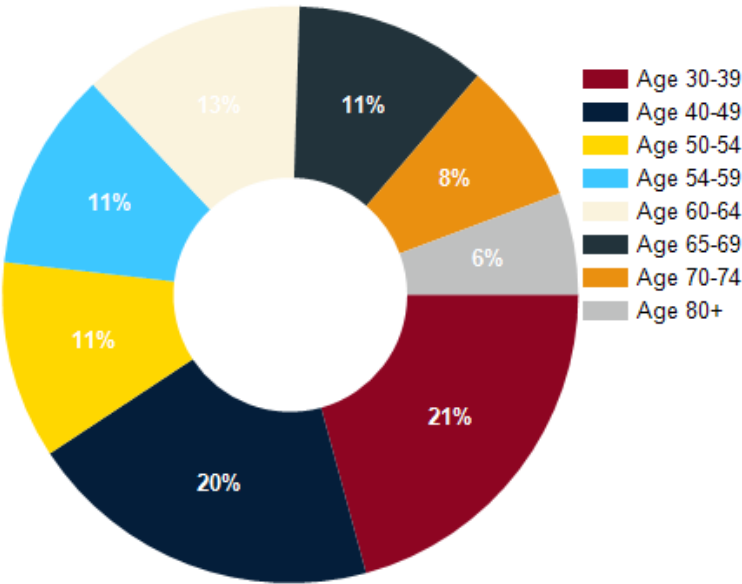


Source: esri

STATSITICS

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



06

AERIALS & MAP







CONTACT

Broker Name: Isaiah Stewart

Title: Commercial Agent

Phone No. (860) 333.0628

Email Address: isaiahstewart@bhhsne.com

Lic. No. RES.0835666

Broker Name: Dylan LaGrandeur

Title: Commercial Agent

Phone No. (401) 692.0773

Email Address: dylanlagrandeur@bhhsne.com

Lic. No. RES.0805892

Broker Name: Jennifer Ferri

Title: Commercial Agent

Phone No. (860) 227.5295

Email Address: jenferri@bhhsne.com

Lic. No. RES.0833506

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COMMERCIAL DIVISION

Berkshire Hathaway NE Properties | 35 Thorpe Ave. Wallingford, CT,
06492 | 860-571-7405 | Brenda Maher-Broker REB.0424886
www.bhhsne.com

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Our team combines strong credentials, transaction experience, and hands-on operational insight across Southeastern Connecticut, Rhode Island, and Massachusetts. Together, we offer you a pragmatic, collaborative approach focused on protecting your interests and maximizing value.



Dylan LaGrandeur

Has closed over \$100M in sales, is a two-time ECAR Commercial Realtor of the Year nominee, and earned CoStar's 2024 Impact Award for Sales & Acquisition of the Year (Factory Square). With a lending background, he brings a strategic, numbers-driven approach to every deal.

M: 401-692-0773
dylanlagrandeur@bhhsne.com



Kyle Schrader

ACCIM candidate and Commercial Realtor of the Year nominee, pairs investment precision with real-world experience in trades and property operations — ensuring opportunities are evaluated from both financial and practical perspectives.

M: 860-333-3242
kyleschrader@bhhsne.com



Jennifer Ferri (MBA, CMCA)

A seasoned business owner known for strong relationships, property management expertise, business strategy, and helping investors align real estate decisions with long-term goals.

M: 860-227-5295
jenferri@bhhsne.com



Whitney Easton

With over 20 years of experience working in investment properties, rental units, and purchase rehabs, Whitney assists clients in navigating complex commercial and residential investment opportunities.

M: 203-401-4203
whitneyeaston@bhhsne.com



Reginald Isaiah Stewart

Backed by an accounting degree and 10 years of finance experience, Isaiah brings a numbers-driven approach to complex commercial transactions.

M: 860-333-0628
isaiahstewart@bhhsne.com