



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE OR LEASE

297 – 305 New Britain Avenue, Plainville, CT

8.52± ACRES (2.5± ACRES BUILDABLE) in the GC ZONE

**SALE PRICE: \$1,350,000 | LEASE RATE: \$100,000/ACRE NNN**

## HIGHLIGHTS

- Highly Visible Retail Site
- Signalized Driveway Easement
- 8.52 acres (2.5 acres Buildable)
- Dense retail/residential area
- High Traffic: 18,500± ADT
- Property Cleared
- General Commercial Zone
- Immediate highway access

## CONTACTS

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# FOR SALE/LEASE

SALE PRICE: \$1,350,000

LEASE RATE: \$100,000/ACRE NNN

297-305 New Britain Ave, Plainville, CT

8.52± ACRES (2.5± ACRES BUILDABLE)

## SITE INFORMATION – 297-299 New Britain Ave

MAP ADDRESS: 21-A-01

TOTAL SITE AREA: 8.25 acres

TOTAL USUABLE AREA: 2.60 acres

FRONTAGE: 194'

## SITE INFORMATION – 305 New Britain Ave

MAP ADDRESS: 2-A-02

TOTAL SITE AREA: 0.27 acre

TOTAL USUABLE AREA: 0.27 acre

FRONTAGE: 33'

## ZONING

ZONE: GC - General Commercial

PERMITTED USES: Commercial or retail, bank, service, daycare, restaurant, Hotel, theatre, fitness club, recreation, etc

SITE PLAN APPROVAL: No

WETLANDS: Partial

MAX BUILDING COVERAGE: 60,000 SF

SITE IMPROVEMENTS: Tear down residential

TOPOGRAPHY: Sloping, cleared

ABUTTING LAND FOR SALE: No

## UTILITIES

WATER: At Street

SEWER: At Street

GAS: At Street

## LOCATION

VISIBILITY: Excellent, opposite 570,000± SF Power Center

HIGHWAY ACCESS: I-84, Rt. 72, Rt. 372

TRAFFIC VOLUME: 18,500± ADT

SIGNAGE: TBD

## TAXES

ASSESSMENT: TBD

MILL RATE: TBD

TAXES: TBD

## EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

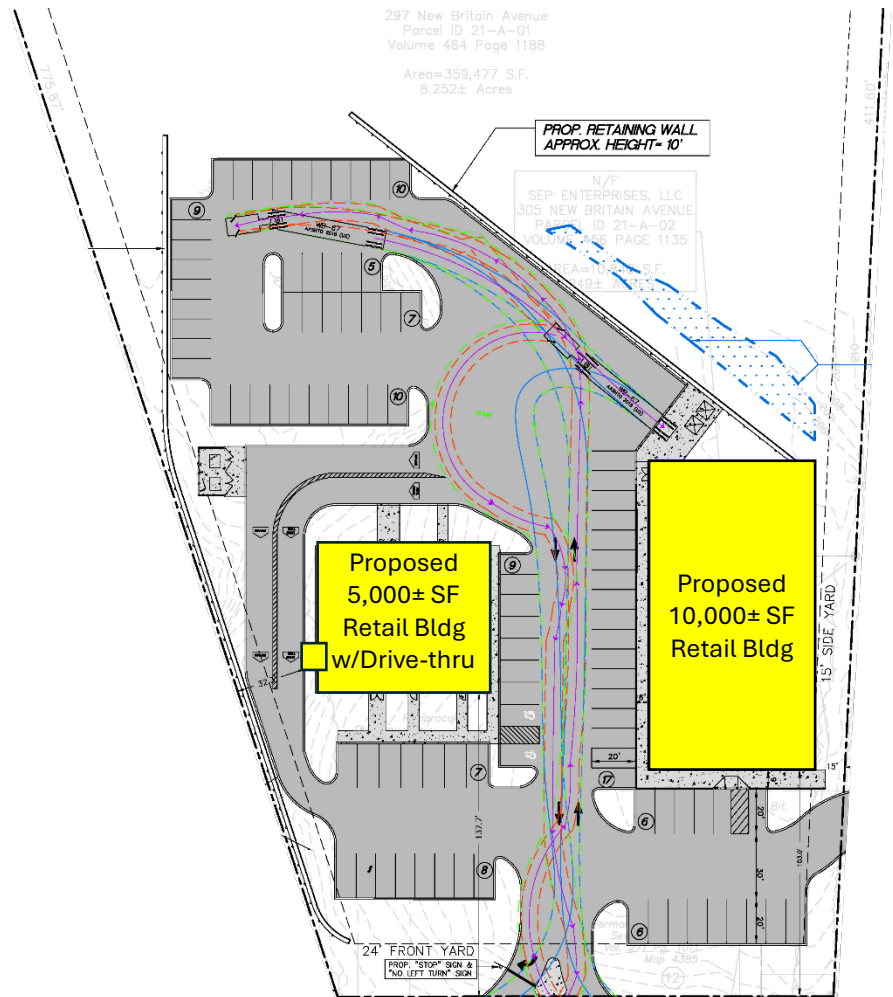
UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

NNN EXPENSES: \$TBD±



Radius	1 mile	3 miles	5 miles
<strong>Population</strong>			
2020 Population	4,705	59,687	161,682
2024 Population	4,745	59,627	161,401
Average Age	43.40	41.00	40.70
<strong>Households</strong>			
2020 Households	2,016	24,848	66,334
2024 Households	2,020	24,732	65,961
Annual Growth 2020-2024	0.7%	0.1%	0.1%
Avg Household Income	\$99,020	\$83,614	\$90,095
Median Household Income	\$84,773	\$63,672	\$67,081
<strong>Housing</strong>			
Median Home Value	\$241,518	\$224,822	\$239,087
Median Year Built	1964	1959	1963

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