



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: 2 PAD SITES \$100,000/EACH 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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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
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Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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FOR SALE/LEASE

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297-305 New Britain Ave, Plainville, CT

8.52± ACRES (2.5± ACRES BUILDABLE)

SITE INFORMATION

MAP ADDRESS: 21-A-01 and 21-A-02

SITE AREA: 297 - 8.25, 305 - 0.27 = 8.52± acres

TOTAL USABLE AREA: 2.50± acres

FRONTAGE: ±227'

ZONING

ZONE: GC - General Commercial

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

SITE PLAN APPROVAL: No

WETLANDS: Partial

MAX BUILDING COVERAGE: 50%

SITE IMPROVEMENTS: None

TOPOGRAPHY: Sloping, cleared

ABUTTING LAND FOR SALE: No

UTILITIES

WATER: Available at Street

SEWER: Available at Street

GAS: Available 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: On-Building

TAXES

ASSESSMENT: 297 NB \$539,770 305 NB \$118,790

MILL RATE: 35.86 35.86

TAXES: \$19,356.16 \$4,259.82

EXPENSES

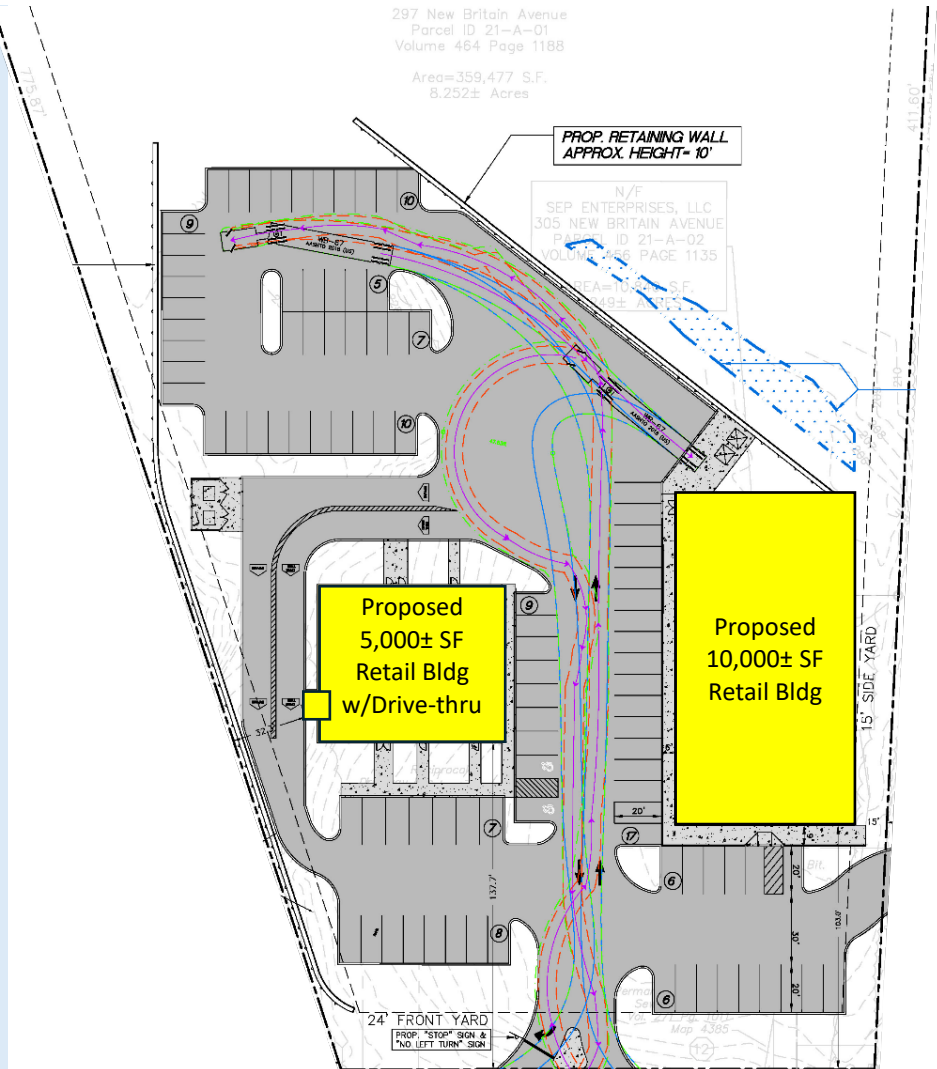
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



Demographics	1 mile	3 miles	5 miles
Population	4,708	59,657	162,663
Pop Annual Growth 2025-2030	0.4%	0.3%	0.3%
Households	2,005	24,775	66,739
House Annual Growth 2025-2030	0.4%	0.3%	0.4%
Total Consumer Spending	\$67.6M	\$701.3M	\$2B
Average Household Income	\$117,043	\$91,424	\$99,643
Median Home Value	\$284,128	\$263,718	\$282,110

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