

PRIME RETAIL SITE FOR SALE | 8.52± ACRES (2.5± ACRES BUILDABLE)

HIGHLY VISIBLE RETAIL SITE | SIGNALIZED DRIVEWAY ACCESS | TRAFFIC 14,000 ADT

297 – 305 New Britain Avenue, Plainville, CT

SALE PRICE: \$1,350,000



Ranked in Top 50  
Commercial Firms in U.S.

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**Property Highlights**

- 8.52± acres available
- 2.50± acres buildable
- Excellent Visibility
- Zoning: GC
- Traffic: 14,000 ADT

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# PRIME RETAIL SITE FOR SALE | 8.52± ACRES (2.5± ACRES BUILDABLE)

HIGHLY VISIBLE RETAIL SITE | SIGNALIZED DRIVEWAY EASEMENT | TRAFFIC 14,000 ADT

297 – 305 New Britain Avenue, Plainville, CT

**SALE PRICE: \$1,350,000**



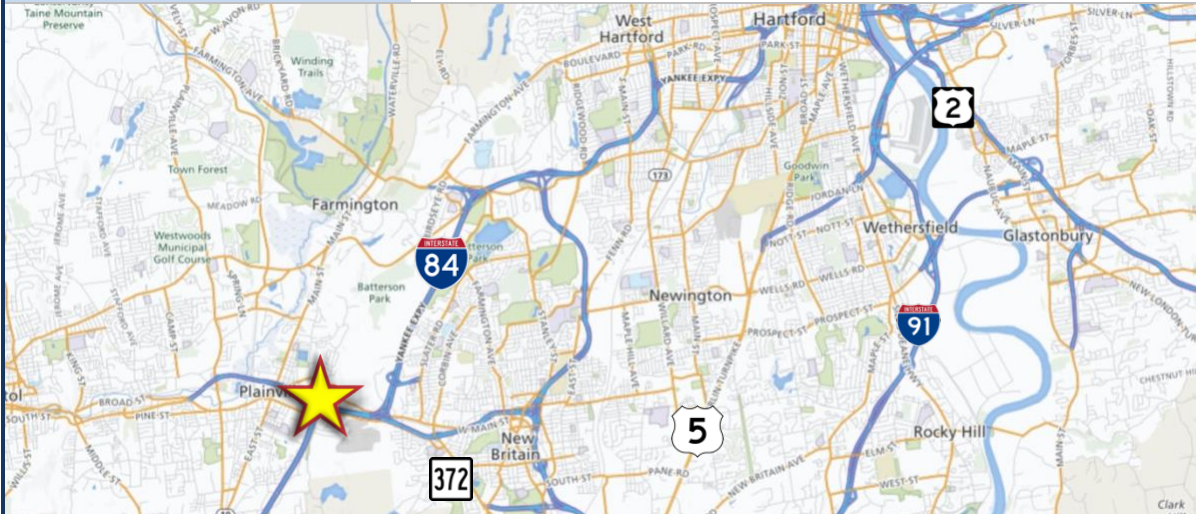
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Street Address	297-299 New Britain	305 New Britain	Street Address	297-299 New Britain	305 New Britain
Map Address	21-A-01	2-A-02	Topography	Sloping, cleared	
Total Site Area	8.25 acres / 2.6 usable	0.27 acre	Frontage	194'	33'
Number of Lots	2		Visibility	Excellent on Rt. 372/New Britain Avenue	
Zoning	GC		Highway Access	I-84, Rt. 72 and Rt. 372	
Zoning Permitted Uses	Commercial or retail, bank, service, daycare, restaurant, Hotel, theatre, fitness club, recreation, etc		Traffic Volume	14,000 ADT	
Restrictions/Easements	Ingress/Egress Topography/Elevation		Abutting Land for Sale	N/A	
Site Plan Approval	No		Utilities	Sewer	At Street
Wetlands	Partial		Water	At Street	
Max Building Coverage	60,000± SF		Gas	At Street	
Site Improvements	None	Yes	Assessment	\$539,770	\$118,790
Existing Buildings	None	Tear down residential	Mill Rate	31.42	
Comments	Opposite 570,000 SF Power Center Dense Residential Rooftops		Taxes	\$16,959.57	\$3,732.38
Location	Immediate Highway Access, Regional Destination, Neighborhood Convenience, Zoning and Infrastructure in Place				
Directions	I-84 to Exit 33 or 34, Rt. 372 East/New Britain Avenue				

## Property Highlights

- 8.52± acres available
- 2.50± acres buildable
- Property cleared
- Easement to signalized driveway entrance
- Signage: Monument
- Signalized Intersection
- Excellent Visibility
- Zoning: GC
- Traffic: 14,000 ADT
- Many area amenities
  - Shopping
  - Banking
  - Dining

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	4,863	40,822	167,532
2025 Population:	4,860	40,689	166,650
Pop Growth 2020-2025:	(0.06%)	(0.33%)	(0.53%)
Average Age:	41.50	41.90	39.30
Households	1 Mile	3 Mile	5 Mile
2020 Total Households:	2,243	17,084	65,233
HH Growth 2020-2025:	(0.18%)	(0.39%)	(0.51%)
Median Household Inc:	\$67,665	\$78,233	\$62,106
Avg Household Size:	2.10	2.40	2.50
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$248,574	\$225,040	\$230,485
Median Year Built:	1966	1961	1959



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