

For Sale General Commercial 11.46 Acres



# **0** Gallup Street

0 Gallup Street, Plainfield, Connecticut 06374

#### **Property Features**

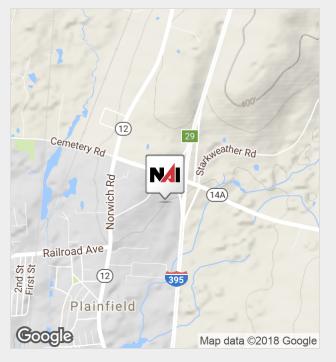
- 11.46 Commercial Development Opportunity
- Highly Visible Site along I-395 at Rt 14A Plainfield, CT
- Property has all City Water, Sewer and Gas
- High Interstate Traffic Counts

| Demographics       | 1 Mile   | 5 Miles  | 10 Miles |
|--------------------|----------|----------|----------|
| Total Population:  | 1,067    | 23,133   | 76,644   |
| Total Households:  | 387      | 8,599    | 28,999   |
| Average HH Income: | \$67,460 | \$68,420 | \$70,132 |



## Sale Price: \$1,900,000

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



### For more information:

#### Hugh Schnip

877 327 3755 x208 • hschnip@naielite.com

NAI Elite, LLC 901 Farmington Avenue, West Hartford, CT 06119 877 327 3755 naielite.com



#### **Property Details**

#### For Sale

## General Commercial 11.46 Acres

| Site Area                 | 11.46 Acres    | City Water / Well            | City Water         |
|---------------------------|----------------|------------------------------|--------------------|
| Frontage                  | 400            | Sewer / Septic               | Sewer              |
| Zoning                    | GC             | Environmental Assessment     | -                  |
| Assessment                | \$326,330      | Access / Visibility          | Excellent          |
| Mill Rate                 | 29.40          | Location Setting             | Highway Commercial |
| Estimated Taxes Per Sq Ft | -              | Traffic Count                | 12343              |
| Demographics              | 1 Mile 5 Miles | 10 Miles <b>Property Hig</b> | hlights            |

| Demographics       |          | 0 111100 |          | inoperty inginging   |
|--------------------|----------|----------|----------|--|
|                    |          |          |          | 11.46 Commercial Development Opportunity                                     |
| Total Households:  | 387      | 8,599    | 28,999   | <ul> <li>Highly Visible Site along I-395 at Rt 14A Plainfield, CT</li> </ul> |
| Total Population:  | 1,067    | 23,133   | 76,644   | <ul> <li>Property has all City Water, Sewer and Gas</li> </ul>               |
| Average HH Income: | \$67,460 | \$68,420 | \$70,132 | High Interstate Traffic Counts   |



#### NAI Elite, LLC | 901 Farmington Avenue First Floor, West Hartford, CT 06119 | +1 877 327 3755 naielite.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE. WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED