

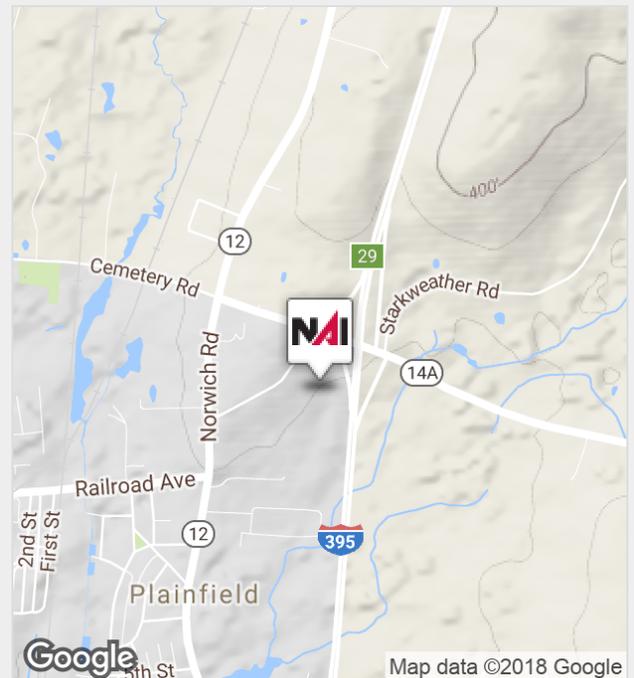


# 0 Gallup Street

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
Traffic Count:			

For more information:

**Hugh Schnip**

877 327 3755 x208 • [hschnip@naielite.com](mailto:hschnip@naielite.com)

For Sale

# General Commercial



## Property Summary

Sale Price: \$1,900,000

Lot Size: 11.46 Acres

APN #: 01P-0036-0002

Zoning: GC

Market: Eastern Connecticut

Sub Market: Plainfield

Cross Streets: Route 14A

Traffic Count: 12,300

## Property Overview

11.46 Vacant cleared Commercial Land with all utilities. Highly visible to I-395 at a full ramp exit.

## Location Overview

11.46 Vacant cleared Commercial Land with all utilities. Highly visible to I-395 at a full ramp exit at Route 14A.



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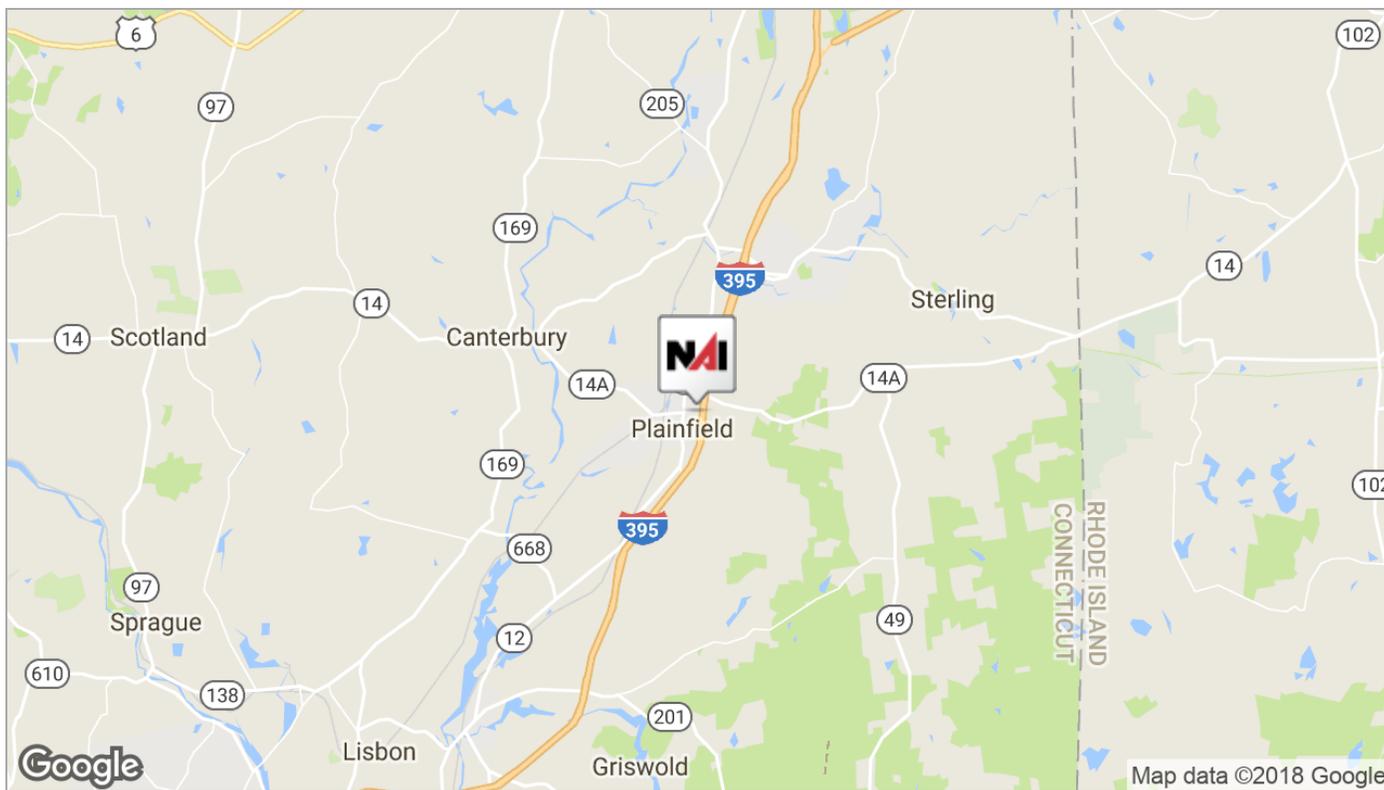
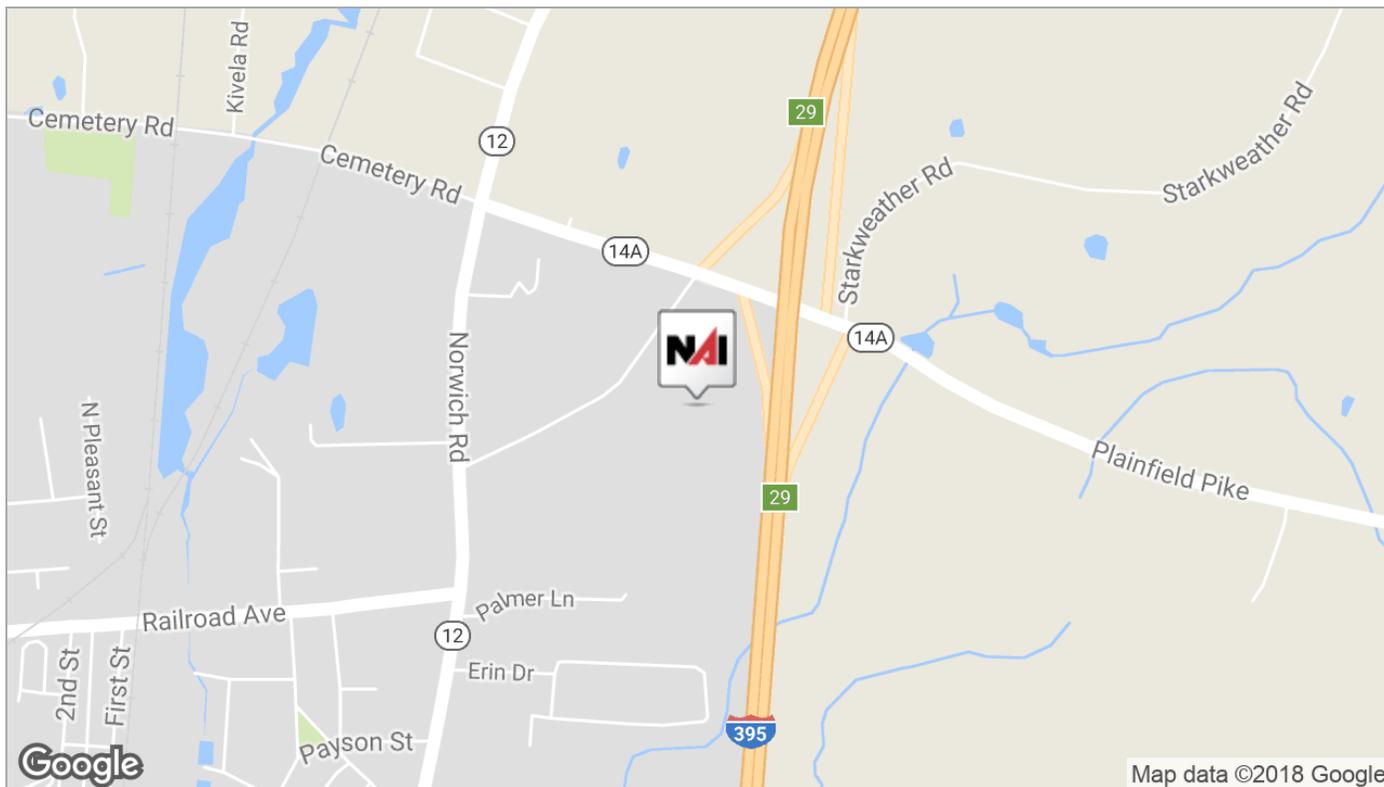
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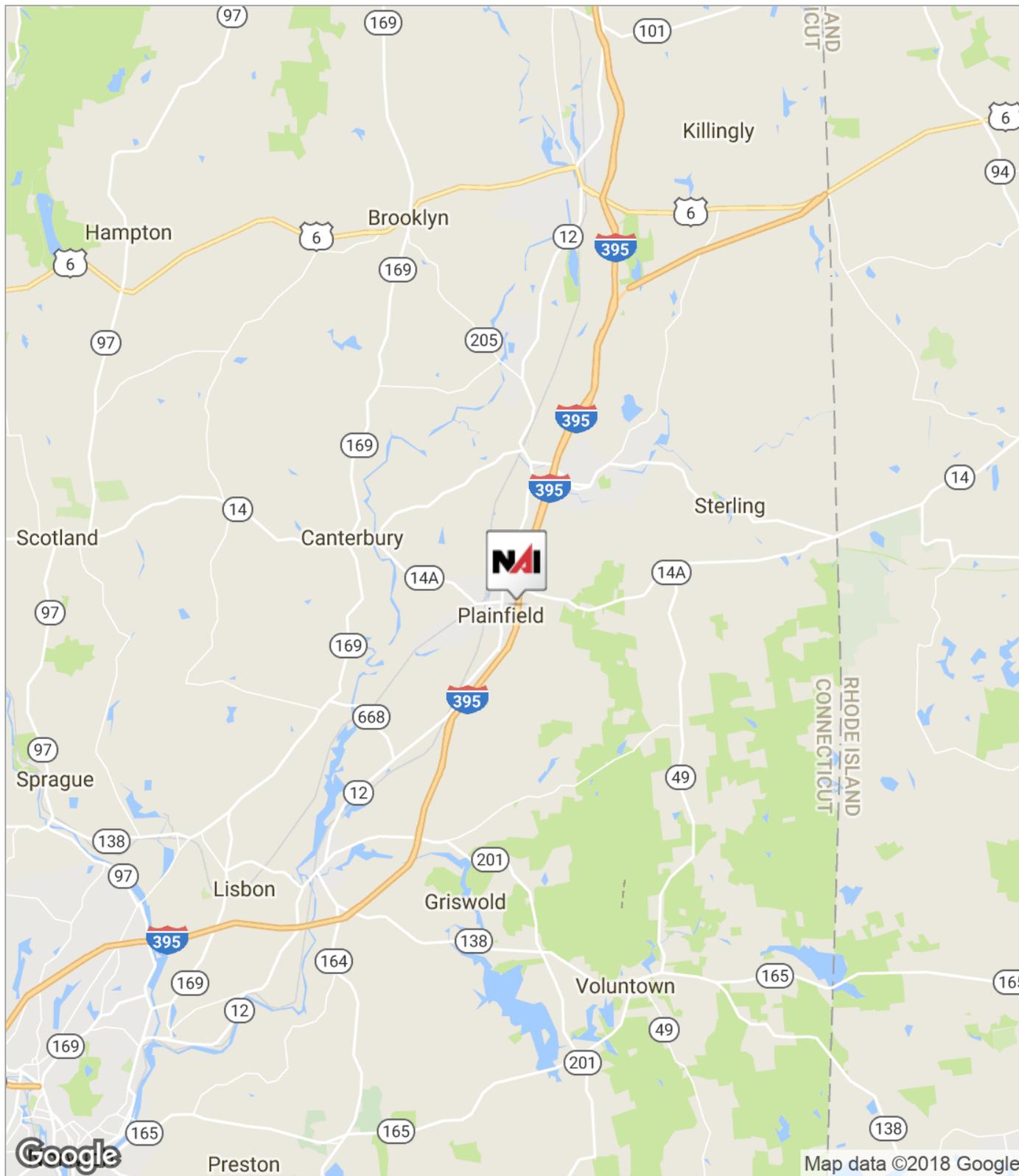
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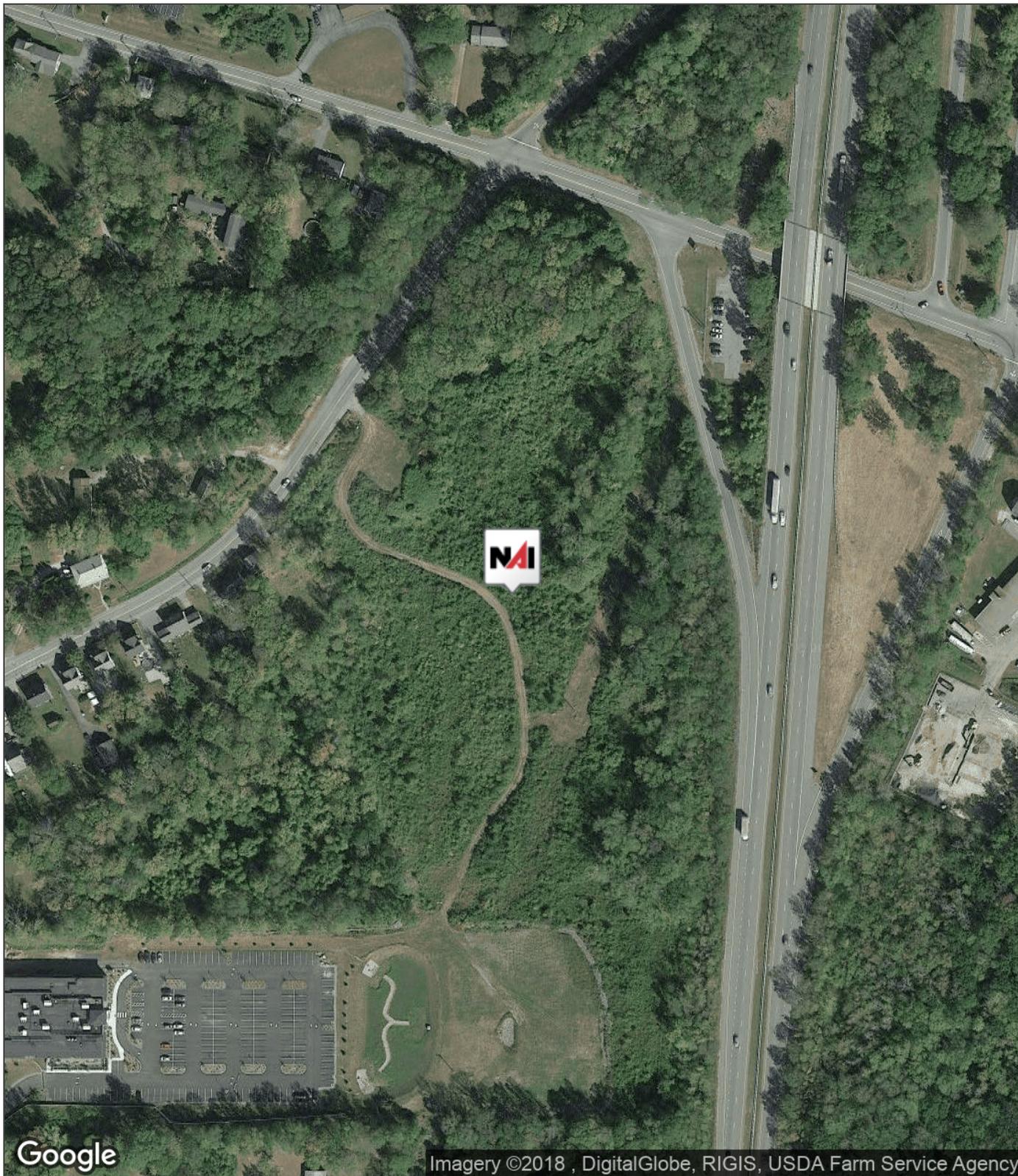
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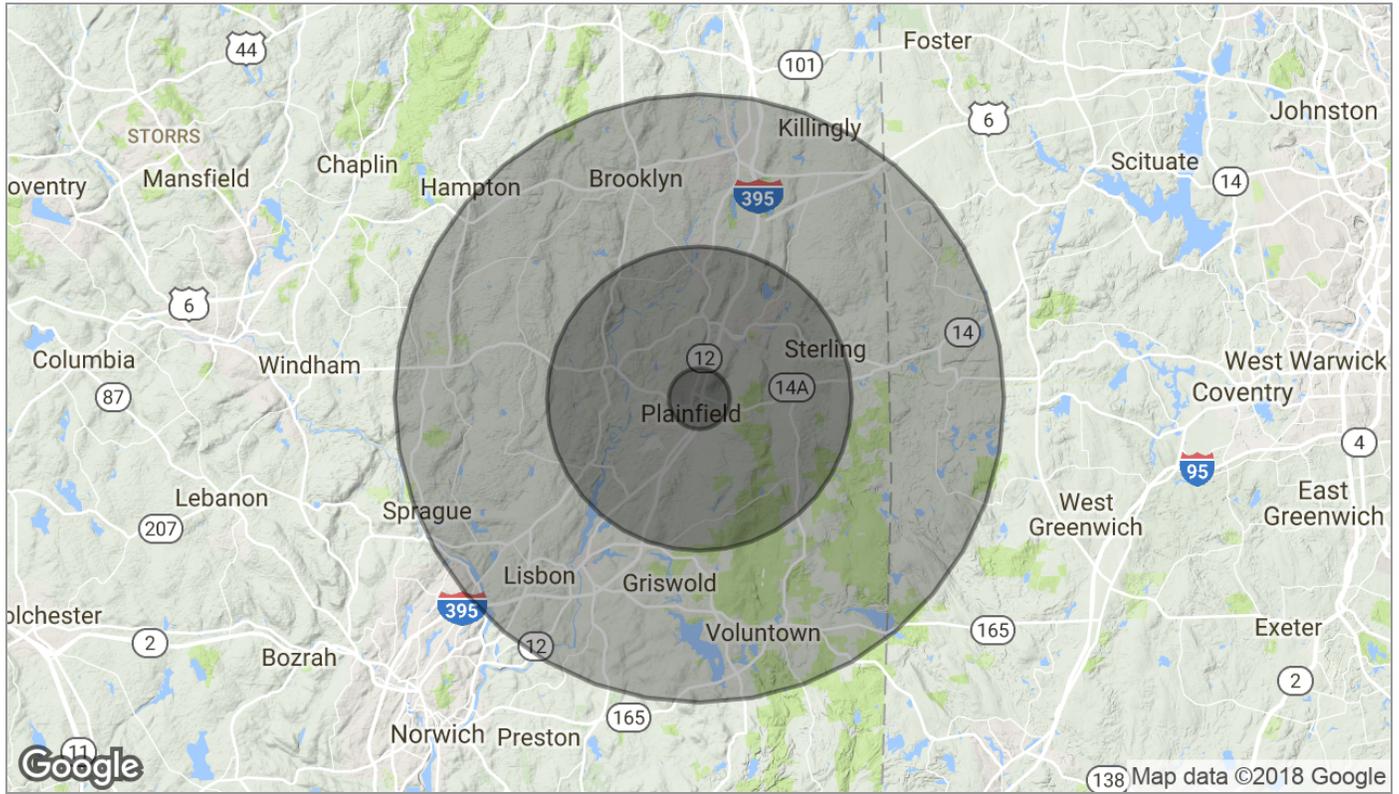
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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	1,067	23,133	76,644
MEDIAN AGE	37.3	38.0	39.7
MEDIAN AGE (MALE)	35.9	37.1	38.5
MEDIAN AGE (FEMALE)	39.0	39.2	41.1
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	387	8,599	28,999
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$67,460	\$68,420	\$70,132
AVERAGE HOUSE VALUE	\$225,820	\$249,173	\$263,117
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% WHITE	97.3%	96.4%	93.9%
% BLACK	0.0%	0.4%	1.4%
% ASIAN	0.6%	0.7%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.4%	0.7%	0.9%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% HISPANIC	1.5%	2.7%	2.7%

\* Demographic data derived from 2010 US Census



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# Traffic Count Profile

Gallup St, Plainfield, Connecticut  
Rings: 1, 3, 5 mile radii

For Sale

# General Commercial

ite, LLC

Latitude: 41.68222

Longitude: -71.91423

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Norwich Rd	Gallup St (0.04 miles N)	2005	10,300
0.12	Norwich Rd	Academy Ln (0.08 miles N)	2005	8,500
0.17	Railroad Ave	Church St (0.05 miles W)	2005	5,400
0.23	Norwich Rd	Erin Dr (0.03 miles N)	2005	9,800
0.27	Academy Hill Rd	Cedar Ln (0.04 miles W)	2005	3,400
0.31	Railroad Ave	Windsor Ave (0.07 miles E)	2005	6,000
0.34	Academy Hill Rd	Gallup St (0.06 miles NW)	2005	5,100
0.41	I- 395	Plainfield Pike (0.08 miles S)	2005	27,500
0.41	Starkweather Rd	Plainfield Pike (0.01 miles S)	2005	5,300
0.47	Railroad Ave	2nd St (0.03 miles E)	2005	4,900
0.48	Plainfield Pike	Starkweather Rd (0.10 miles NW)	2005	3,200
0.60	Norwich Rd	5th St (0.04 miles NW)	2005	12,400
0.72	I- 395	Dow Rd (0.22 miles S)	2005	30,600
0.77	Canterbury Rd	May St (0.13 miles NW)	1997	3,900
1.11	Norwich Rd	Pickett Rd (0.12 miles N)	2005	7,900
1.14	I- 395	Lathrop Rd (0.05 miles SW)	2005	25,300
1.15	Lathrop Rd	Old Norwich Rd (0.01 miles N)	2005	10,400
1.19	Plainfield Pike	Gendron Rd (0.11 miles E)	2005	2,800
1.19	Lathrop Rd	I- 395 (0.02 miles NW)	2005	10,400
1.36	Norwich Rd	Tarbox Rd (0.23 miles SW)	2005	6,600
1.65	Plainfield Pike	Spaulding Rd (0.15 miles E)	2005	2,400
1.72	I- 395	Kate Downing Rd (0.16 miles SW)	2005	32,100
1.91	Norwich Rd	Kate Downing Rd (0.07 miles NE)	2005	5,000
2.09	Canterbury Rd	Old Canterbury Rd (0.13 miles NW)	2005	3,100
2.27	Black Hill Rd	Sugar Brook Rd (0.09 miles NE)	2005	3,200
2.42	I- 395	Prospect St (0.24 miles N)	2005	30,000
2.54	Prospect St	Bitgood Village (0.08 miles SE)	2005	10,000
2.66	Black Hill Rd	Old Black Hill Rd (0.26 miles NE)	2005	2,600
2.66	Prospect St	Railroad Ave (0.03 miles E)	2005	8,800
2.68	E Main St	Green Hollow Rd (0.15 miles E)	2005	10,000

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average



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