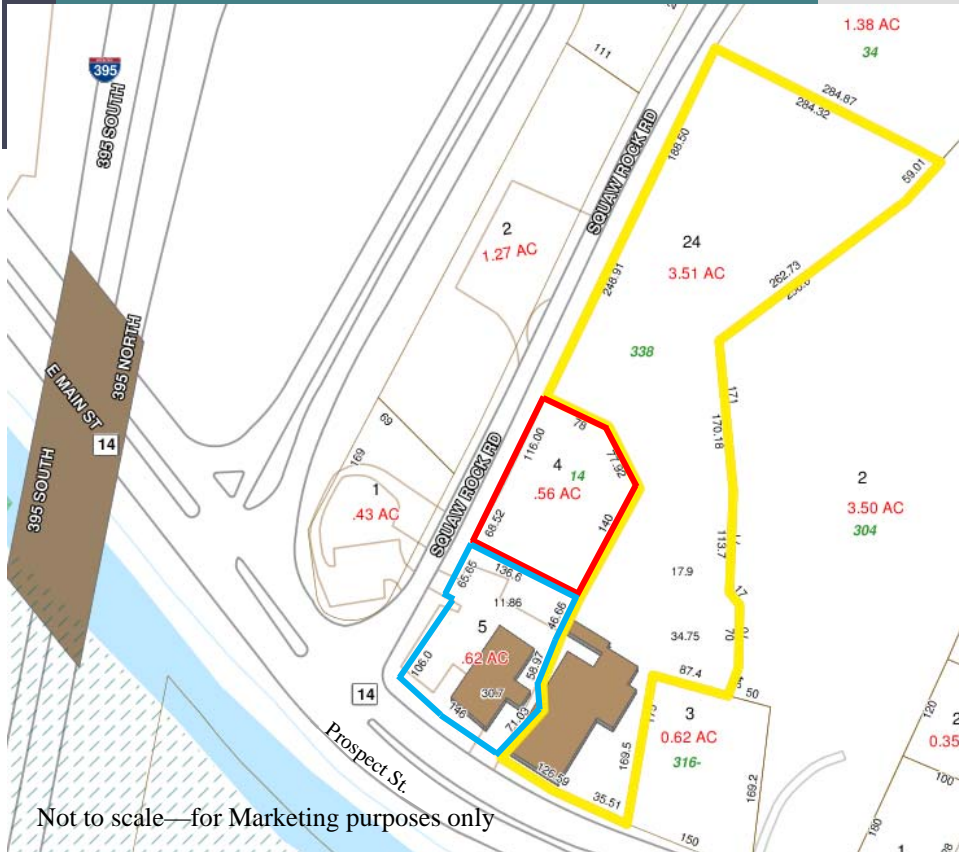


COMMERCIAL PROPERTY FOR SALE



338 Prospect St.
Plainfield, CT
3.51 Acres
Zone C2

340-342 Prospect St.
Plainfield, CT
0.62 Acres
Zone C2

14 Squaw Rock Rd.
Plainfield, CT
0.56 Acres
Zone RA-60

- > Outstanding dev 4.69 ac pieces include:
 - * Two commercial lots; 3.51 and 0.62 ac.
 - * One residential lot 0.56 ac (would need to change zone)
- > 8,512sf Commercial building
- > 2,220sf House; 3BR, 2BA , 1 car garage
- > 10,600 Average daily traffic count
- > Traffic light at intersection of Prospect St. and Squaw Rock Rd.
- > Public Water/Sewer avail at Prospect St.

FOR SALE
\$895,000
(all 3 properties)

Steve Becker

PEQUOT COMMERCIAL

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Waterford, CT 06385

860-447-9570 x202
860-444-6661

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Zone C-2 Regulations

- PERMITTED USES:**
- Offices
 - Retail
 - Retail dry cleaning & Laundry
 - Post Offices
 - Bank
 - Home appliance store
 - Beauty parlor/Barbershop
 - Photographic studios
 - Restaurants and Taverns
 - Hotels and motels
 - New/Used Car lots
 - Gasoline service stations
 - Animal hospitals
 - Funeral parlor
 - Self Service storage facility
 - Fitness/Exercise facility ...

BY SPECIAL PERMIT:

- Shopping Center
- Group or Child Day Care
- Earth Excavation ...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	11,194	22,062	65,553
Total Households	4,381	8,466	25,674
Household Income \$0—\$30,000	19.20%	17.69%	21.89%
\$30,001-\$60,000	31.93%	29.70%	27.36%
\$60,001-\$100,000	31.45%	30.94%	27.11%
\$100,001+	17.42%	21.97%	23.65%