

# Vacant C-Store/Retail

29 Railroad Ave Plainfield, CT 06374

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

## Exclusively Listed By



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# Property Overview

**Vacant C-Store**

29 Railroad Ave Plainfield, CT 06374



# Investment Highlights

## Property Highlights

- **Flexible Retail Configuration:** ±3,000 SF of total retail space, including a ±2,000 SF former convenience store and ±1,000 SF of additional leasable area, accommodating various retail or service-oriented uses.
- **Turnkey Infrastructure:** Existing walk-in coolers provide a cost-efficient foundation for reestablishing convenience store operations.
- **Versatile Zoning:** Commercial zoning permits a broad array of retail, food service, and service-based uses, enhancing tenant mix flexibility
- **Clean Environmental Profile:** Site has no history of fuel sales, minimizing environmental risk and streamlining redevelopment or financing processes.
- **Signalized Corner Visibility:** Prominently positioned along Railroad Avenue at a signalized intersection, offering strong visibility and ease of ingress/egress in central Plainfield.
- **Established Market Fundamentals:** Located in Plainfield, CT—a stable residential community with commuter access via I-395 and a growing retail trade area supporting northeastern Connecticut.





 **Plainfield Middle School**  
±445 Students



 **Eastwind Village**  
±41 Units

**Subject Property**



**Hartford HealthCare**  
Medical Group

**DOLLAR GENERAL**



**STAPLES**  
Warehouse



**395**  
± 30,000 VPD



 **CVS**  
pharmacy®

**LOWE'S**  
Distribution Center



**amazon**  
Distribution Center

**29 Railroad Ave**  
Plainfield, CT 06374

**\$450,000**

List Price

**1970**

Year Built

**±3,000 SF**

GLA

**±0.29 AC**

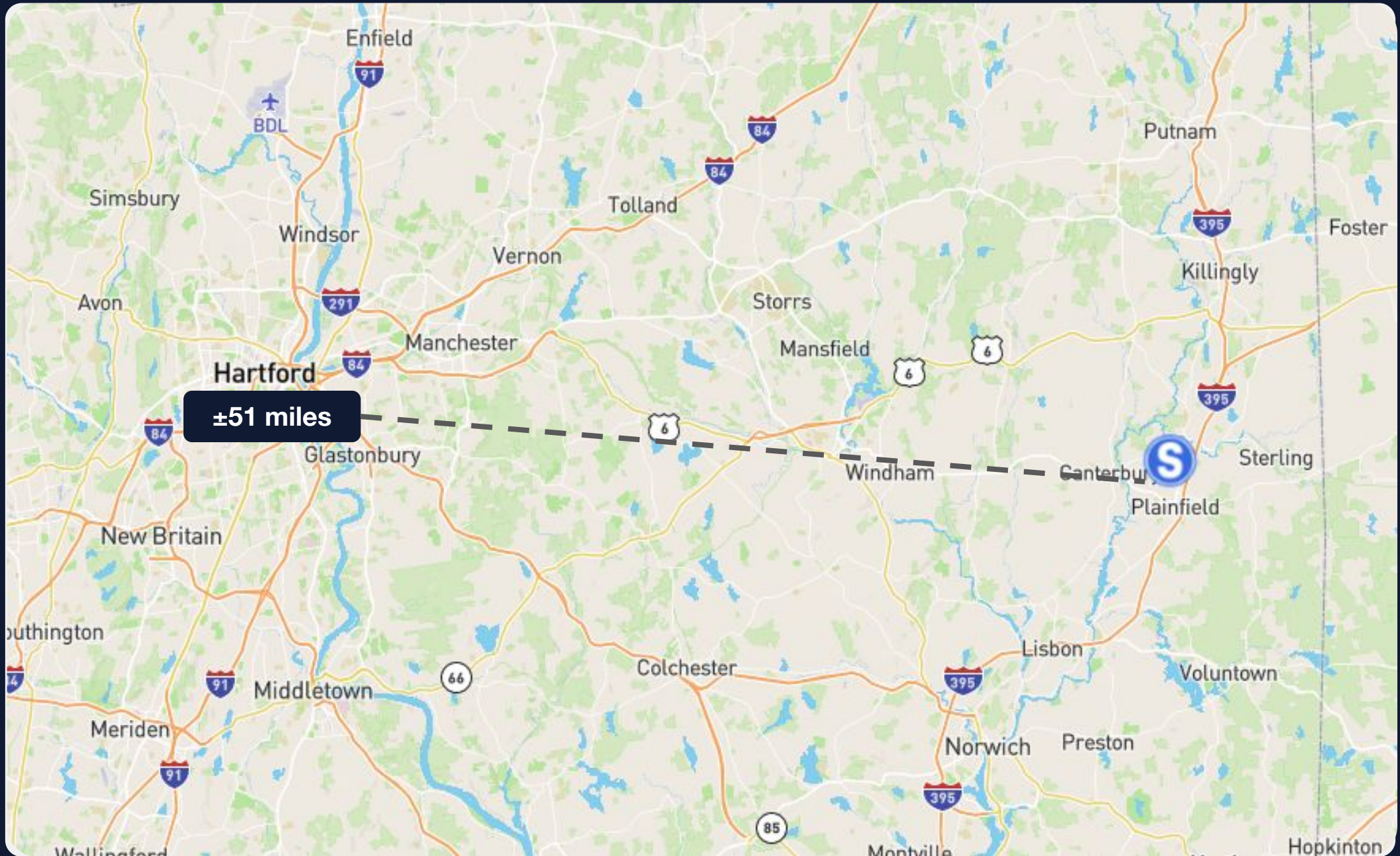
Lot Size



# Market Overview

## Vacant C-Store

29 Railroad Ave Plainfield, CT 06374



# Plainfield, CT

## Local Market Overview

Plainfield, Connecticut sits at a strategic commercial junction along Interstate 395 with three direct interchanges that facilitate consistent consumer and freight traffic between Hartford and Providence. Its regional accessibility has supported expanding retail demand, especially around exits that serve as commercial hubs. Ongoing industrial growth, including Uline’s 1.25 million-square-foot facility and Amazon’s ±200,000-square-foot delivery station, has increased daytime population from logistics and support workers, driving demand for quick-service restaurants, convenience retailers, and essential services. Retail corridors in Plainfield, particularly near Norwich Road and Lathrop Road, have seen increasing activity from both national brands and regional operators seeking to capitalize on the consistent vehicle flow and expanding worker base.

Tourism and local attractions also contribute to area retail performance. Plainfield draws regional visitors through outdoor destinations such as the Moosup Valley State Park Trail and Pachaug State Forest, which offer hiking, biking, and seasonal recreation. The area’s appeal is supplemented by nearby casinos, including Foxwoods and Mohegan Sun, located within a 30-minute drive. Historic mill villages, agritourism destinations, and state heritage corridors bring additional foot traffic on weekends. Combined with a steady local customer base and strategic visibility from highway infrastructure, these factors enhance the long-term viability of well-located retail assets in the Plainfield market.



Hartford, CT MSA

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	9,470	20,173	68,591
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	3,857	8,152	27,770
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,803	\$97,240	\$104,832

# Hartford, CT MSA



## Local Market Overview

Hartford serves as Connecticut's political, cultural, and civic core, drawing consistent visitor and institutional activity that underpins retail foot traffic across its downtown and surrounding districts. Anchored by the Connecticut State Capitol and major state offices, the city supports a steady daytime population of government employees and service workers. Hartford's education sector reinforces its draw: Trinity College, the University of Hartford, and the Greater Hartford campus of the University of Connecticut bring students, faculty, and campus-related spending into the market. Healthcare and insurance also contribute to the institutional framework, supporting ancillary commercial demand.

Tourism and attractions generate incremental retail and hospitality engagement, particularly in the downtown and riverfront zones. Key sites include the Mark Twain House & Museum, the Wadsworth Atheneum (America's oldest public art museum), the Connecticut Science Center, and Bushnell Park (featuring the historic Corning Fountain). Historic neighborhoods like Asylum Hill and the West End host architectural tours, while seasonal festivals, cultural programming, and proximity to Hartford's riverfront promenade draw evening and weekend visitors. This mix of institutional, tourist, and civic uses helps maintain baseline retail activity beyond purely local consumer demand.

## Economic Drivers

Hartford's economy is anchored by financial services and insurance, with firms such as The Hartford, Travelers, Aetna/Cigna, and MassMutual driving a dense employment cluster in underwriting, claims, risk analytics, and corporate operations. Aerospace, defense, and advanced manufacturing also play significant roles, with Pratt & Whitney maintaining major operations in adjacent East Hartford and supporting supply-chain and engineering employment. Healthcare, education, and government functions provide institutional stability, with major hospitals, university campuses, and state agencies contributing to steady demand for services and commercial real estate.

Among the top regional employers are Hartford HealthCare, The Hartford, Travelers, Aetna (CVS Health), and Raytheon Technologies (Pratt & Whitney). Other significant employers include Stanley Black & Decker, Otis Worldwide, and Eversource Energy. Major infrastructure and economic development initiatives, such as downtown redevelopment efforts, the adaptive reuse of historic buildings, and public-private investment through the Capital Region Development Authority, continue to support commercial growth and mixed-use investment throughout the city.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 29 Railroad Ave, Plainfield, CT, 06374 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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