

NOW AVAILABLE FOR SALE OR LEASE



860.529.9000

info@newenglandretail.com

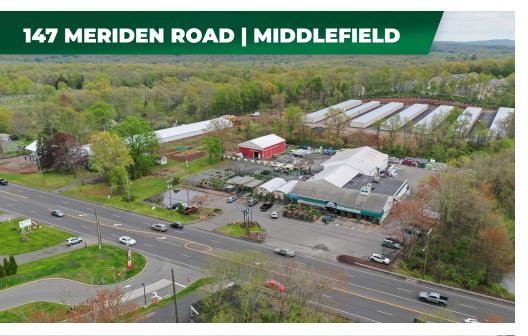
www.newenglandretail.com

Former Smithland Supply/Agway Pet & Garden Center 147 Meriden Road (Rte. 66), Middlefield, CT 06455











PROPERTY DETAILS | For Sale or Lease

Address	147 Meriden Road, Middlefield, CT 06455
Building Size	16,508 SF
Greenhouse Size	1,712 SF
Total Size (GLA)	18,220 SF
Year Built	1963
Lot Size	2.69 Acres
Zoning	DD1
Parking	36 on-site spaces
Use Type	Retail, medical, or restaurant

Sale/Lease Details

Taxes (Annual)	\$18,076.68
Sale Price	\$3,000,000
Asking Rent	\$250,000
Lease Type	NNN (Triple Net)

Highlights

- Excellent visibility from Meriden Road (Rte. 66)
- Easy highway access; 2.3 miles, 5 minutes to Interstate-91
- \$114,179 average household income within a 3-mile radius
- · Location services neighboring towns such as Middletown, Meriden, Berlin and Wallingford.
- · Close by national retailers include, Dunkin, Home Depot, Petco, Market 32, Goodwill, Firestone and many more.



HIGHWAY ACCESS

Approximately 2.3 miles, 5 minutes to Interstate-91



DEMOGRAPHICS

Estimated population of over 101,000 within 5-miles



TRAFFIC COUNTS

Strong Traffic counts with over 22,950 vehicles per day







PROPERTY PHOTOS | 147 Meriden Road, Middlefield, CT









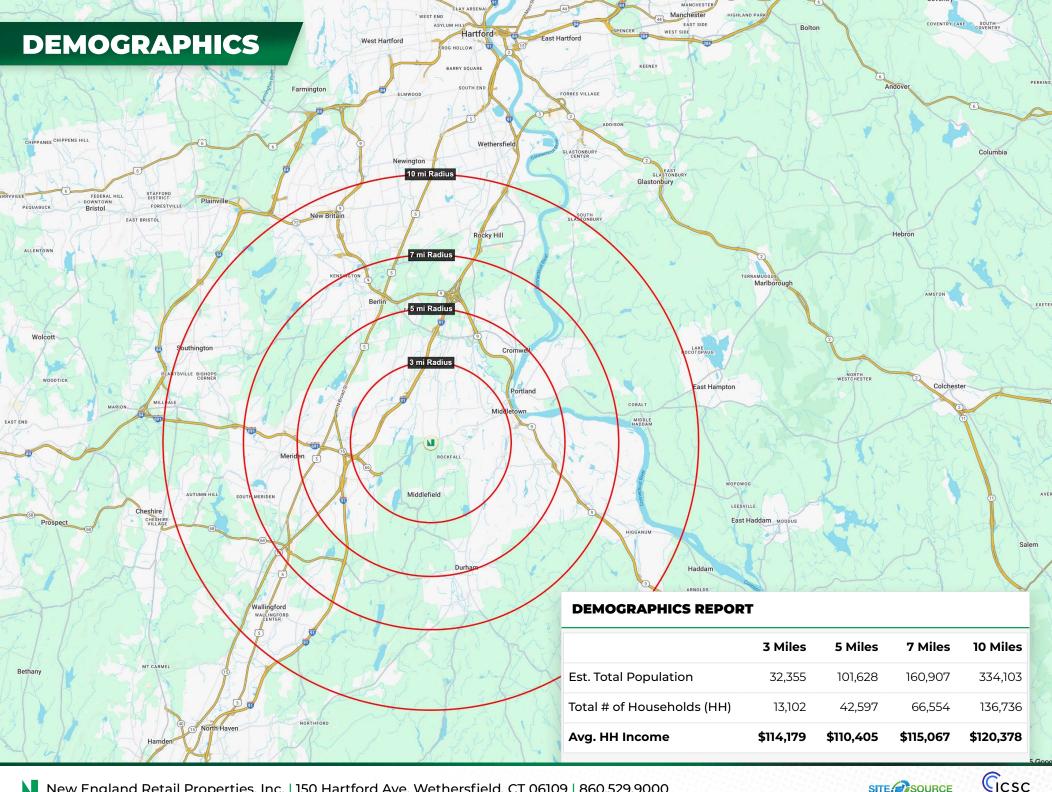




NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND SAME IS SUBJECT TO ERRORS.













CONTACT

Exclusive Broker(s)

Matt Halprin

D: 860.529.9000 X 105 | C: 860.729.6810

E: halprinm@newenglandretail.com

www.newenglandretail.com

Conor Langan

D: 860.529.9000 X 113 | C: 860.324.1329

E: clangan@newenglandretail.com www.newenglandretail.com









NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS CHANGE OR PRICE RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED





