



**New England**  
Retail Properties, Inc.

# NOW AVAILABLE FOR SALE OR LEASE



## CONTACT

New England Retail Properties, Inc.

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[www.newenglandretail.com](http://www.newenglandretail.com)

***Former Smithland Supply/Agway Pet & Garden Center***

**147 Meriden Road (Rte. 66), Middlefield, CT 06455**



## 147 MERIDEN ROAD | MIDDLEFIELD



### 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





**MARKET AERIAL**

**Meriden Road**

**22,956 VPD**

**147 MERIDEN RD.**

**Businesses and Retailers:**

- O'Reilly Auto Parts
- McDonald's
- Great Clips
- Five Guys Burgers and Fries
- Irving
- Sundco
- Wendy's
- Planet Fitness
- Staples
- Firestone
- Advance Auto Parts
- Auto Zone
- petco
- Wingstop
- Dunkin'
- It's a Dog's Life Doggie Daycare
- Red Fox Amore Italian Kitchen
- CubeSmart self storage
- CVS
- Walgreens
- ALDI
- The Home Depot
- Market by Price Chopper
- Taco Bell
- Starbucks
- Goodwill
- Verizon
- LensCrafters

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**Footer:**

New England Retail Properties, Inc. | 150 Hartford Ave, Wethersfield, CT 06109 | 860.529.9000

**SiteSource** **ICSC**

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DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	32,355	101,628	160,907	334,103
Total # of Households (HH)	13,102	42,597	66,554	136,736
Avg. HH Income	\$114,179	\$110,405	\$115,067	\$120,378

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# 147 Meriden Road (Rte. 66) MIDDLEFIELD CONNECTICUT

## CONTACT

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