

For Lease

Office Space

1336 E Main Street
Meriden, CT 06450



Property Highlights

- **\$21/sf/year + Utilities**
- **East side of Meriden, CT**
- **New Building - Built in 2019**
- **Approx 800sf usable / 950sf rentable**
- **Building Size: 7,524sf**
- **Parking – 30 total spaces**
- **Signage on main road**
- **Est. 7,685 cars per day**
- **Fiber Optic Internet**

Property Summary

Built in 2019, this 7,524sf building offers everything your business needs to thrive, combining a prime location with modern amenities and functional design. Strategically located on the east side of Meriden, it is just 0.5 mi from where East Main St becomes Route 66 and less than a mile from direct access to I-91 and Route 15. Visibility is excellent with an estimated daily traffic count of 7,685 vehicles. The parking lot has space for up to 30 vehicles. Inside, you'll find a thoughtfully designed layout that includes two private offices, an open area ideal for a conference room or collaborative workstations, a private bathroom, a storage closet, and a kitchenette. Modern infrastructure enhances the property's appeal, with fiber optic internet, city water and sewer, and 200-amp electrical service. Safety and security are top priorities, with security cameras and access control already installed. The space is move-in ready, with all the essentials already in place to support your business operations. Don't miss the opportunity to position your business in this highly visible and well-equipped property.

For more information contact:

Tyler McPherson

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thegenerationsteam.com

Keller Williams Legacy Partners

The Generations Team of Keller Williams Legacy Partners

kwcommercial.com

866 N Main St Ext, Wallingford, CT 06492



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Each office is independently owned and operated.

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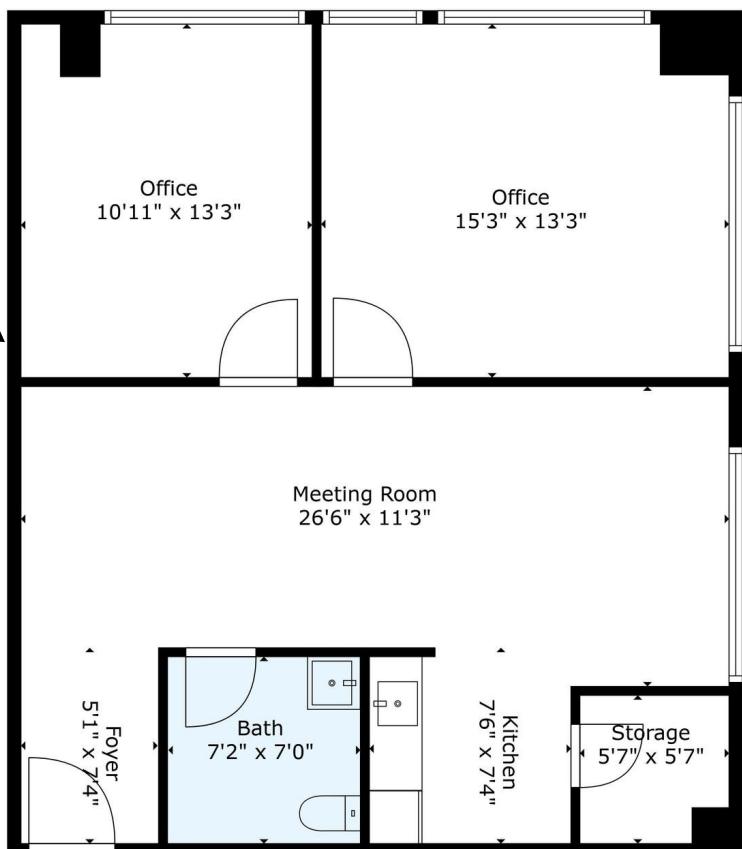


Floor Plans

Entire Building:



Unit For Lease:



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Additional Photos



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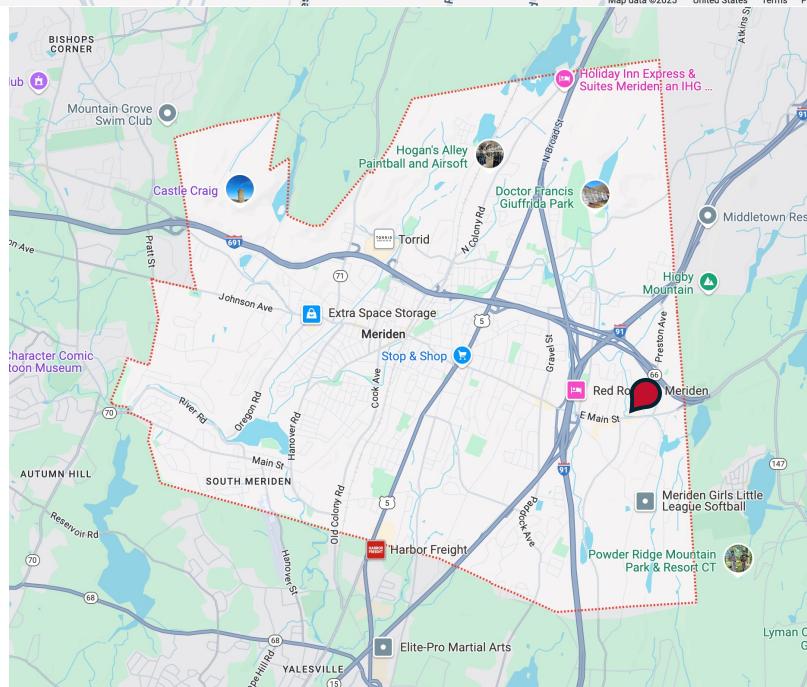
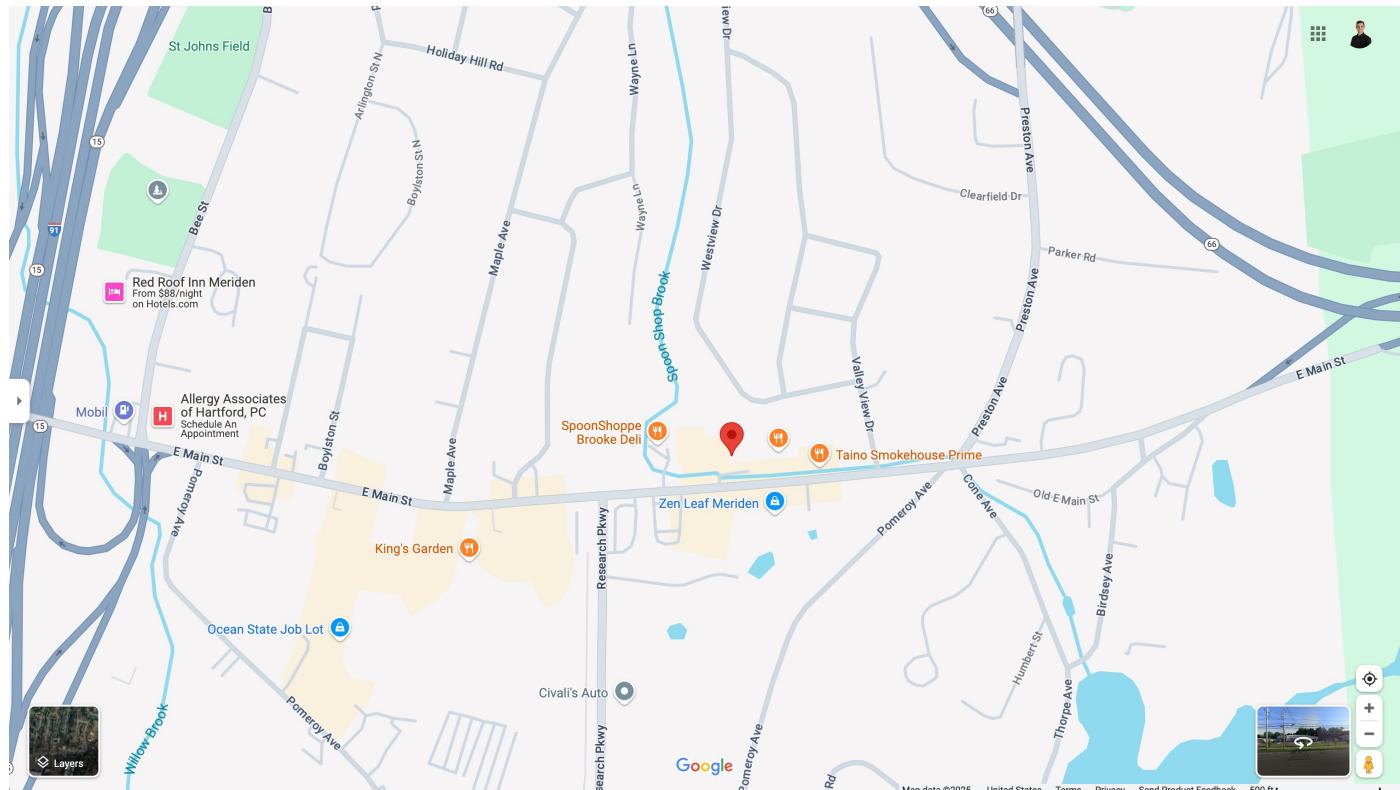
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Maps



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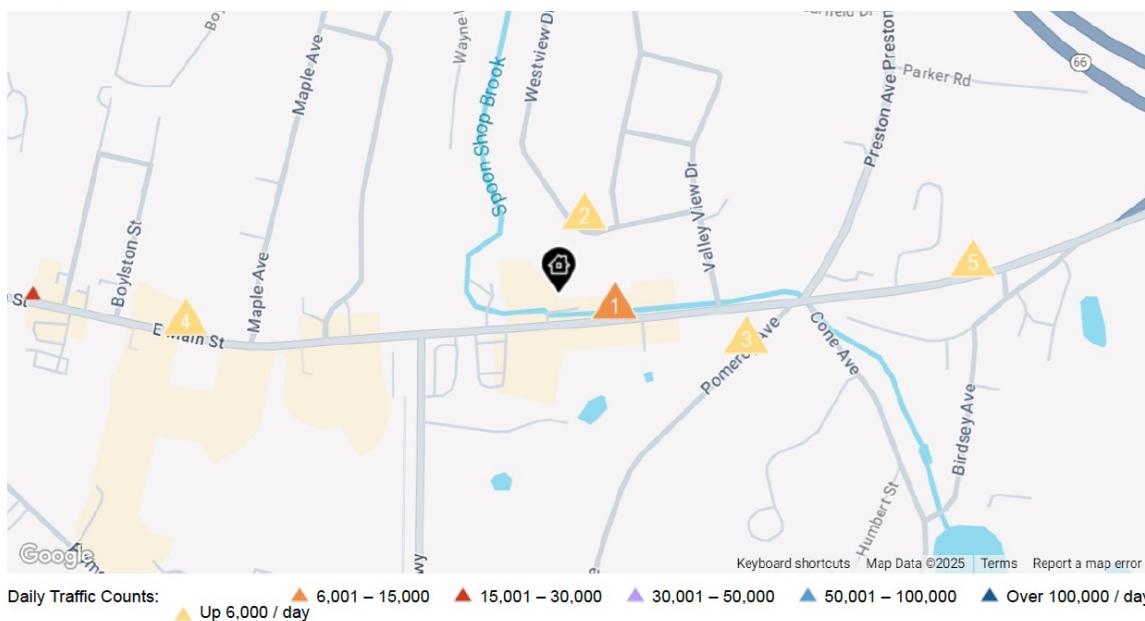


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Property Report

1336 E Main St, Meriden, CT 06450

Traffic Counts



1
7,685

2024 Est. daily traffic counts

Street: East Main Street
Cross: Research Pkwy
Cross Dir: W
Dist: –

Historical counts

Year	Count	Type
2022	457	AADT
2010	11,300	ADT
2004	11,500	ADT
1998	11,000	ADT

2
355

2024 Est. daily traffic counts

Street: Westview Dr
Cross: Valley View Dr
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2010	400	ADT
2004	350	ADT
2004	600	ADT
1998	950	ADT

3
534

2024 Est. daily traffic counts

Street: Pomeroy Ave
Cross: Prestige Dr
Cross Dir: SW
Dist: –

Historical counts

Year	Count	Type
2010	550	ADT
2004	600	ADT
1998	950	ADT

4
664

2024 Est. daily traffic counts

Street: –
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2022	665	AADT

5
150

2024 Est. daily traffic counts

Street: –
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2022	150	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

RPR

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1/13/2025

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2024 Town Profile

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Meriden, Connecticut

General

ACS, 2018–2022	Meriden	State
Current Population	60,556	3,611,317
Land Area mi^2	24	4,842
Population Density $people\ per\ mi^2$	2,552	746
Number of Households	25,018	1,409,807
Median Age	40	41
Median Household Income	\$63,671	\$90,213
Poverty Rate	16%	10%

Economy

Top Industries

	Jobs	Share of Industry
1 Health Care and Social Assistance Nursing and Residential Care Facilities	5,578	56%
2 Admin and Support and Waste Mgt Administrative and Support Services	3,486	96%
3 Retail Trade Clothing, Shoes & Jewelry Retail	2,469	23%
4 Manufacturing Miscellaneous Mfg	1,889	48%
5 Accommodation and Food Services Food Services and Drinking Places	1,148	87%
Total Jobs, All Industries	22,222	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	369	473	606	685	736

Total Active Businesses 4,167

Key Employers

Data from Municipalities, 2024

1	Midstate Medical Center
2	Carabetta Management
3	Hunters Ambulance
4	3M Purification Inc
5	Rfs Cable

Schools

CT Department of Education, 2023-24

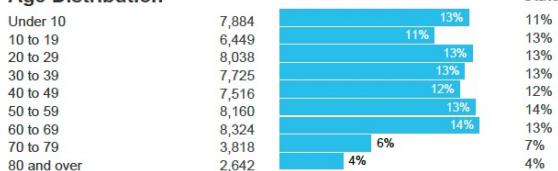
School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Meriden School District	PK-12	8,789	141	87%
Statewide	-	512,652	19,530	89%

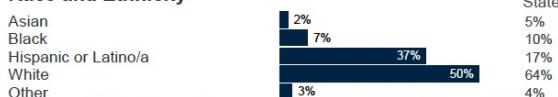
Demographics

ACS, 2018–2022

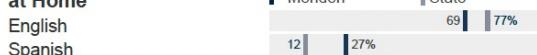
Age Distribution



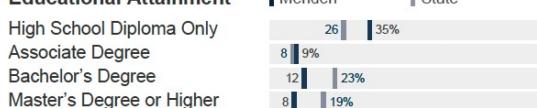
Race and Ethnicity



Language Spoken at Home



Educational Attainment



Housing

ACS, 2018–2022

	Meriden	State
Median Home Value	\$199,100	\$323,700
Median Rent	\$1,191	\$1,374
Housing Units	27,041	1,531,332



Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Meriden School District	36%	44%
Statewide	42%	48%



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Meriden, Connecticut

Labor Force

CT Department of Labor, 2023

	Meriden	State
Employed	31,322	1,822,090
Unemployed	1,390	71,113

Unemployment Rate

Self-Employment Rate*

*ACS, 2018–2022



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2018–2022

	Meriden	State
Mean Commute Time *	23 min	26 min
No Access to a Car	9	11%
No Internet Access	8	13%

Commute Mode



Public Transit

CT transit Service	Local, Express
Other Public Bus Operations	Middletown Transit District (MAT)
Train Service	Amtrak, Hartford Line

* 5 year estimates include pre-pandemic data

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Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$220,873,843
Property Tax Revenue	\$132,914,523
per capita	\$2,186
per capita, as % of state avg.	68%
Intergovernmental Revenue	\$80,864,332
Revenue to Expenditure Ratio	102%

Municipal Expenditure

Total Expenditure	\$216,878,792
Educational	\$118,675,622
Other	\$98,203,170

Grand List

Equalized Net Grand List	\$5,017,843,147
per capita	\$82,916
per capita, as % of state avg.	51%
Commercial/Industrial Share of Net Grand List	20%
Actual Mill Rate	40.86
Equalized Mill Rate	26.37
<hr/>	
Municipal Debt	
Moody's Rating (2023)	-
S&P Rating (2023)	AA
Total Indebtedness	\$144,079,151
per capita	\$2,381
per capita, as % of state avg.	87%
as percent of expenditures	66%
Annual Debt Service	\$13,446,324
as % of expenditures	6%



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