

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:

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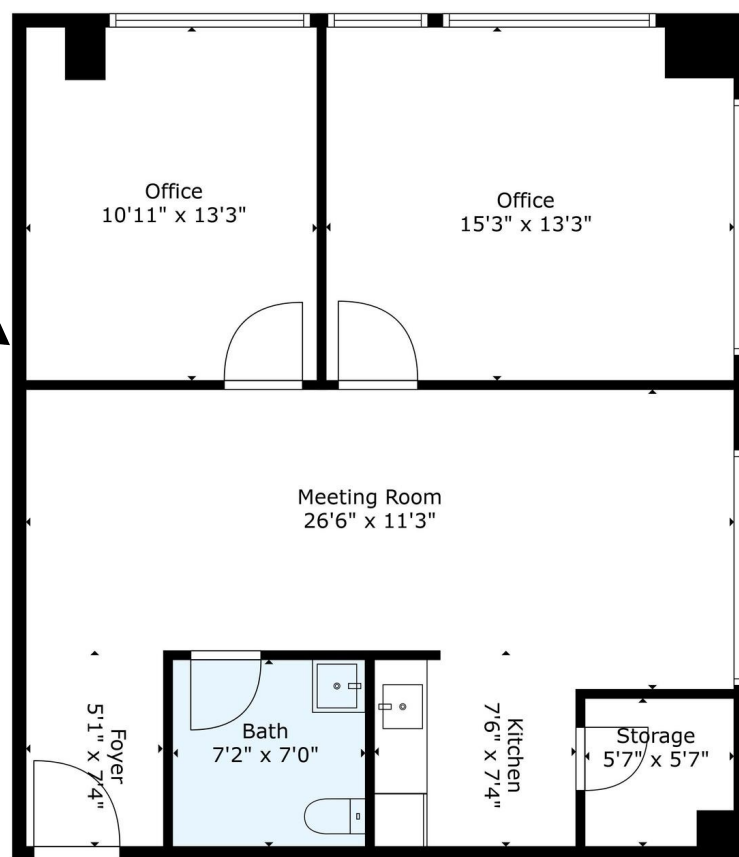
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Floor Plans

Unit For Lease:

Entire Building:



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Additional Photos



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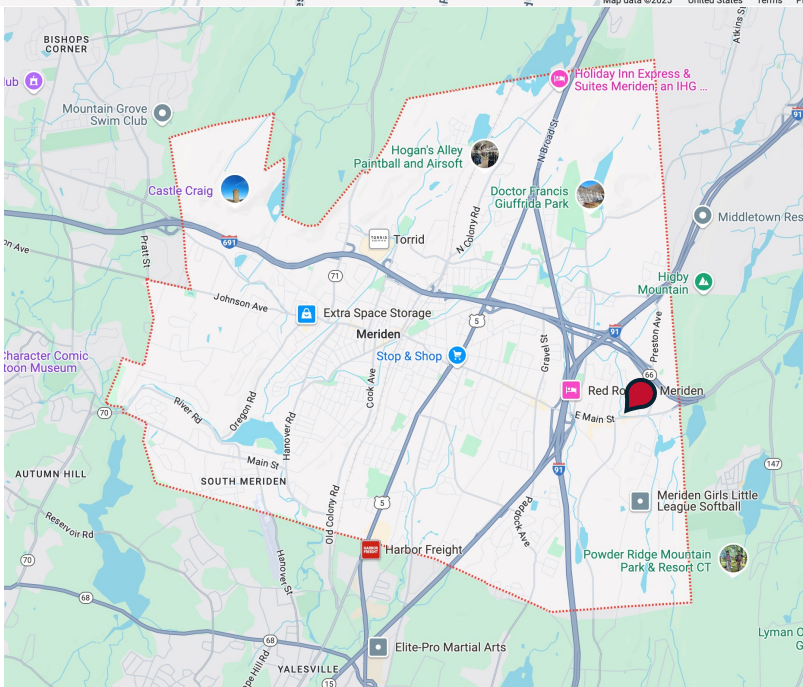
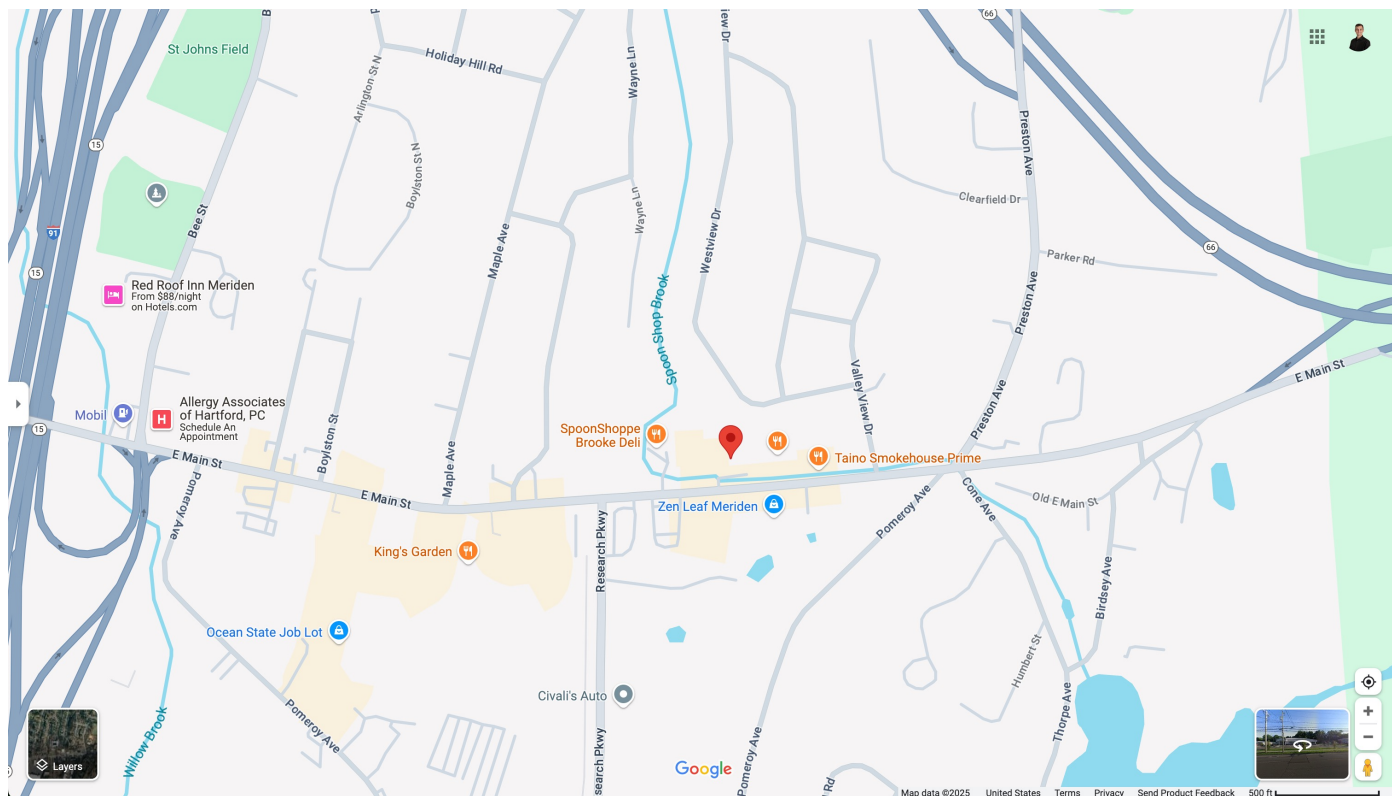
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Maps



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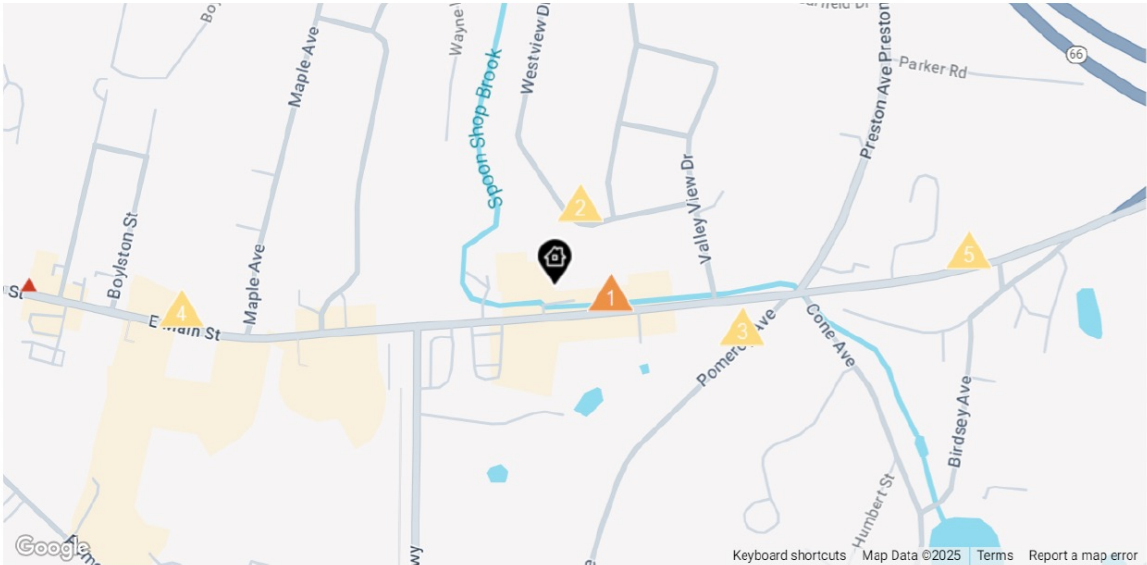
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Property Report

1336 E Main St, Meriden, CT 06450

Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

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

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

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

664
2024 Est. daily traffic counts

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

Historical counts

Year	Count	Type
2022	665	AADT

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 (*)



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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 <i>mi</i> ²	24	4,842
Population Density <i>people per mi</i> 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

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	5,578	
Nursing and Residential Care Facilities		56%
2 Admin and Support and Waste Mgt	3,486	
Administrative and Support Services		96%
3 Retail Trade	2,469	
Clothing, Shoes & Jewelry Retail		23%
4 Manufacturing	1,889	
Miscellaneous Mfg		48%
5 Accommodation and Food Services	1,148	
Food Services and Drinking Places		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

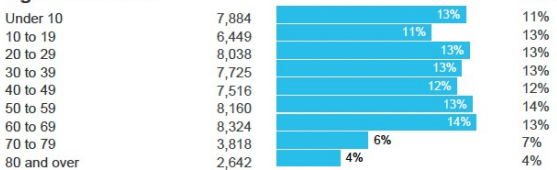
Data from Municipalities, 2024

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

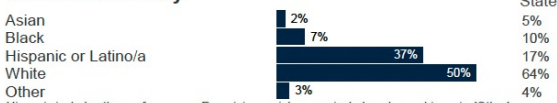
Demographics

ACS, 2018-2022

Age Distribution



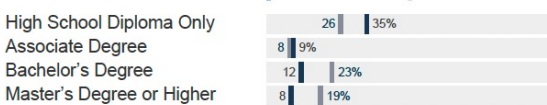
Race and Ethnicity



Language Spoken at Home



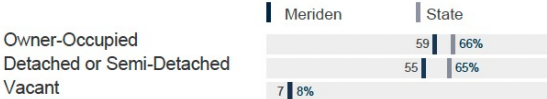
Educational Attainment



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



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%

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

4

4%

Self-Employment Rate*

6

10%

*ACS, 2018-2022

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

Population within 45 minutes: 2,174,185

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 Transport	2	4%
Walking or Cycling	2	3%
Driving	80	87%
Working From Home *	7	13%

Public Transit

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

* 5 year estimates include pre-pandemic data

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

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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