

OFFERING MEMORANDUM

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REALTY



1842 Meriden Waterbury Tpke,
Southington, CT
06489

Offered At: \$550,000

Executive Summary

1842 Meriden-Waterbury Turnpike presents a unique opportunity to acquire a well-located mixed-use commercial property in the heart of Southington's thriving Route 322 corridor. Situated on a highly visible corner location just minutes from Interstate 84 and Interstate 691, the property benefits from exceptional accessibility, strong traffic counts, and convenient access to Hartford, Waterbury, Meriden, and surrounding Central Connecticut markets.

The property consists of a 6,683 square foot multi-tenant building situated on 0.44 acres and features a blend of office and retail space. Existing tenants include Subway and professional office users, providing immediate income while offering future flexibility for investors or owner-occupants. The building's distinctive design, ample parking, and prominent signage exposure make it a recognizable landmark along one of Southington's primary commercial corridors.

Surrounded by national retailers, restaurants, medical providers, and established residential neighborhoods, the property is positioned within a strong and stable commercial market. Daily traffic counts exceeding 20,000 cars per day enhance the property's visibility and long-term leasing appeal.

Property Highlights

- High Visibility Location
- Minutes from Interstates 84 and 691
- Blend of Office and Retail Space
- Ample Parking
- Prominent Signage Exposure
- Tenant Paid Utilities
- Surrounded by National Retailers, Restaurants, & Medical Providers
- High Traffic Area - 20,000+ cars/day
- Income Potential in Basement



Rent Roll

Unit	Monthly Rent	Annual Rent
Subway	\$3,271.73	\$39,260.76
A Brand New Day	\$1,425.00	\$17,100.00
	Total Rent	\$56,360.76

*Pro Forma Rent for A Brand New Day unit is \$2,025

Subway Schedule F

First Renewal

Period	Base Rent Per Month
9/1/2015 - 8/31/2016	\$2,434.48
9/1/2016 - 8/31/2017	\$2,507.51
9/1/2017 - 8/31/2018	\$2,592.73

Second Renewal

Period	Base Rent Per Month
9/1/2018 - 8/31/2019	\$2,660.22
9/1/2019 - 8/31/2020	\$2,740.02
9/1/2020 - 8/31/2021	\$2,822.22

Third Renewal

Period	Base Rent Per Month
9/1/2021 - 8/31/2022	\$2,906.89
9/1/2022 - 8/31/2023	\$2,994.10
9/1/2023 - 8/31/2024	\$3,083.92

Fourth Renewal

Period	Base Rent Per Month
9/1/2024 - 8/31/2025	\$3,176.44
9/1/2025 - 8/31/2026	\$3,271.73
9/1/2026 - 8/31/2027	\$3,369.88

Fifth Renewal

Period	Base Rent Per Month
9/1/2027 - 8/31/2028	\$3,470.98
9/1/2028 - 8/31/2029	\$3,575.11
9/1/2029 - 8/31/2030	\$3,682.36

Income and Expenses

Rental Income	\$56,360.76
Electric	approx \$1,200 annually
Water/Sewer	tenant paid
Landscaping/Snow	tenant paid
Taxes	approx \$14,447 annually
Insurance	approx \$4,700 annually
Total Expenses	\$20,347 annually
NOI	\$36,013.76 annually

Exterior



Interior



Disclaimer

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and we make no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



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