

# SALE

## FOUR CORNERS

1076 Hanover Road Meriden, CT 06451



### PROPERTY DESCRIPTION

Prime investment opportunity in Meriden, CT. 5,300 SF building, zoned C-2, offers an ideal space for retail or restaurant ventures. The property's strategic location in the thriving Meriden area ensures high visibility and accessibility. With endless potential for growth and success, this property is a perfect match for ambitious retail or restaurant investors looking to establish a strong presence in this market.

### PROPERTY HIGHLIGHTS

- Four Corner Signalized Traffic Light
- Heart of South Meriden
- 10,000 VPD
- Great Value-Add Property

### OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	0.35 Acres
Building Size:	5,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,794	24,118	47,640
Total Population	6,950	60,970	121,185
Average HH Income	\$91,211	\$100,713	\$118,374

**James McCall**  
203 376 9650



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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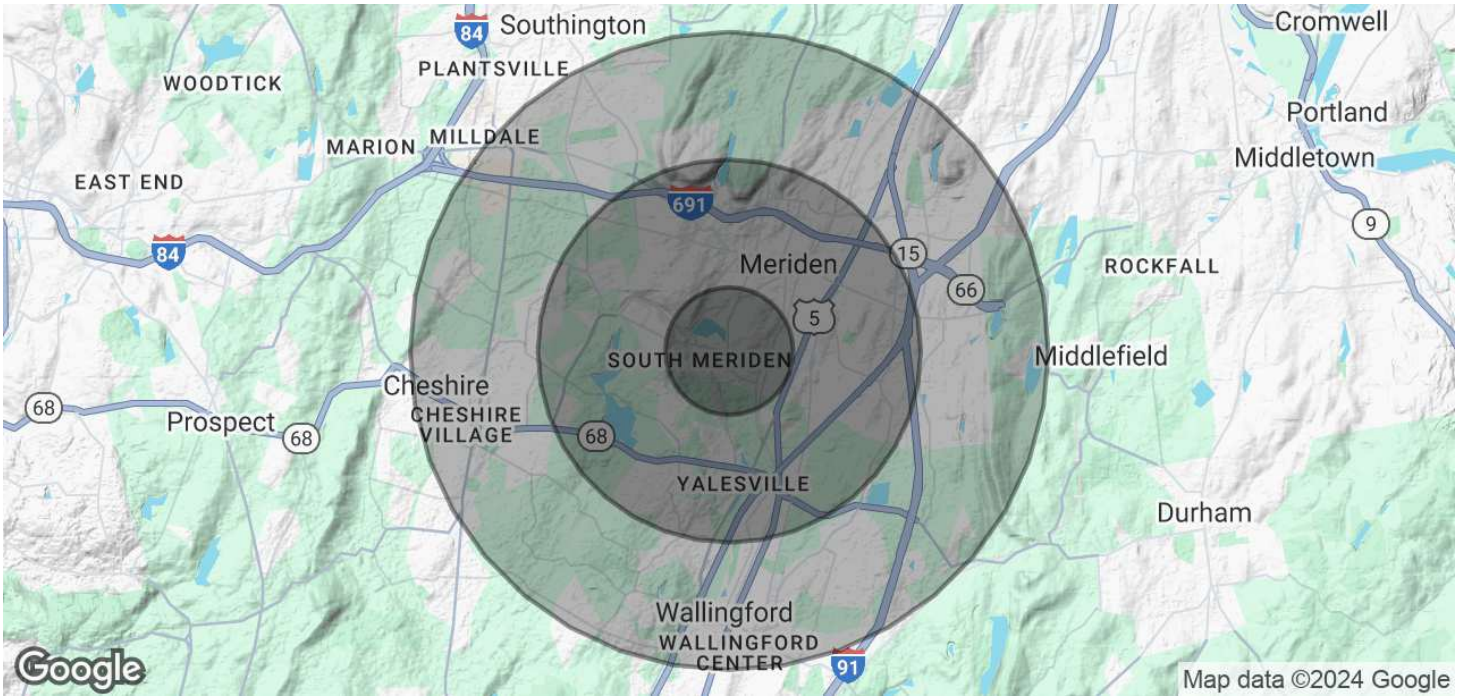
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,950	60,970	121,185
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	41	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,794	24,118	47,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$91,211	\$100,713	\$118,374
Average House Value	\$278,457	\$307,821	\$346,190

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