

SALE / LEASE

43 E MAIN ST

Meriden, CT 06450



PROPERTY DESCRIPTION

Prime opportunity in Meriden: This 21,953 SF property, built in 1970 and zoned TODP, offers exceptional potential for office, retail, and investor development. Ideal for headquarters or corporate use, it features versatile office space, pylon signage, drive-thru access, and ample frontage with 2 curb cuts. Centrally located with access to the Amtrak commuter line and a traffic count of 10,000 vehicles per day, it's a compelling investment in strategic commercial real estate.

PROPERTY HIGHLIGHTS

- Prime location in the heart of Meriden Zoned TODP
- 15,000 SF of versatile office space
- Ideal for headquarters or corporate use
- Ample frontage with 2 curb cuts for convenient access
- Upscale Bakery on Ground Level Provides Operating Income to User/Investor
- Walk to the Amtrak commuter line for easy transportation

OFFERING SUMMARY

Sale Price:	\$2,995,000
Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	15,000 SF
Lot Size:	0.71 Acres
Building Size:	21,953 SF

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	25,122	38,256	162,689
Total Population	62,753	97,378	407,105
Average HH Income	\$93,931	\$114,976	\$116,680

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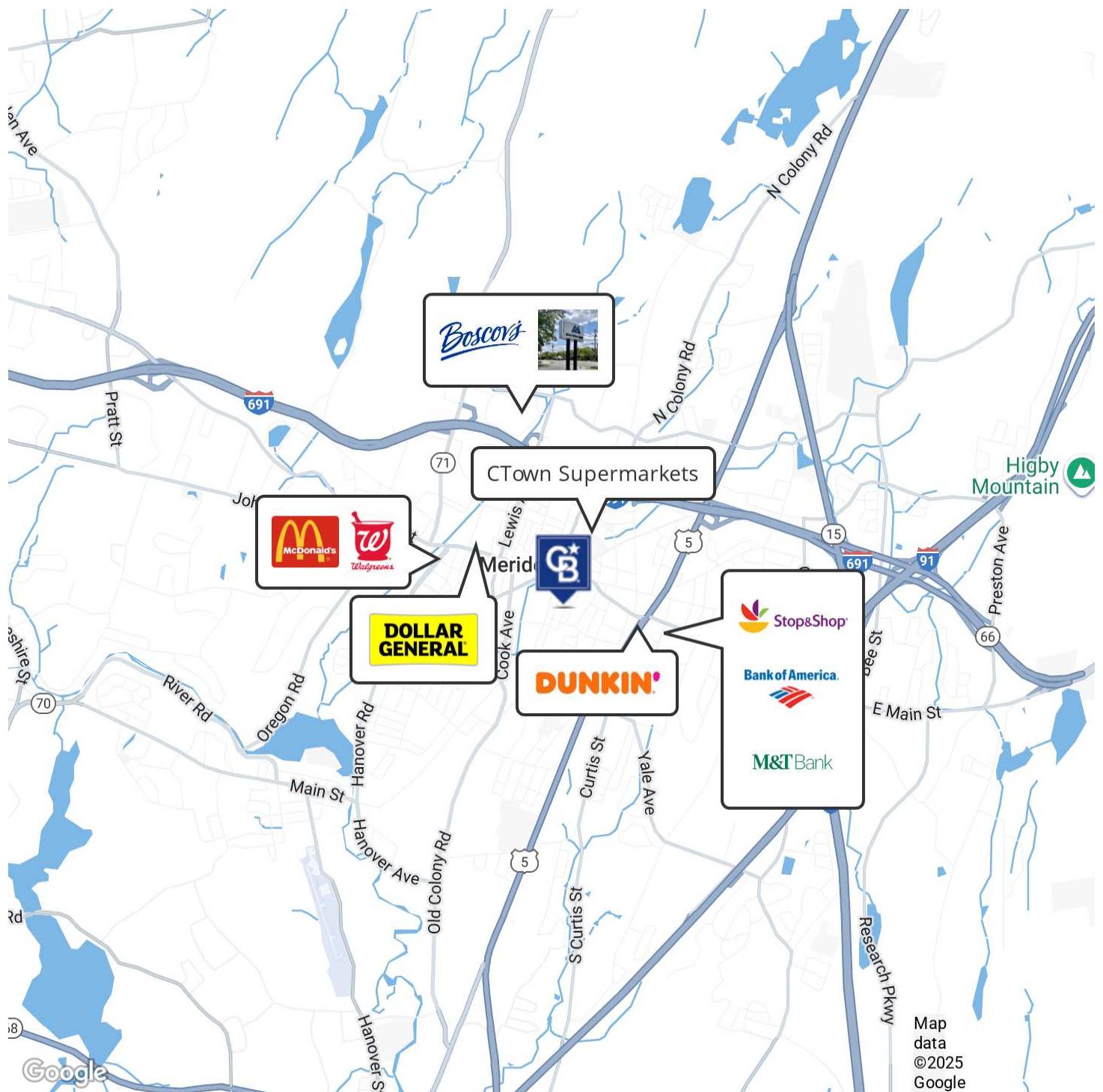
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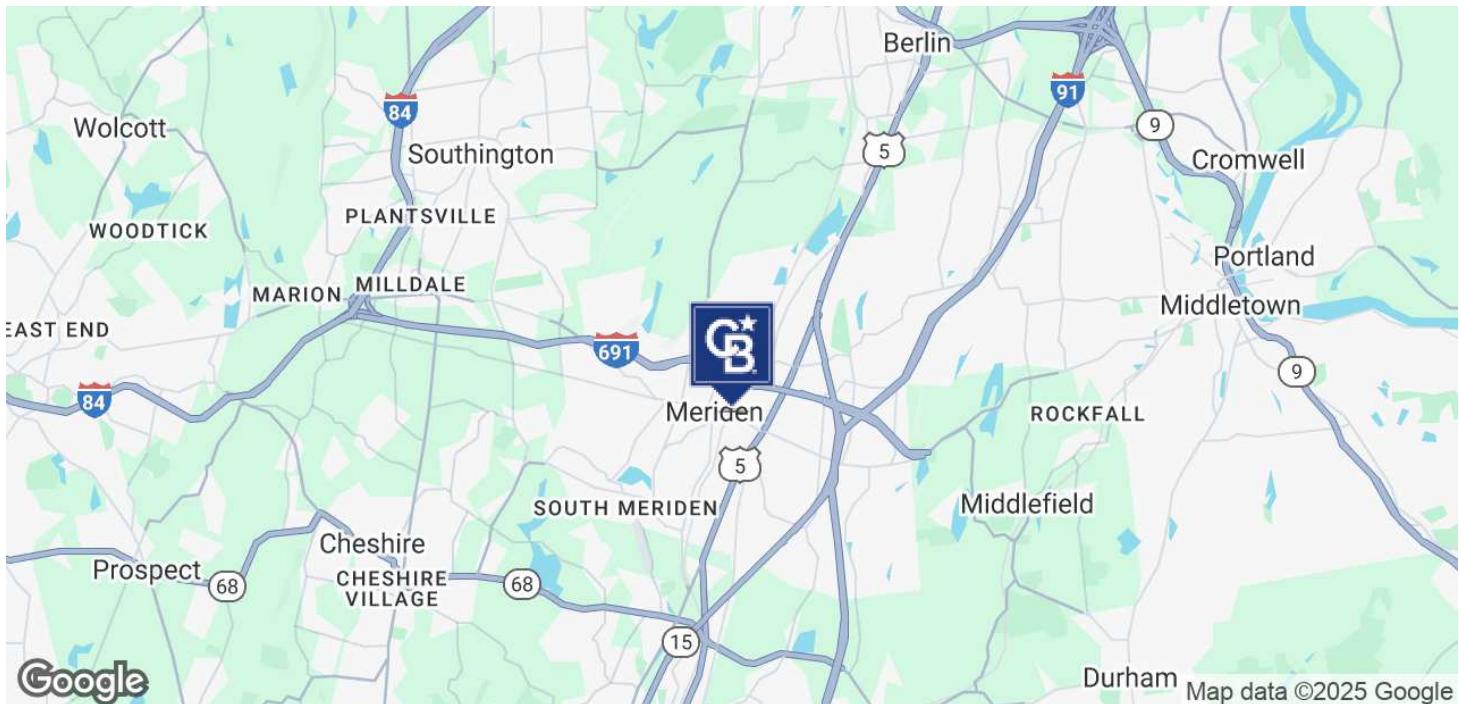
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,753	97,378	407,105
Average Age	41	42	43
Average Age (Male)	40	41	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,122	38,256	162,689
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,931	\$114,976	\$116,680
Average House Value	\$284,722	\$334,418	\$341,964

Demographics data derived from AlphaMap

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Bakery	6,000 SF	27.33%	\$16.67	-	-	\$100,020	10/25	10/35
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		6,000 SF	27.33%	\$16.67	\$0	\$0.00	\$100,020		
AVERAGES		6,000 SF	27.33%	\$16.67			\$100,020		

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