

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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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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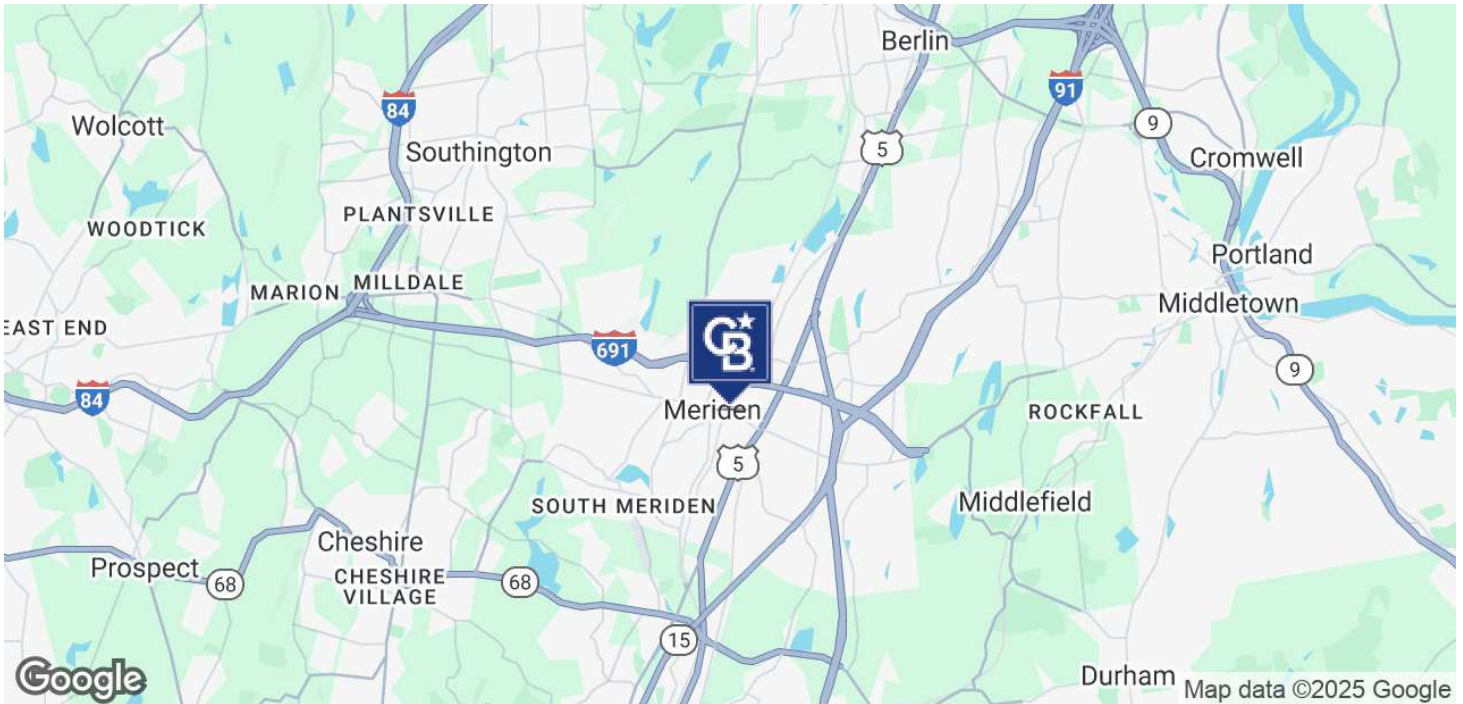
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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 62,753 | 97,378 | 407,105 |
| Average Age | 41 | 42 | 43 |
| Average Age (Male) | 40 | 41 | 41 |
| Average Age (Female) | 42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