



722 East Main Street Meriden, CT 06450

Net Leased KFC Sale Price \$ 2,485,600 | Cap Rate 5.75%



Colliers Hartford is pleased to present the exclusive opportunity to acquire 722 East Main Street in Meriden, Connecticut, a freestanding KFC restaurant leased to an established franchisee under a long-term, triple-net lease. Positioned along East Main Street, Meriden's primary retail corridor, the property benefits from strong visibility, traffic counts exceeding 15,000 vehicles per day, and immediate proximity to the I-91/I-691/Route 15 interchange, one of the most heavily traveled highway clusters in the state. Meriden is a city of approximately 61,000 residents situated midway between Hartford and New Haven, with a dense consumer base and a retail market that ranks among the most active in the state.

KFC Meriden is offered at a sale price of \$2,485,600 at a 5.75% cap rate.



Investment Highlights

- **Global QSR Brand – KFC**
- **Dense Consumer Base with Strong QSR Demographics**
- **High-Visibility Location Along a Primary Commercial Corridor**
- **Positioned at the Crossroads of Connecticut**
- **Passive, Management-Free Investment**

Property Summary

Price:	\$2,485,600
Building Size:	±2,305 SF
Lot Size:	±0.51 acres
Year Built	1982
Zoning:	C-3
Use:	Fast Food Restaurant; No other use without consent

Exclusively Listed By:

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