

# SALE

## 492 CHAMBERLAIN HIGHWAY DEVELOPMENT

492 Chamberlain Highway Meriden, CT 06451



### PROPERTY DESCRIPTION

For sale 492 Chamberlain Highway, a prime Retail development site in Meriden, Connecticut. Located at the intersection of I-691, with 65,000 VPD, and Chamberlain Highway, the property has 200 feet of frontage at a signalized traffic light. Adjacent to Target and CVS plaza. Across from Westfield Meriden Mall which boasts one of the highest retail sales per square foot in the region. The lot is 6.3 Acres at a signalized intersection.

### PROPERTY HIGHLIGHTS

- Zoned C-3 for versatile commercial use
- High visibility with 12,000 VPD traffic count
- 200 feet of frontage at a signalized traffic light
- Access to essential utilities: sewer, water, gas
- Prime location in the Meriden area
- Suitable for land or retail development
- Proximity to major retailers like Target

### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	6.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,323	22,748	43,391
Total Population	6,176	57,538	109,387
Average HH Income	\$80,212	\$97,135	\$116,211

**James McCall**  
(203)376-9650



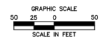
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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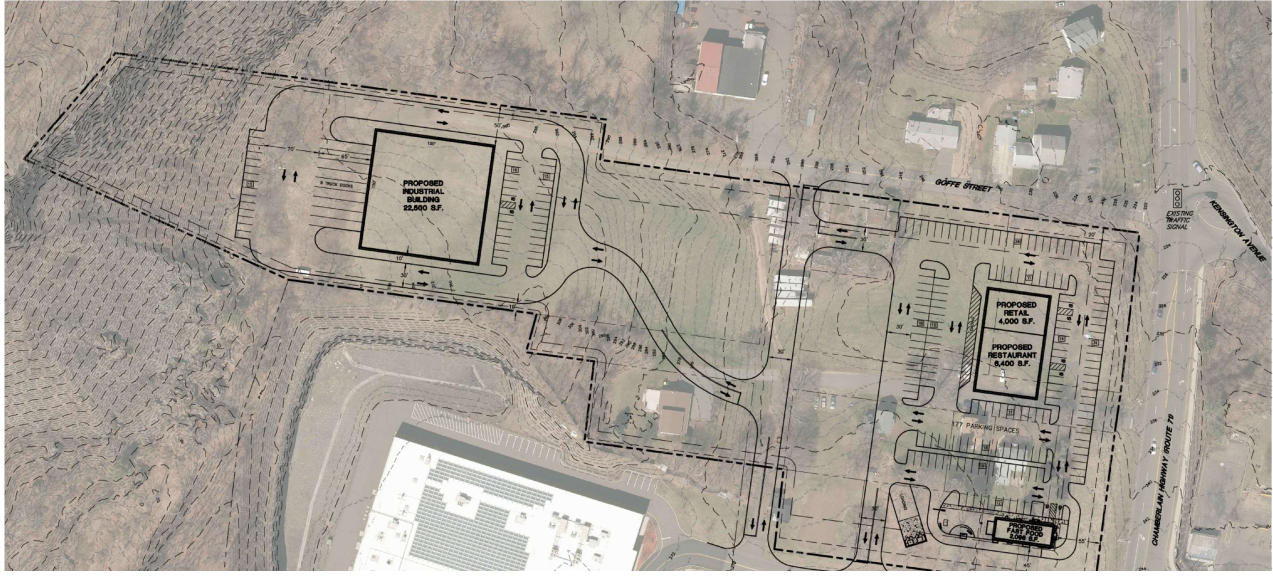
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	81,340 FEET	NO	1. SPACES PER 1,000 SQ. FT. OF FLOOR AREA (SEE SCALE REQUIRED * TO USE)			
4	MINIMUM FRONT SETBACK	20 FEET FOR MAJOR STREET 10 FEET FOR COLLECTION ST.	20 FEET 10 FEET	NO	MINIMUM UNDEVELOPED SURVIVAL SPACES REQUIRED	7 SPACES	8 SPACES	NO
5	MINIMUM SIDE SETBACK	10 FEET	50 FEET	NO	MINIMUM PARKING DIMENSIONS	6 FEET x 10 FEET	8 FEET x 10 FEET	NO
6	MINIMUM REAR SETBACK	20 FEET	8,340 FEET	NO	MINIMUM SIDE WIDTH	24 FEET - 2-WAY 10 FEET - 1-WAY	24 FEET - 2-WAY 10 FEET - 1-WAY	NO
7	MAXIMUM BUILDING HEIGHT	75 FEET	<75 FEET	NO	MINIMUM FRONT SETBACK	15 FEET	20 FEET	NO
8	MAXIMUM BUILDING COVERAGE	NONE REQUIRED	8 PERCENT	NO	MINIMUM SIDE SETBACK	4.5 FEET	10 FEET	NO
					MINIMUM REAR SETBACK	6 FEET	6,000 FEET	NO
					MINIMUM INTERIOR LANDSCAPING	T.B.D.	T.B.D.	NO



PROPOSED DEVELOPMENT  
492 CHAMBERLAIN HIGHWAY (ROUTE 71)  
MERIDEN, CONNECTICUT

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

Prepared by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_  
Date: \_\_\_\_\_



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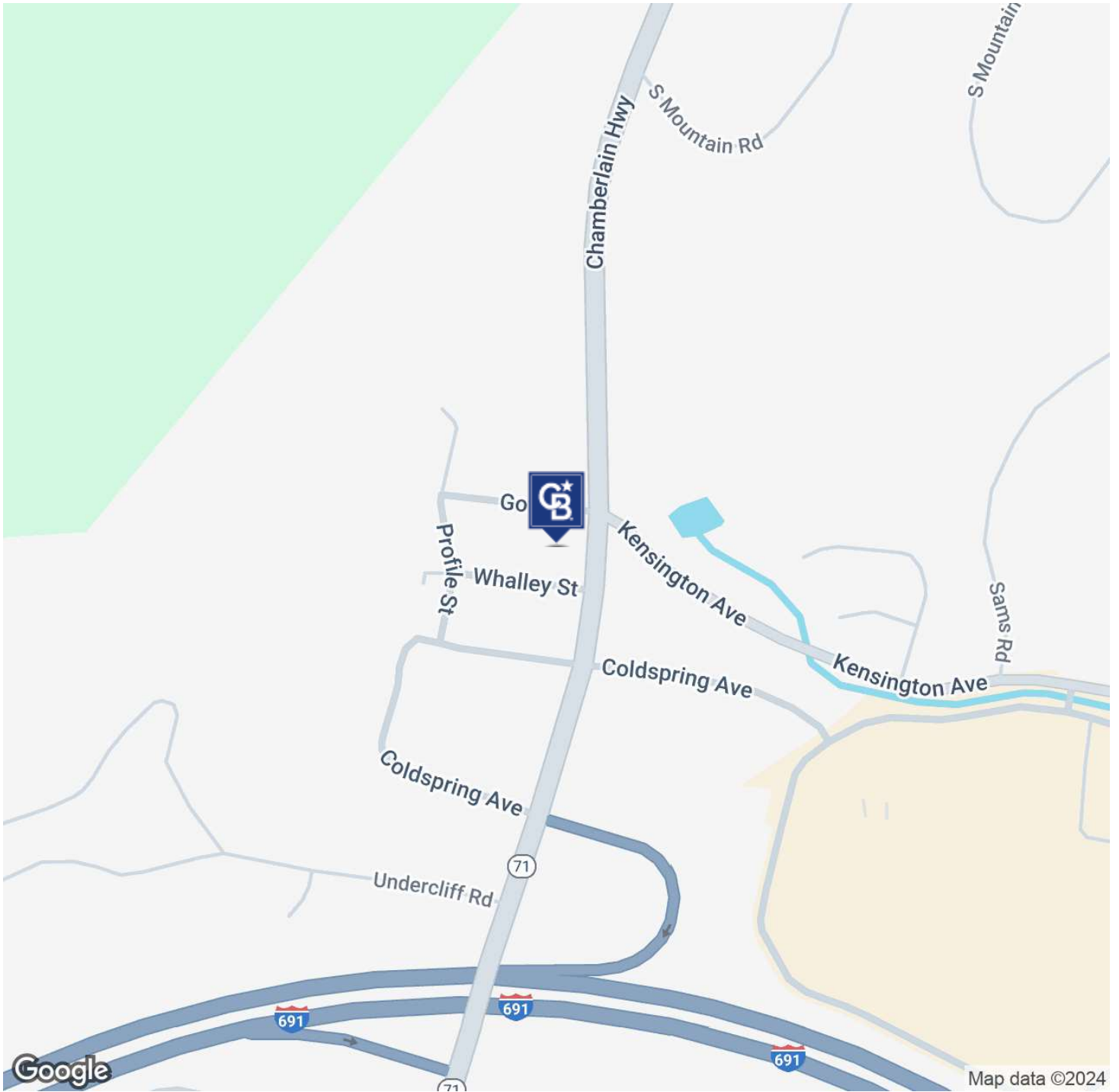


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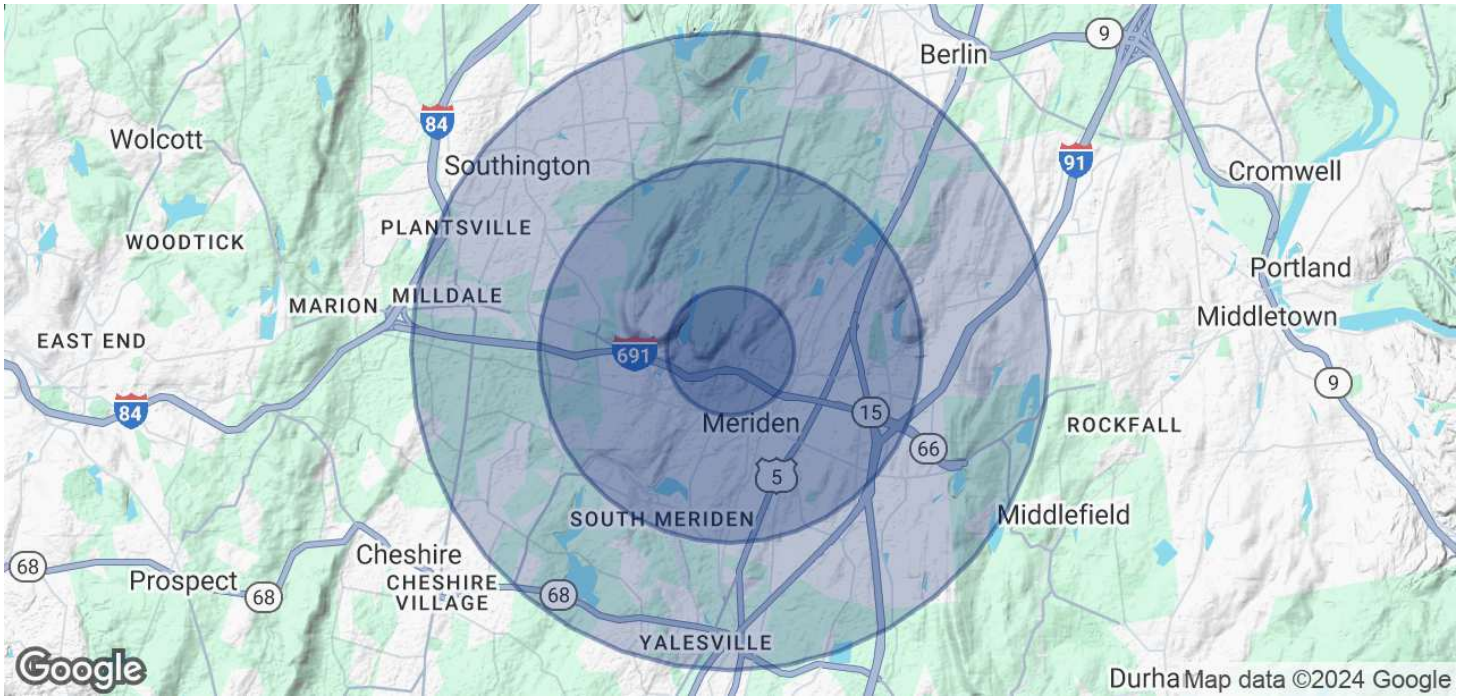
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,176	57,538	109,387
Average Age	37	40	42
Average Age (Male)	36	39	41
Average Age (Female)	38	41	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,323	22,748	43,391
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$80,212	\$97,135	\$116,211
Average House Value	\$262,636	\$294,714	\$339,256

Demographics data derived from AlphaMap

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