

FOR LEASE

453 WEST MAIN ST, MERIDEN

DEMOGRAPHICS

POPULATION

1 mile: 4,309
3 miles: 15,591
5 miles: 28,509

HOUSEHOLDS

1 mile: 1,873
3 miles: 6,462
5 miles: 11,601

AVG. HOUSEHOLD \$

1 mile: \$94,257
3 miles: \$109,401
5 miles: \$122,701

FOR LEASE: 1.75 ACRES \$175,000/YR PLUS NNNS

- 1,500 SF drive thru restaurant endcap for lease
- Separate utility meters for city gas, water, and electric
- Corner of traffic light
- Traffic Count: 19,000
- Convenience store to be renovated
- 2 min / 1 mile from Route 8
- Parking lot will be improved and building will also see some enhancements
- City Water, Sewer, & Gas

Contact for Details:

SAM LYMAN

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 (860) 600-4400 | (617) 600-4400  retradeCRE.com

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RETAILER MAP

NEARBY TENANTS



- Starbucks
- Liberty Bank
- McDonald's
- Wendy's
- Walgreen's
- Dunkin'
- Ocean State Job Lot
- Stop & Shop

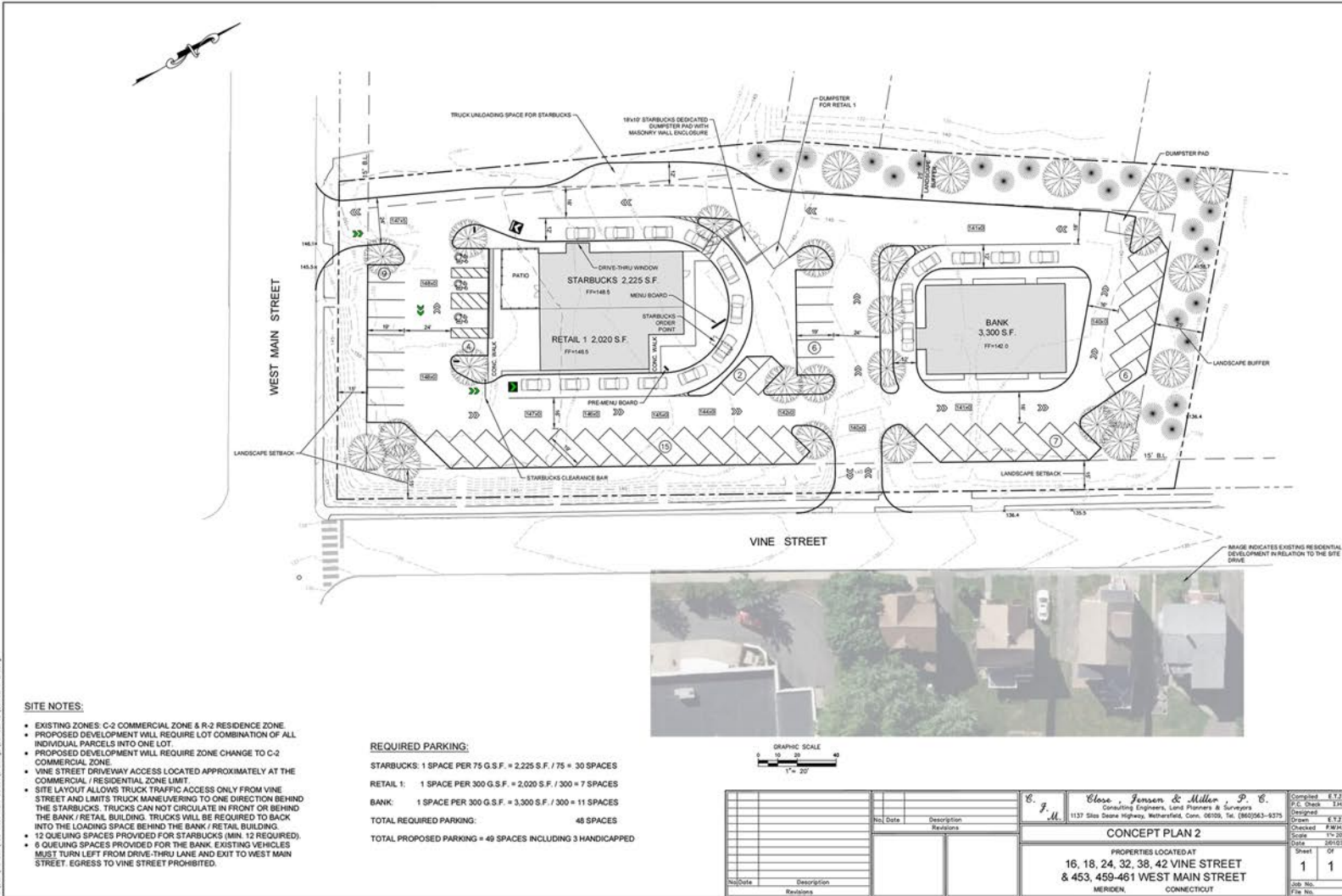
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1.75 ACRE DEVELOPMENT SITE

CONTACT FOR FULL SCALE PDF RENDERING



- SITE NOTES:**
- EXISTING ZONES: C-2 COMMERCIAL ZONE & R-2 RESIDENCE ZONE.
 - PROPOSED DEVELOPMENT WILL REQUIRE LOT COMBINATION OF ALL INDIVIDUAL PARCELS INTO ONE LOT.
 - PROPOSED DEVELOPMENT WILL REQUIRE ZONE CHANGE TO C-2 COMMERCIAL ZONE.
 - VINE STREET DRIVEWAY ACCESS LOCATED APPROXIMATELY AT THE COMMERCIAL / RESIDENTIAL ZONE LIMIT.
 - SITE LAYOUT ALLOWS TRUCK TRAFFIC ACCESS ONLY FROM VINE STREET AND LIMITS TRUCK MANEUVERING TO ONE DIRECTION BEHIND THE STARBUCKS. TRUCKS CAN NOT CIRCULATE IN FRONT OR BEHIND THE BANK / RETAIL BUILDING. TRUCKS WILL BE REQUIRED TO BACK INTO THE LOADING SPACE BEHIND THE BANK / RETAIL BUILDING.
 - 12 QUEUING SPACES PROVIDED FOR STARBUCKS (MIN. 12 REQUIRED).
 - 6 QUEUING SPACES PROVIDED FOR THE BANK. EXISTING VEHICLES MUST TURN LEFT FROM DRIVE-THRU LANE AND EXIT TO WEST MAIN STREET. EGRESS TO VINE STREET PROHIBITED.

REQUIRED PARKING:

| | |
|-------------------------|---|
| STARBUCKS: | 1 SPACE PER 75 G.S.F. = 2,225 S.F. / 75 = 30 SPACES |
| RETAIL 1: | 1 SPACE PER 300 G.S.F. = 2,020 S.F. / 300 = 7 SPACES |
| BANK: | 1 SPACE PER 300 G.S.F. = 3,300 S.F. / 300 = 11 SPACES |
| TOTAL REQUIRED PARKING: | 48 SPACES |
| TOTAL PROPOSED PARKING: | 49 SPACES INCLUDING 3 HANDICAPPED |



| | | |
|---|--|--|
| <p>Completed: E.T.Z. P.C. Check: 121 Original: E.T.Z. Drawn: F.M. Checked: F.M. Date: 11/20 Date: 06/03</p> | | <p>Sheet 1 OF 1 Job No. 1 File No.</p> |
| <p>CONCEPT PLAN 2</p> <p>PROPERTIES LOCATED AT 16, 18, 24, 32, 38, 42 VINE STREET & 453, 459-461 WEST MAIN STREET MERIDEN, CONNECTICUT</p> | | |

All information stated is from sources deemed reliable and is submitted subject to errors, commissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



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