

A photograph of a multi-tenant retail building with a brick facade and green awnings. The building houses a Starbucks Coffee shop with a drive-thru and a Dunkin' Donuts. A silver pickup truck is parked in the lot to the right. The scene is set against a clear blue sky with some bare trees in the background.

Silver Commons

±26,260 SF MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY
496 South Broad Street | Meriden, CT 06450



Colliers is pleased to present the opportunity to acquire the long-term leasehold position in 496 South Broad Street, a ±26,260 square foot multi-tenant retail center in Meriden, Connecticut. Positioned along Route 5, one of the region's most established retail corridors, the property benefits from strong traffic counts (~17,000 VPD), excellent visibility, and adjacency to national retailers including Big Y, Burlington, Kohl's, Aldi, and Lowe's.

Built in 2007 and currently ~96% leased, the center is anchored by a diverse roster of nationally recognized brands across categories that have proven resilient to e-commerce disruption including healthcare, dental, wireless, personal care, and food & beverage. Major tenants include Hartford Healthcare GoHealth Urgent Care, Starbucks, Aspen Dental, AT&T Mobility, FedEx Office, Cold Stone Creamery, European Wax Center, and Elements Massage.

With net operating income of approximately \$504,926, favorable demographics, and a below-replacement-cost acquisition basis, 496 South Broad Street offers investors a stable, service-oriented retail investment opportunity at a compelling yield.

PROPERTY ADDRESS	496 S Broad Street, Meriden, CT 06450	ZONING	M-3
TOTAL PROPERTY AREA	±26,260 SF	NUMBER OF UNITS	11
SITE AREA	±2.83 acres	INTEREST	Leasehold
YEAR BUILT	2007	LEASEHOLD TERM	June 30, 2026 - Six (6), Five (5) year options
PARKING	112 spaces	ASKING PRICE	\$6,250,000

INVESTMENT HIGHLIGHTS

- E-Commerce Resistant Tenant Mix
- Attractive Yield at a Discounted Basis
- Strong National/Regional Credit Profile
- Proven Operating History
- Demographic Depth and Spending Power
- Prime Location Along Meriden's Retail Corridor

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