

SALE

23-ACRE DEVELOPMENT SITE WITH APPROVALS

525 Kensington Ave Meriden, CT 06451



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 525 Kensington Avenue, located in Meriden, Connecticut. This 23-acre development site is located at a signalized corner directly across from Meriden Mall. An adjacent 9.61-acre parcel is also part of the sale. The high-visibility location provides 1,780 feet of frontage on Route 71 and easy access to I-691.

PROPERTY HIGHLIGHTS

- 1,780 Feet of Frontage
- Plans in Place for grow facility in DIA Zone
- Ideal for Medical, Gas Station, Drive-Thru and Much More
- Across from Meriden Mall
- 2 Curb Cuts
- 11 Buildable Acres
- Close to I-691, I-84, and I-91
- All Utilities in Road

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	23 Acres
Zoning:	C-2

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,556	46,685	187,113
Total Population	54,689	107,509	425,824
Average HH Income	\$72,730	\$89,020	\$88,002

James McCall
203 376 9650

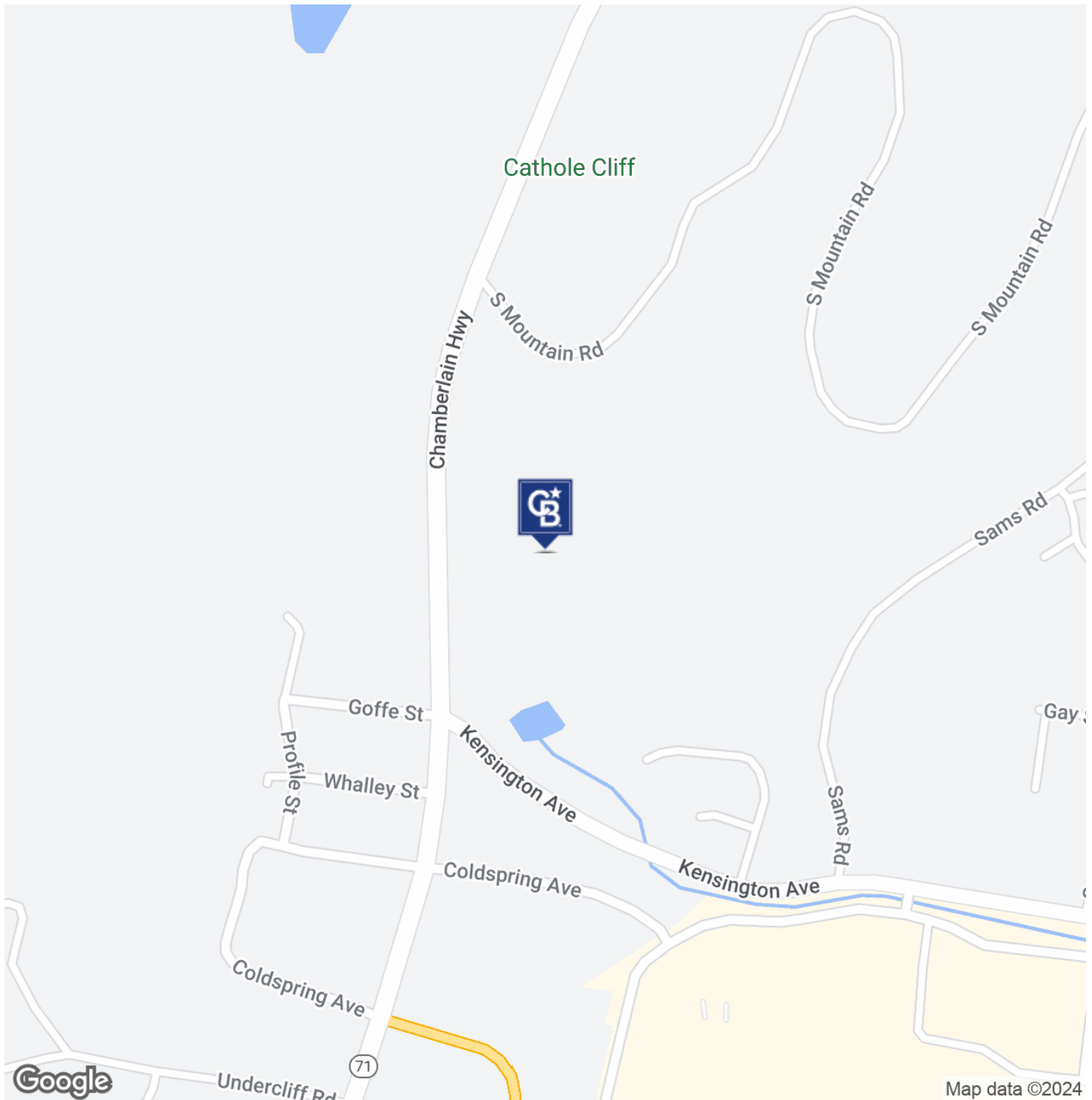


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525 KENSINGTON AVE

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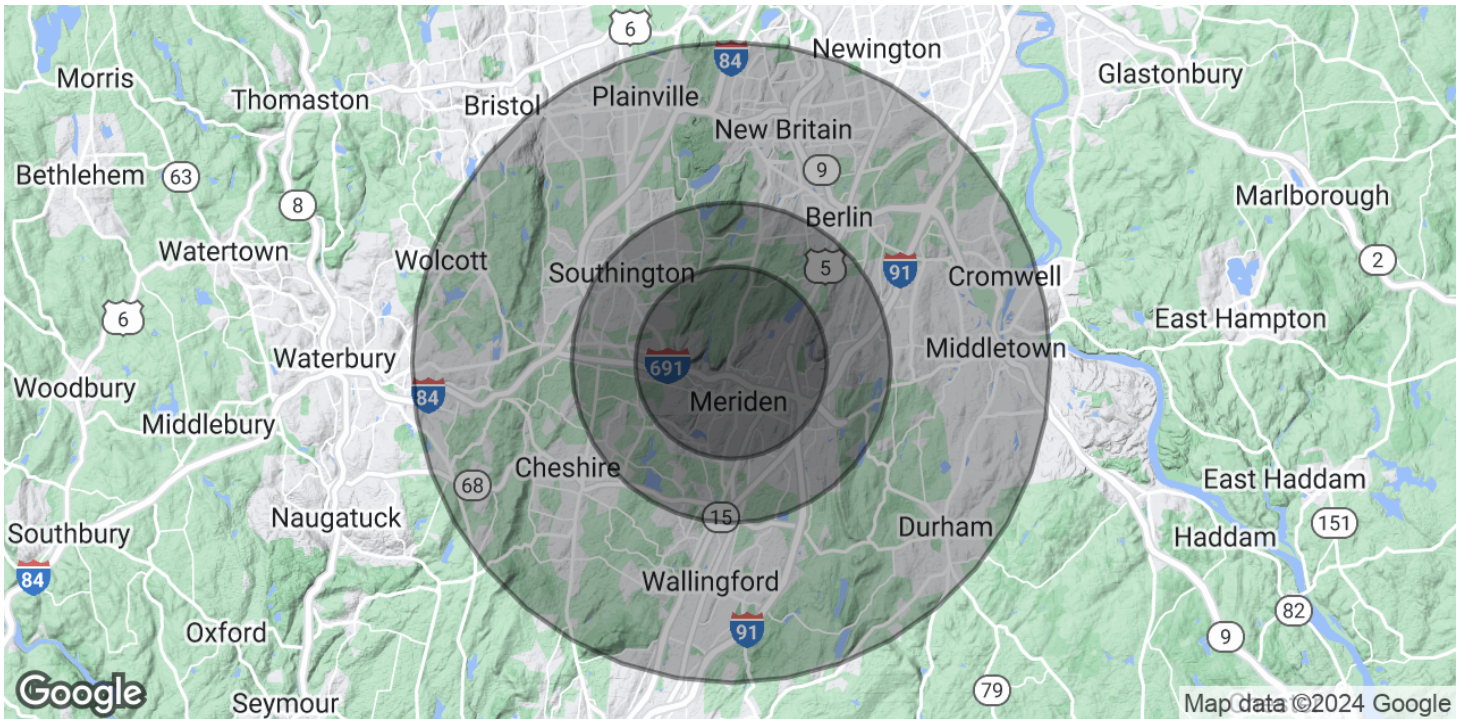
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525 KENSINGTON AVE

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	54,689	107,509	425,824
Average Age	40.4	42.9	42.4
Average Age (Male)	39.5	41.7	40.5
Average Age (Female)	41.8	44.4	44.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,556	46,685	187,113
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$72,730	\$89,020	\$88,002
Average House Value	\$182,628	\$224,246	\$227,975

* Demographic data derived from 2020 ACS - US Census

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