

LEASE

SHOVEL READY PAD SITE AVAILABLE, MERIDEN, CT

1295 E Main St Meriden, CT 06450



PROPERTY DESCRIPTION

Shovel ready development site with public utilities on site. Multiple curb cuts in place at a hard corner intersection. Site is suitable for retail, restaurant, banking, medical, gas and convenience use. Close proximity to CT routes 91 and Route 66. Located at the entrance to the Meriden Wallingford Business Park. Ground lease is NNN, build to suite is a possibility.

PROPERTY HIGHLIGHTS

- Shovel ready site
- Public utilities
- Signalized intersection
- Close to State routes 691 and 15
- Build to suite option available

OFFERING SUMMARY

Lease Rate:	\$75,000.00 per year (NNN)
Lot Size:	1.23 Acres
Zoning:	C-3
APN:	1008-335A-014C-0000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,325	39,475	137,271
Total Population	50,358	96,523	345,145
Average HH Income	\$89,946	\$106,533	\$121,770

James McCall
203 376 9650

Mario Longobucco
860 307 5945

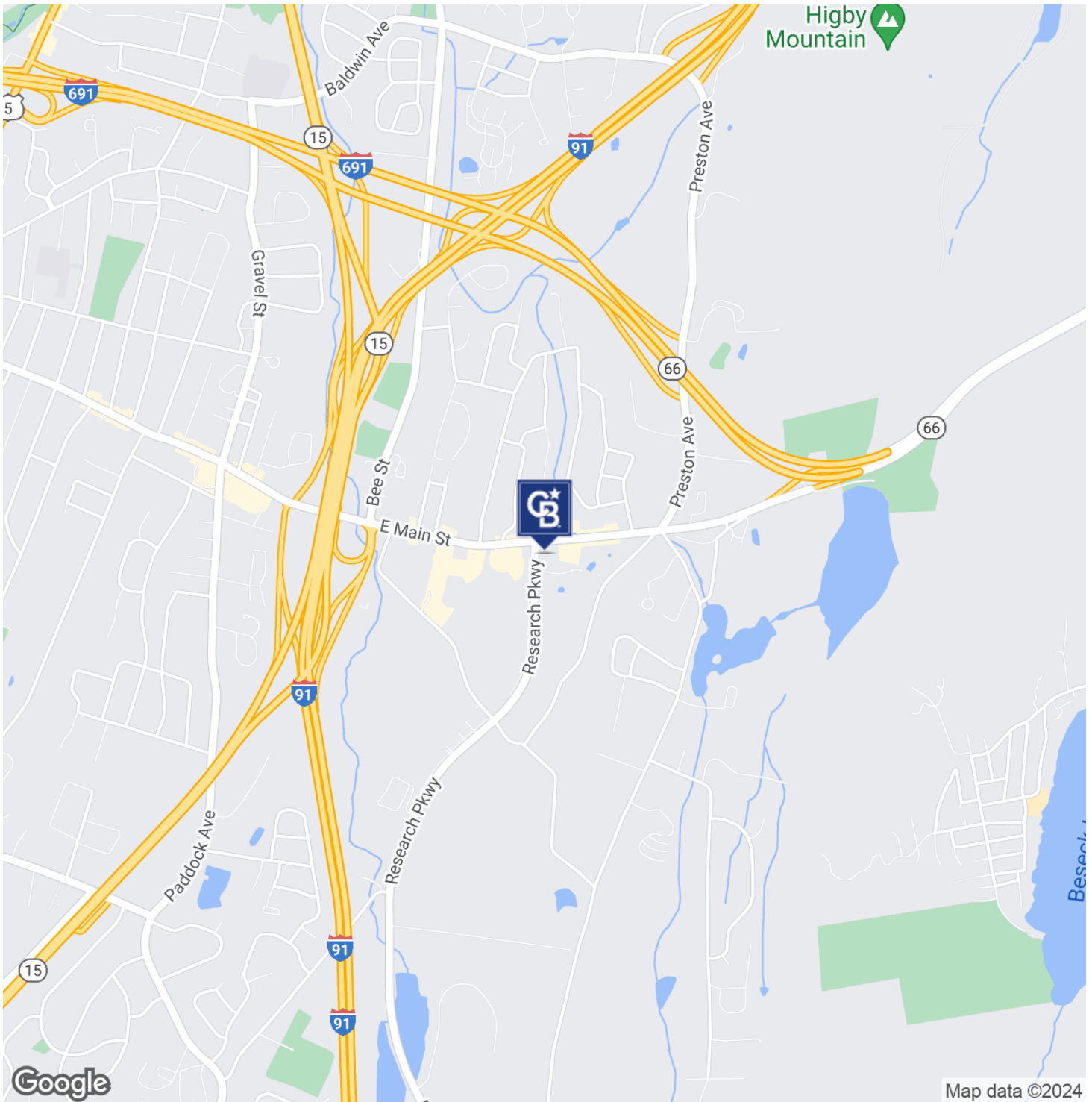


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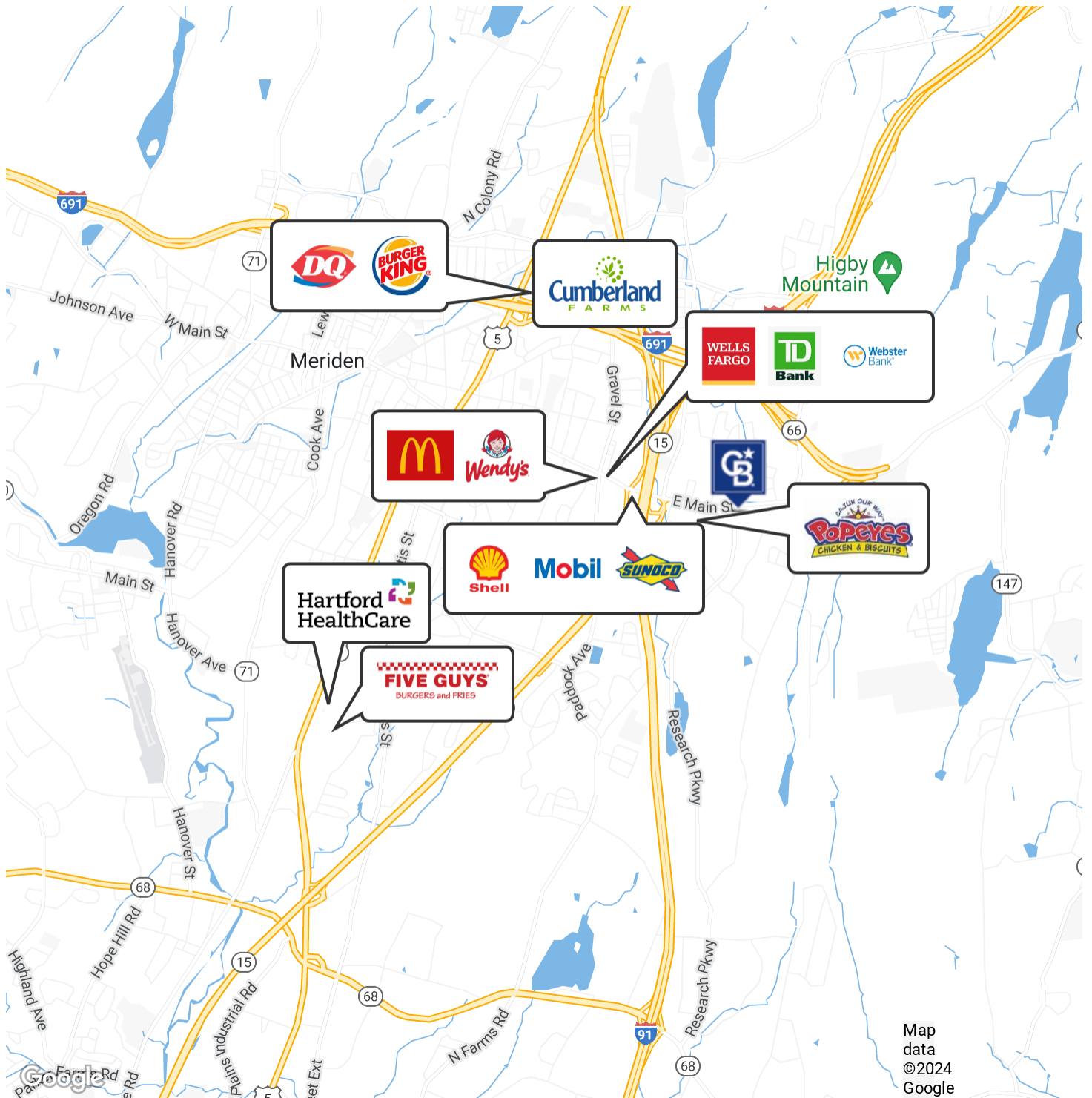
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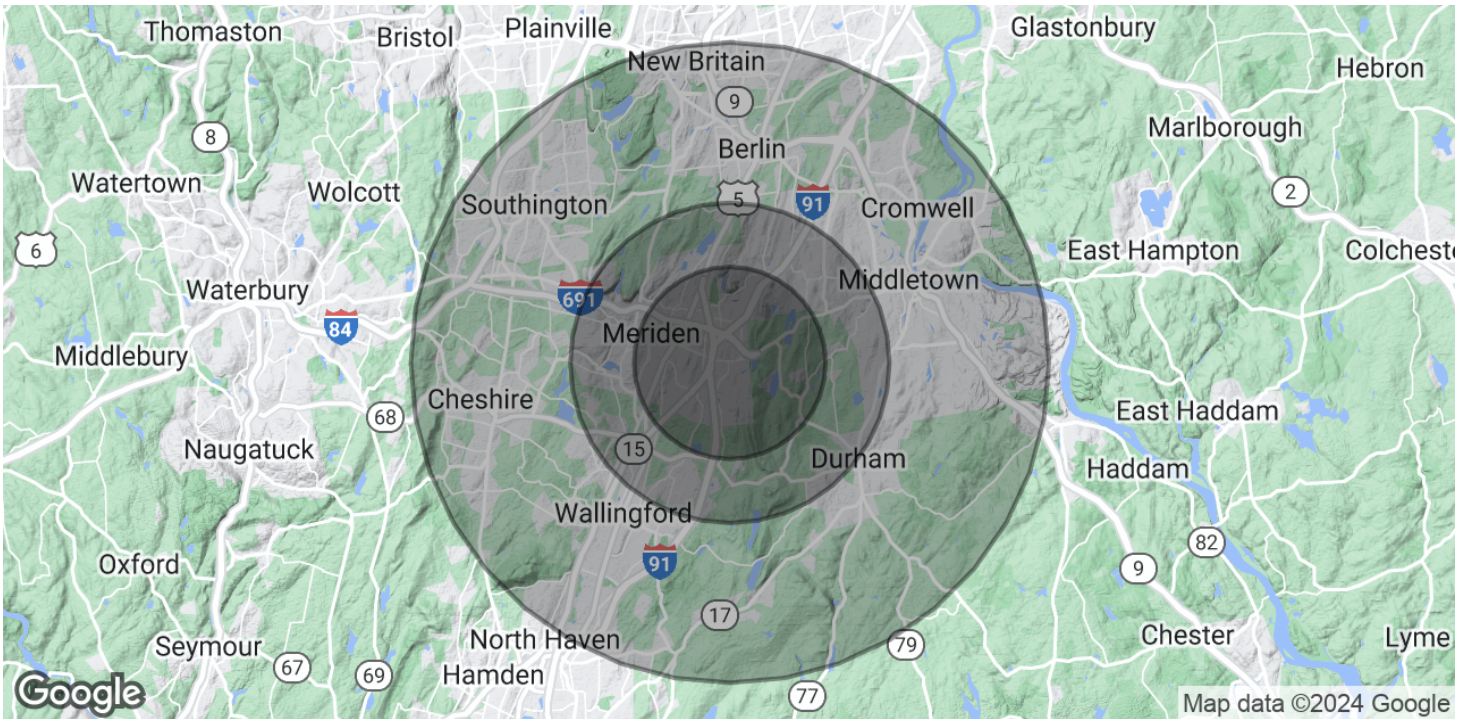
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	50,358	96,523	345,145
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,325	39,475	137,271
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$89,946	\$106,533	\$121,770
Average House Value	\$281,088	\$314,850	\$350,177

Demographics data derived from AlphaMap

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