

LEASE

51 HICKS AVE

51 Hicks Ave Meriden, CT 06450



PROPERTY DESCRIPTION

Introducing 51 Hicks Avenue in Meriden, CT, a commercial property available for lease with flexible use potential. The site spans approximately 7.7 acres and includes a 2,100 square foot on-site house suitable for office use. The property features a level lot that may be fenced and lighted, offering a secure outdoor area. Convenient highway access supports efficient operations and logistics for a variety of commercial users.

PROPERTY HIGHLIGHTS

- 7.7-acre commercial site with flexible outdoor use
- 2,100 SF on-site house suitable for office operations
- Level lot with potential for fencing and lighting
- Secure layout suitable for storage or light industrial users
- Convenient access to major highways and regional routes

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7.7 Acres
Lot Size:	340,047 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,027	18,920	42,361
Total Population	4,894	47,585	105,090
Average HH Income	\$95,225	\$91,519	\$114,351

James McCall
(203) 376-9650



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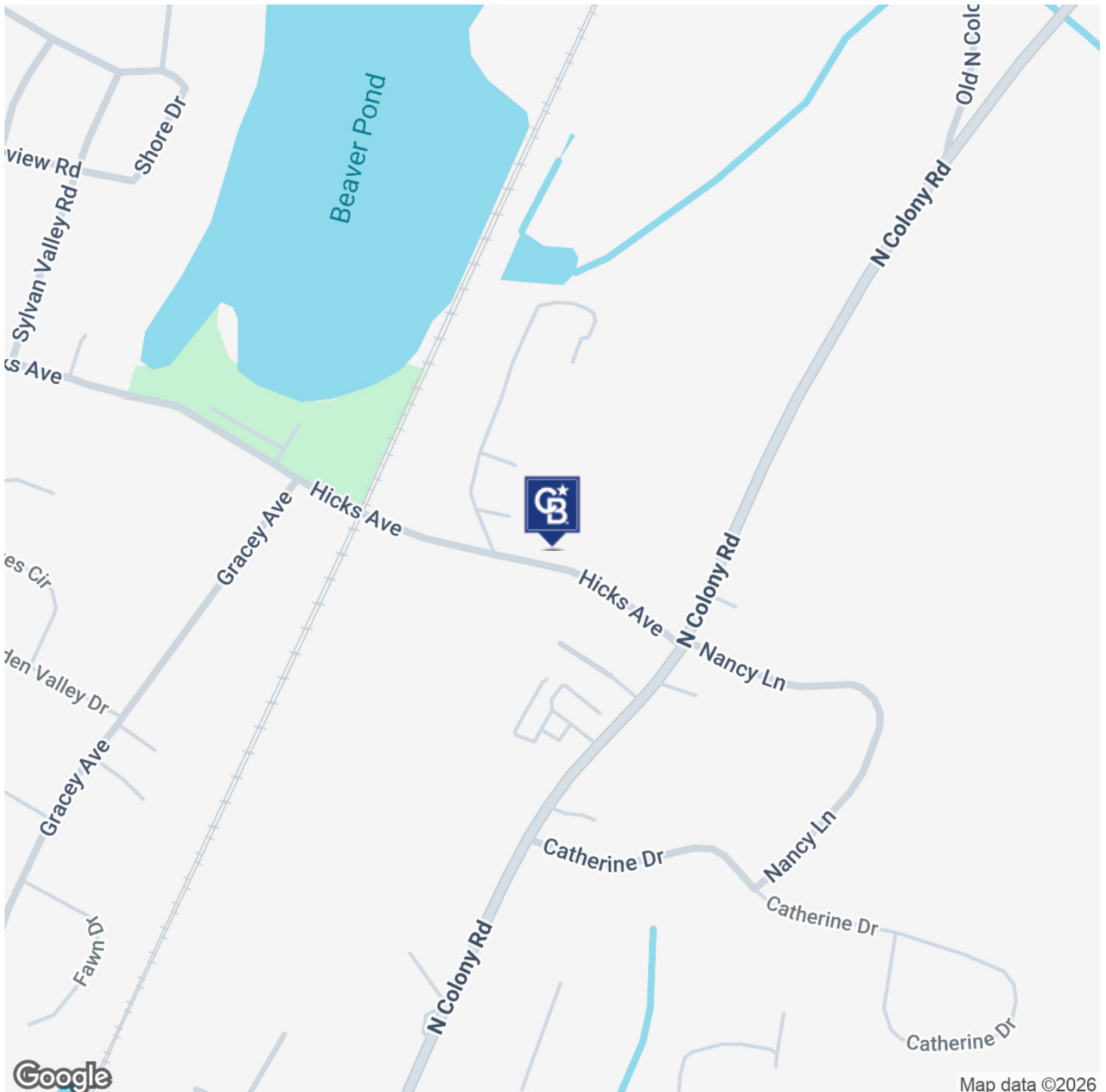
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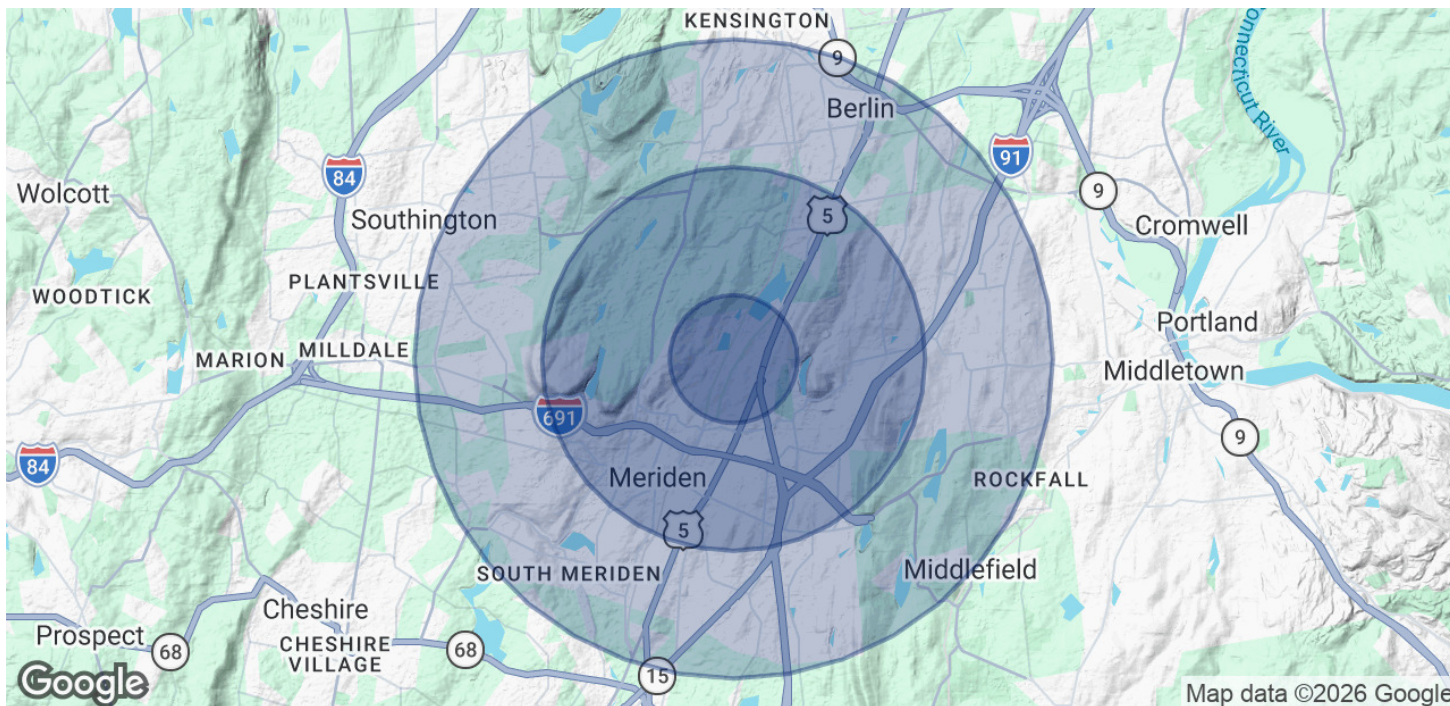
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,894	47,585	105,090
Average Age	41	40	42
Average Age (Male)	40	39	41
Average Age (Female)	42	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,027	18,920	42,361
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$95,225	\$91,519	\$114,351
Average House Value	\$254,140	\$286,238	\$331,412

Demographics data derived from AlphaMap

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