

SALE

43 E MAIN ST

Meriden, CT 06450



PROPERTY DESCRIPTION

Prime opportunity in Meriden: This 21,953 SF property, built in 1970 and zoned TODP, offers exceptional potential for office, retail, and investor development. Ideal for headquarters or corporate use, it features versatile office space, pylon signage, drive-thru access, and ample frontage with 2 curb cuts. Located centrally with access to the Amtrak commuter line and a traffic count of 10,000 vehicles per day, it's a compelling investment in strategic commercial real estate.

PROPERTY HIGHLIGHTS

- Prime location in the heart of Meriden
- 21,953 SF of versatile office space
- Zoned TODP for strategic development opportunities
- Ideal for headquarters or corporate use
- Pylon signage for maximum visibility
- Ample frontage with 2 curb cuts for convenient access
- Drive-thru for added convenience
- Walk to Amtrak commuter line for easy transportation access

OFFERING SUMMARY

Sale Price:	\$2,995,000
Lot Size:	0.71 Acres
Building Size:	21,953 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,122	38,256	162,689
Total Population	62,753	97,378	407,105
Average HH Income	\$93,931	\$114,976	\$116,680

James McCall
(203) 376-9650



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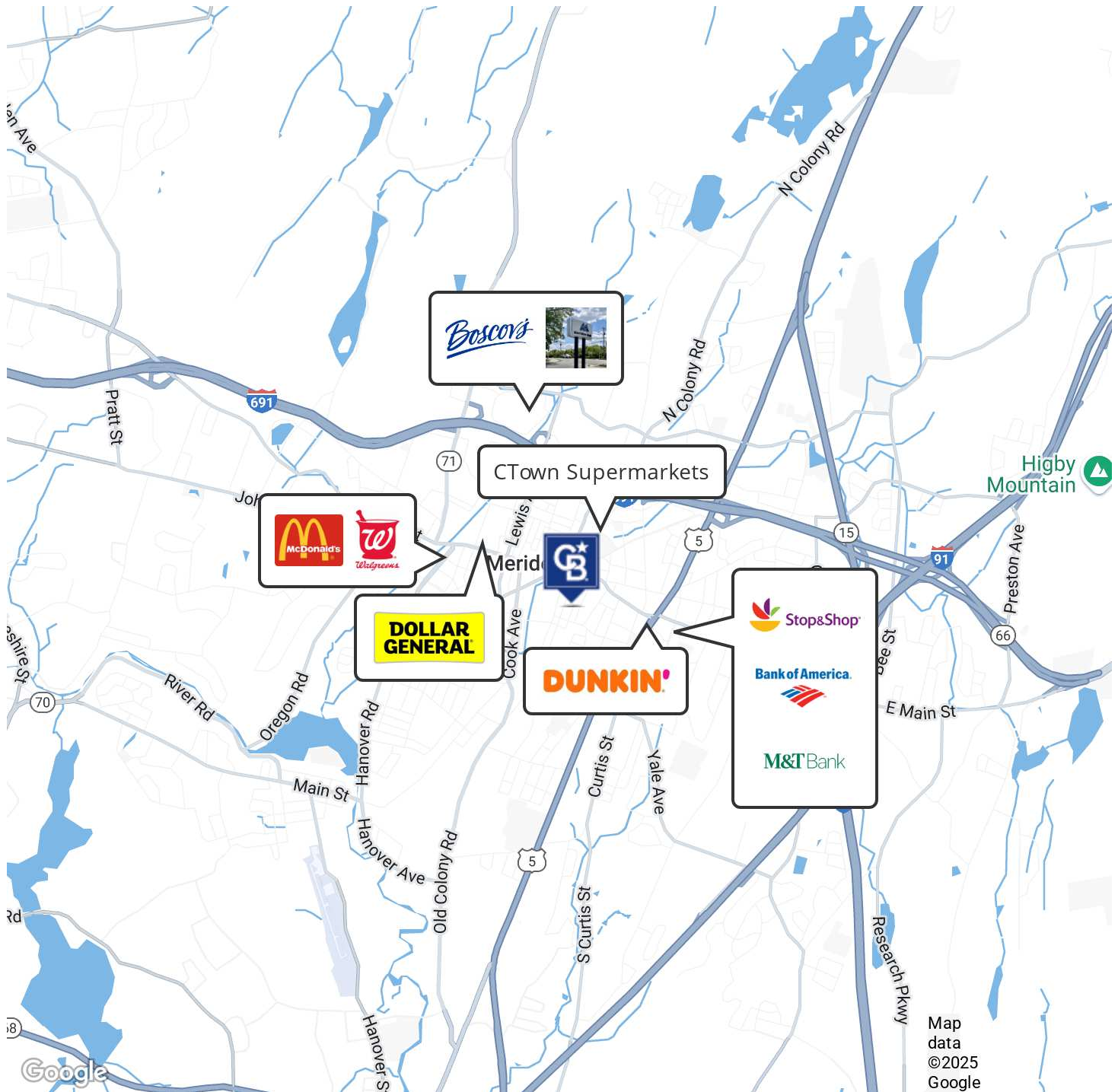
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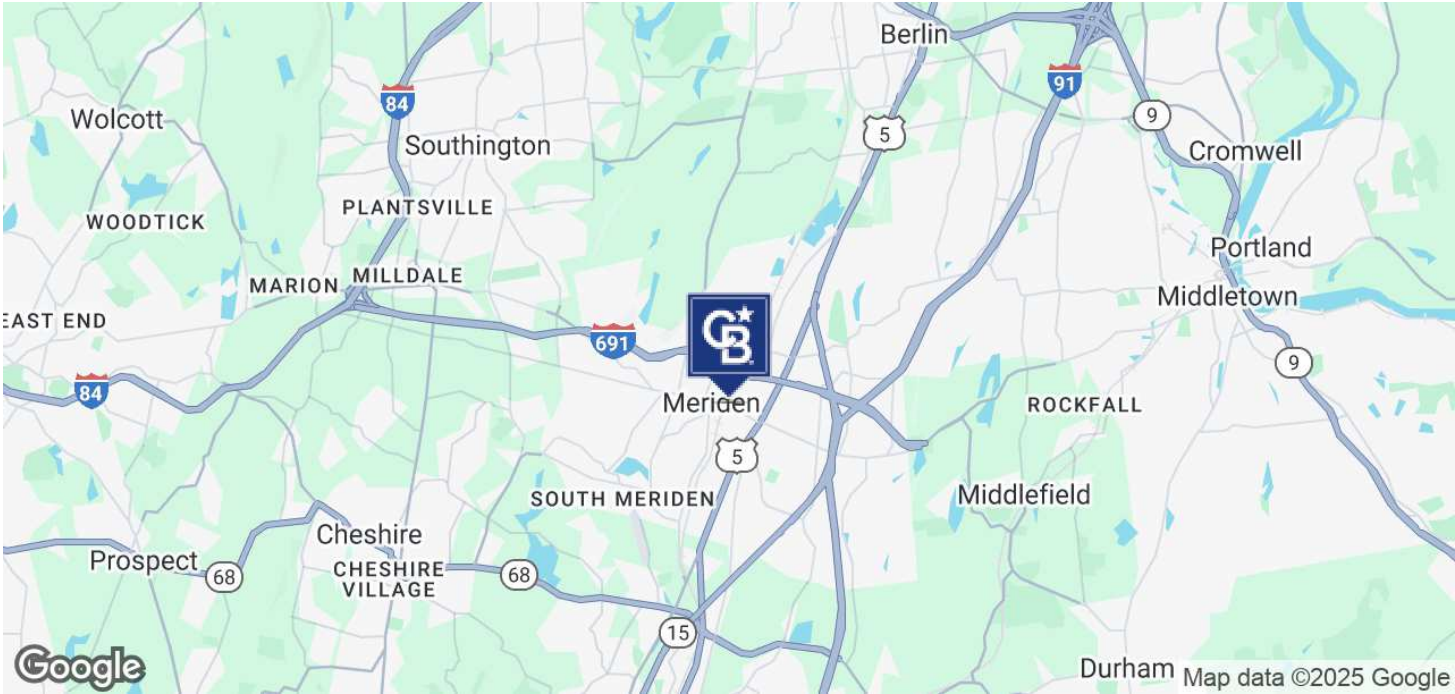


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,753	97,378	407,105
Average Age	41	42	43
Average Age (Male)	40	41	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,122	38,256	162,689
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,931	\$114,976	\$116,680
Average House Value	\$284,722	\$334,418	\$341,964

Demographics data derived from AlphaMap

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