

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450

100% LEASED

ANCHORED BY

Yale
NewHaven
Health

PROPERTY INFORMATION

- 2nd Generation Restaurant Available
- Directly off primary Connecticut thoroughfare's of I-91 and Rt.15
- Close proximity to Downtown Meriden with new train station to Hartford
- Free-standing building on 1.58 Acres
- Former restaurant was in business for over 40 years

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,709	53,081	91,895
MEDIAN HH INC	\$89,434	\$77,238	\$91,886
AVERAGE HH INC	\$114,383	\$93,336	\$112,802



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

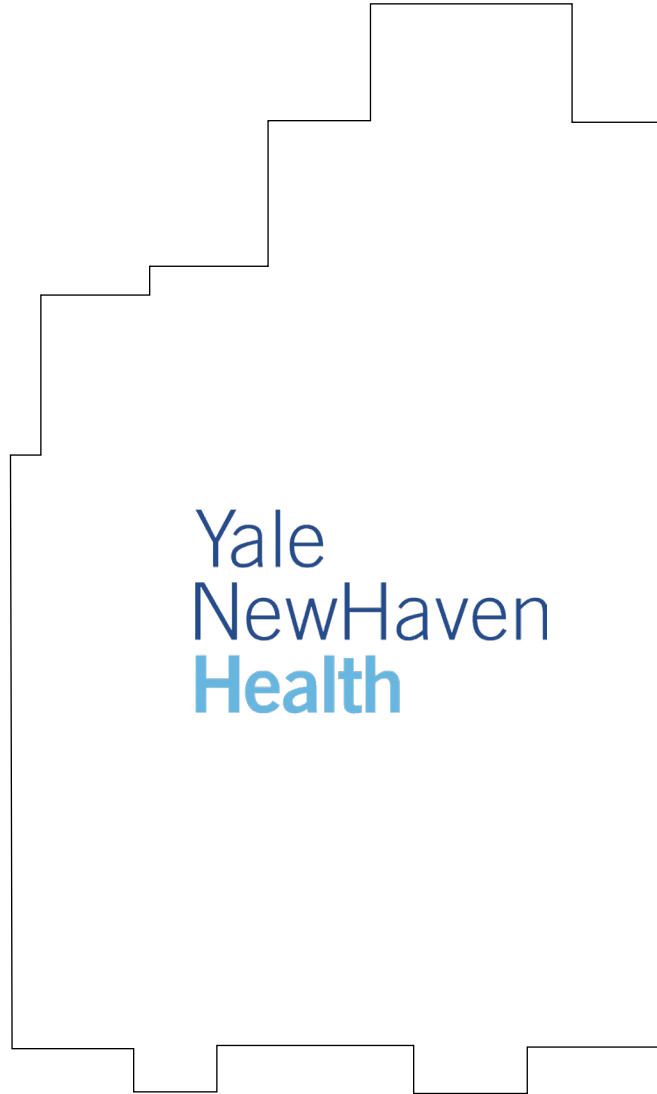
MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450

FLOOR PLAN

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Yale New Haven Health	7,188



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: 5,709

Households: 2,373

Daytime Population: 4,544

Median Age: 42.6



Average Household Income: **\$114,383**

Median Household Income: **\$89,434**

3 MILE RADIUS:



Total Population: 53,081

Households: 21,587

Daytime Population: 40,011

Median Age: 40.2



Average Household Income: **\$93,336**

Median Household Income: **\$77,238**

5 MILE RADIUS:



Total Population: 91,895

Households: 37,145

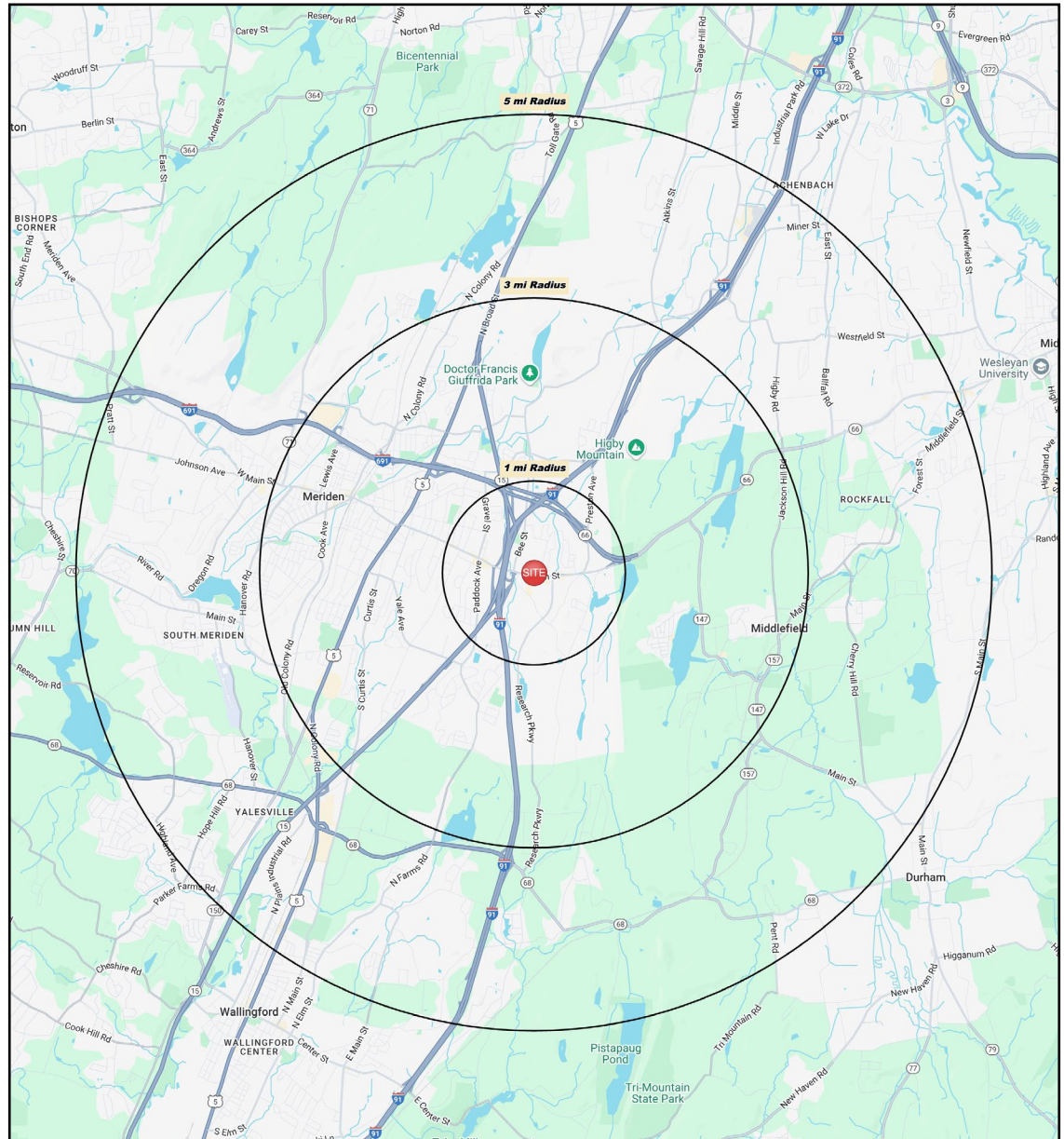
Daytime Population: 75,009

Median Age: 41.8



Average Household Income: **\$112,802**

Median Household Income: **\$91,886**



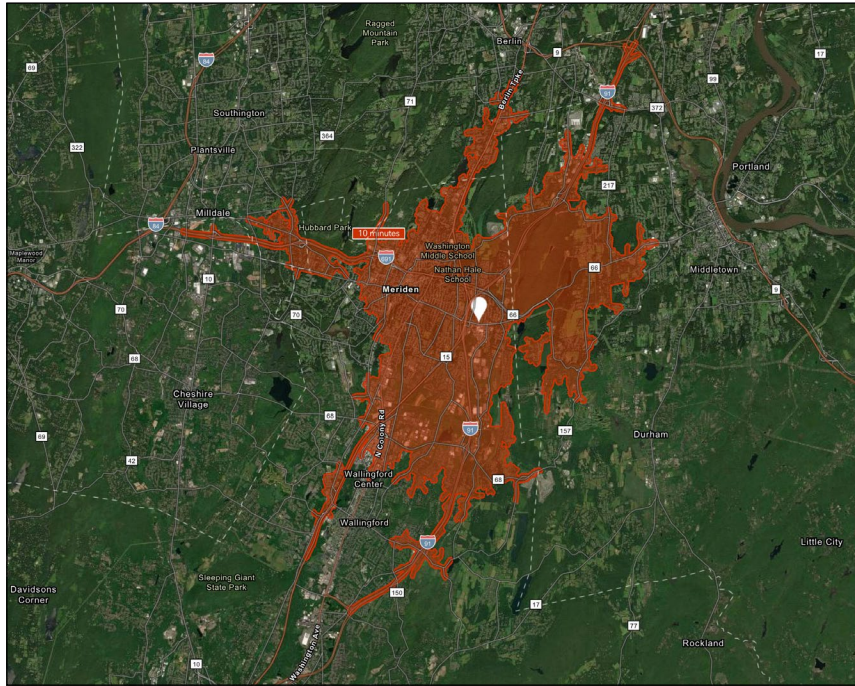
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450

10 MINUTE DRIVE TIME



KEY FACTS

62,530

Population

40.9

Median Age

\$71,779

Median Household Income

67,877

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions <i>3,706 households</i>	Room to Roam <i>2,663 households</i>	Savvy Suburbanites <i>2,512 households</i>
Socioeconomic Traits Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.	Socioeconomic Traits Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.	Socioeconomic Traits Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.
Household Types Single parents and married or cohabiting couples	Household Types Married couples with no kids	Household Types Married couples
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$580,680,778

EDUCATION

Bachelor's Degree or Higher



27%

OWNER OCCUPIED HOME VALUE

Average



\$438,973

ANNUAL HOUSEHOLD SPENDING

\$3,523

Eating Out

\$2,152

Apparel & Services

\$6,544

Groceries

\$200

Computer & Hardware

\$6,647

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

MERIDEN FULLY BUILT-OUT RESTAURANT

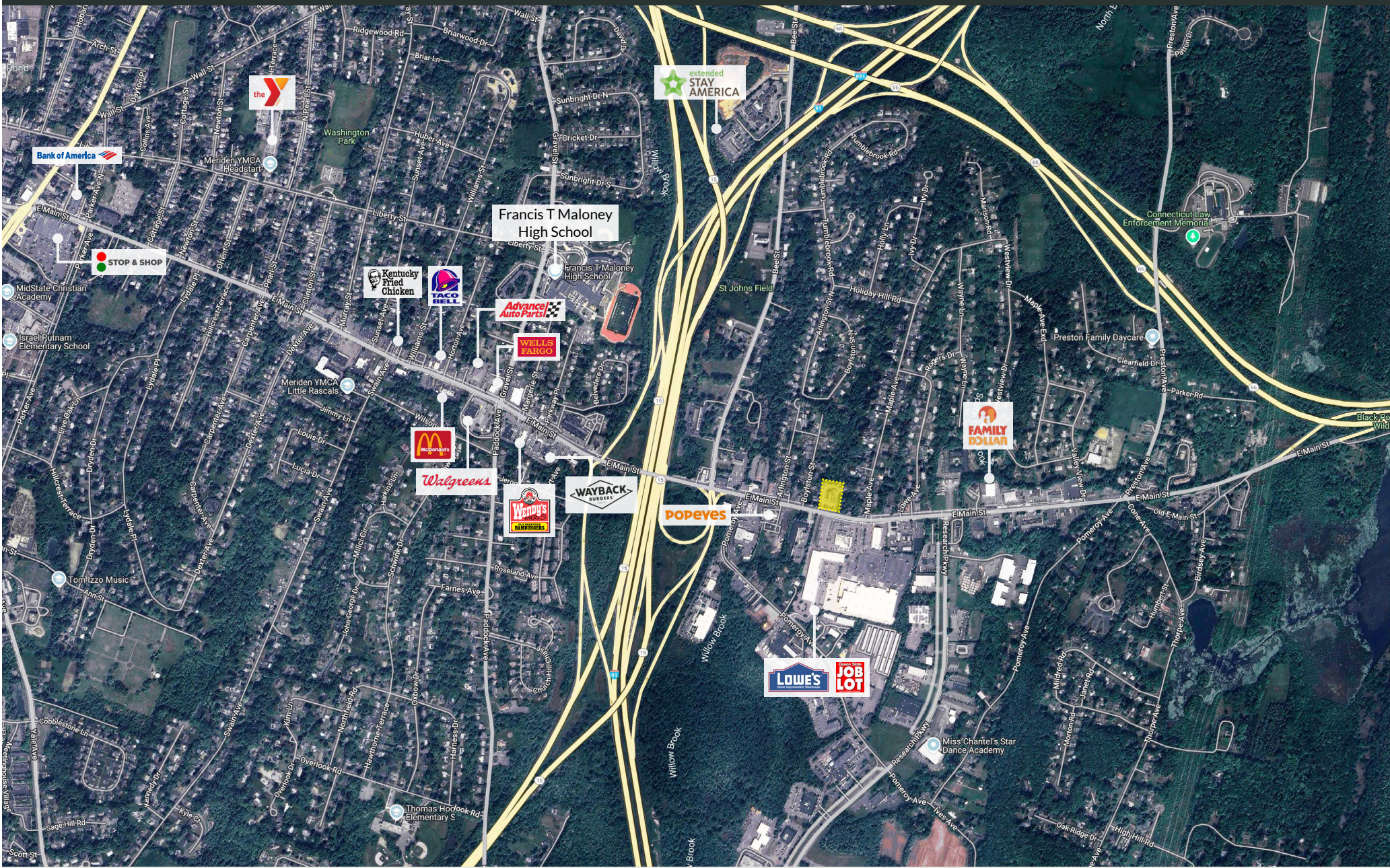
1170 E MAIN STREET | MERIDEN, CT 06450



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450



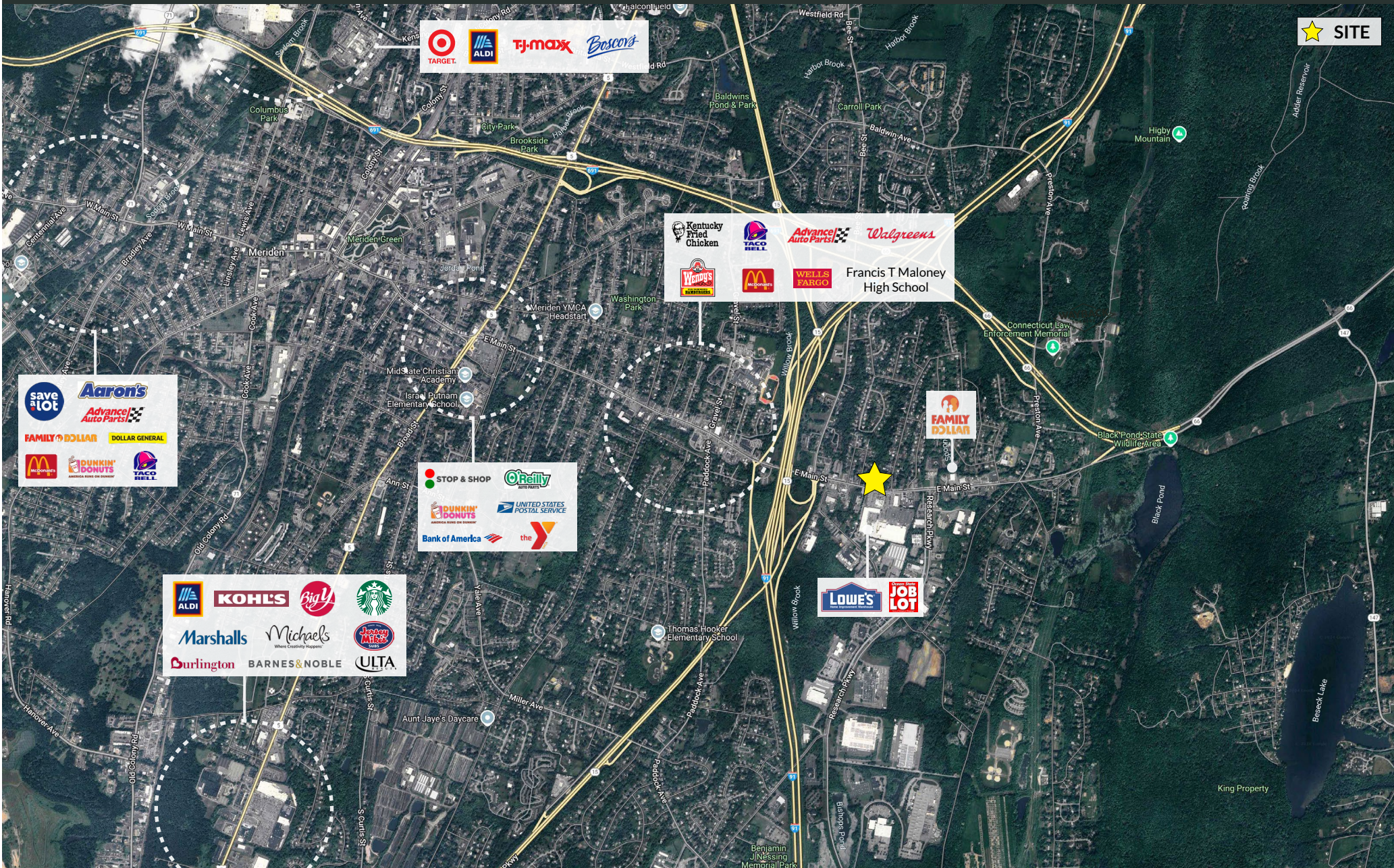
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450

★ SITE



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.