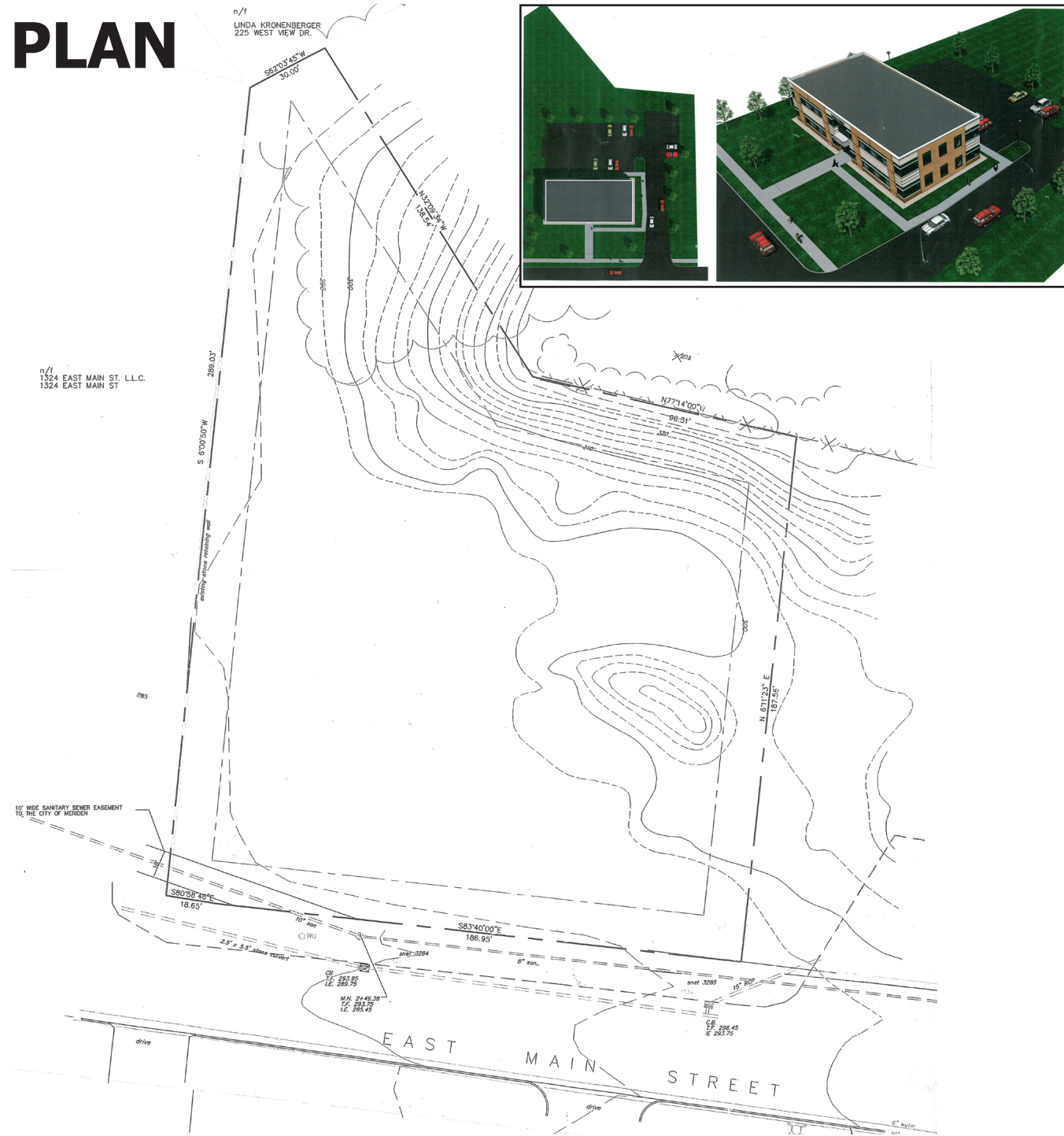


# NOW AVAILABLE

## 1336 EAST MAIN STREET MERIDEN, CONNECTICUT

### SITE PLAN



# NOW AVAILABLE

## BUILD-TO-SUIT OPPORTUNITY 1336 EAST MAIN STREET MERIDEN, CONNECTICUT



### FEATURES

- 1.2 Acres Available for Sale/Build-to-Suit
- Sale Price: \$450,000
- Exit 17 off I-91; Exit 13 off CT-66
- Zoning: Commercial (B1-B3)
- Traffic Count: 11,000 VPD
- Ideal for Retail, Bank, Office and Medical
- Neighbors Include: American Steakhouse, Family Dollar, Midstate Medical Center, Ocean State Job Lot & more

### DEMOGRAPHICS

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	49,009	95,411	330,577
TOTAL HHOLDS	19,719	38,370	132,600
AVG HHOLD INCOME	\$69,543	\$78,324	\$85,937

Exclusive Broker: Joe Baranowski  
Email: [jbaranowski@newenglandretail.com](mailto:jbaranowski@newenglandretail.com)

150 Hartford Avenue  
Wethersfield, Connecticut 06109



Phone: (860) 529-9000  
Fax: (860) 563-9667  
[www.newenglandretail.com](http://www.newenglandretail.com)

Exclusive Broker: Joe Baranowski

Members Of:



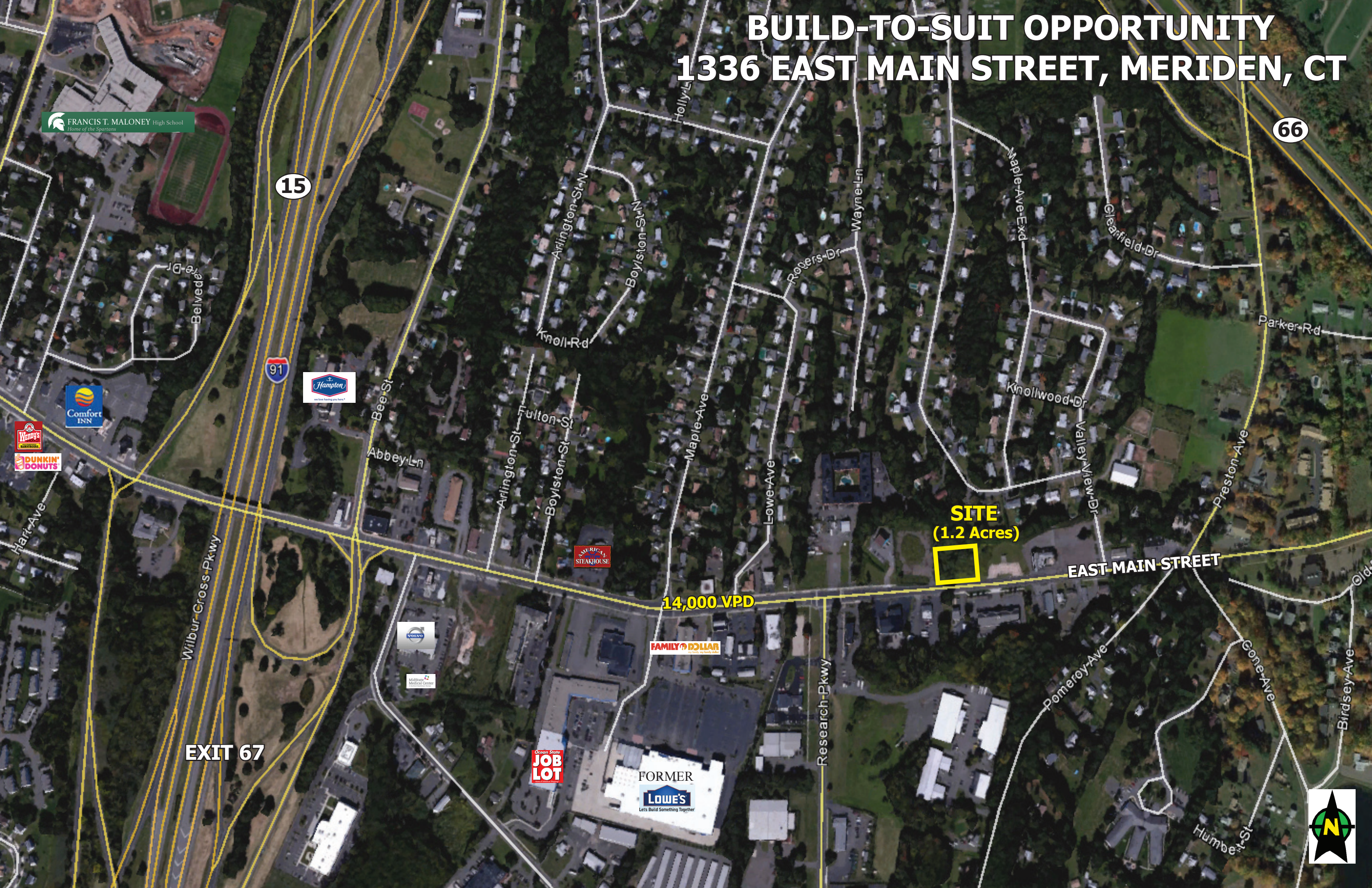
**New England**  
Retail Properties, Inc.

Email: [jbaranowski@newenglandretail.com](mailto:jbaranowski@newenglandretail.com)

Phone: (860) 529-9000  
Fax: (860) 563-9667  
[www.newenglandretail.com](http://www.newenglandretail.com)

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# BUILD-TO-SUIT OPPORTUNITY 1336 EAST MAIN STREET, MERIDEN, CT



FRANCIS T. MALONEY High School  
Home of the Spartans

15

91

66

**SITE**  
**(1.2 Acres)**

**14,000 VPD**

**EAST MAIN STREET**

**EXIT 67**

