

MERIDEN FULLY BUILT-OUT RESTAURANT

1170 E MAIN STREET | MERIDEN, CT 06450

FOR SALE OR LEASE: 7,188 SF

AREA TENANTS



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

- For Sale or Lease: 7,188 sf

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:

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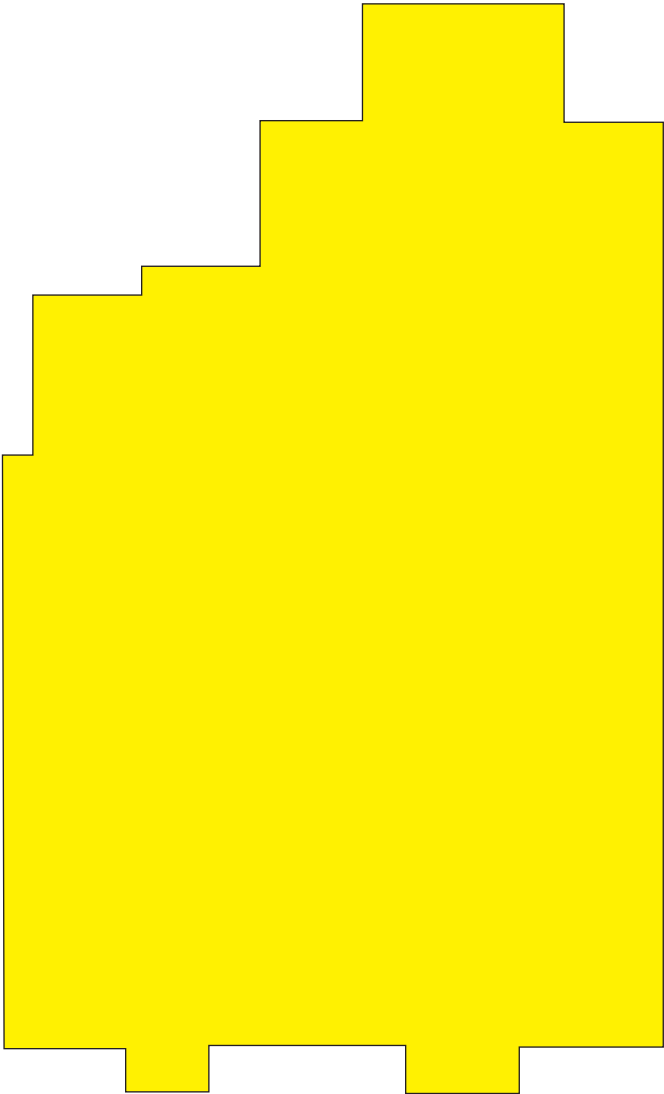
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FLOOR PLAN

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	7,188



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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**

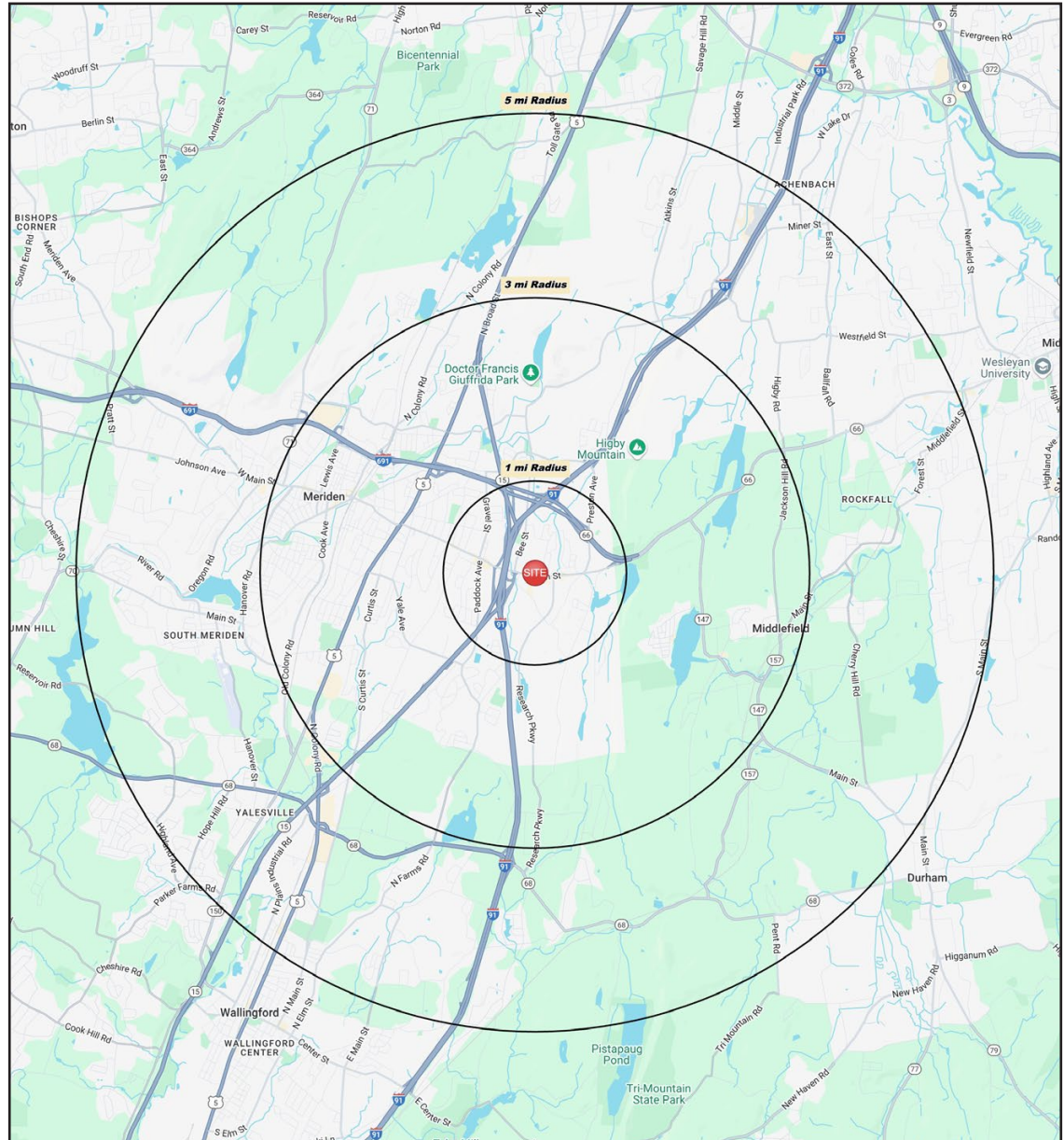
Daytime Population: **75,009**

Median Age: **41.8**



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

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



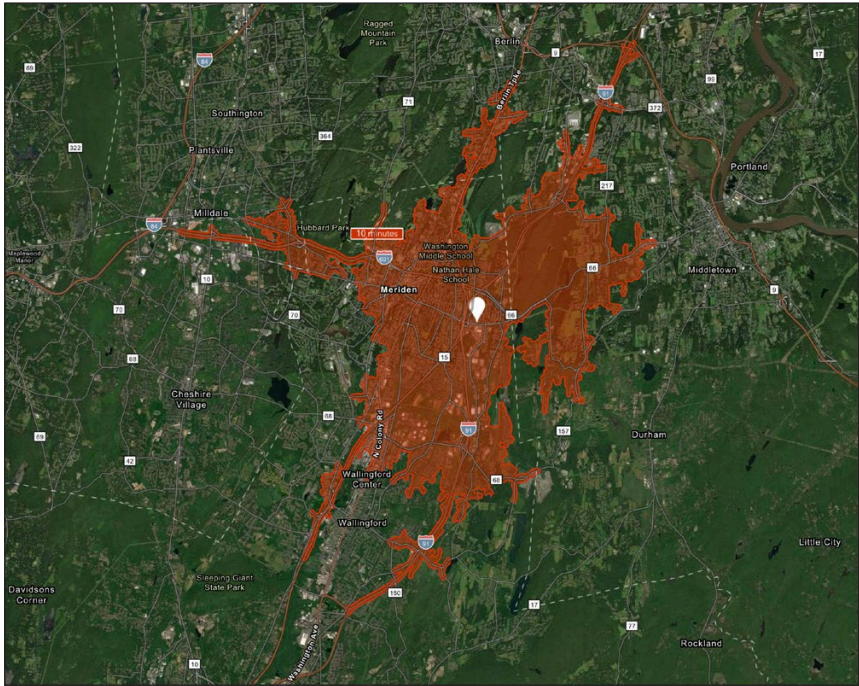
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10 MINUTE DRIVE TIME



KEY FACTS

60,208

Population

40.4

Median Age

\$67,035

Median Household Income

60,866

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

5,498 Households

Fresh Ambitions

3,441 Households

Front Porches

3,104 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Married couples, approaching retirement age.

Household Types

More single-parent than married-couple families.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family

Typical Housing

Multi-unit Rentals; Single Family

Typical Housing

Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$504,048,052

EDUCATION

Bachelor's Degree
or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$292,274

ANNUAL HOUSEHOLD SPENDING

\$3,255

Eating
Out

\$1,983

Apparel &
Services

\$6,087

Groceries

\$230

Computer &
Hardware

\$6,194

Health
Care

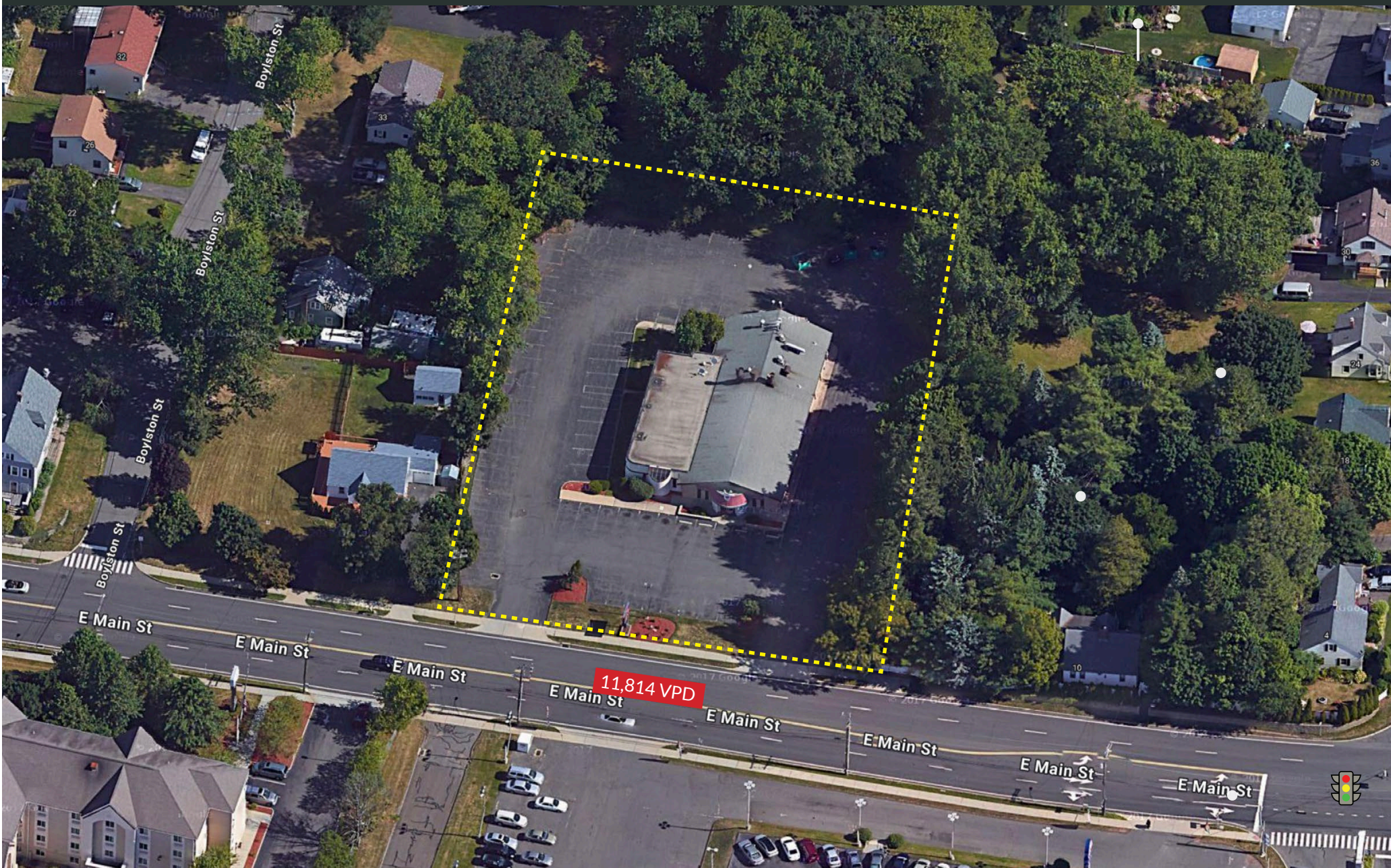


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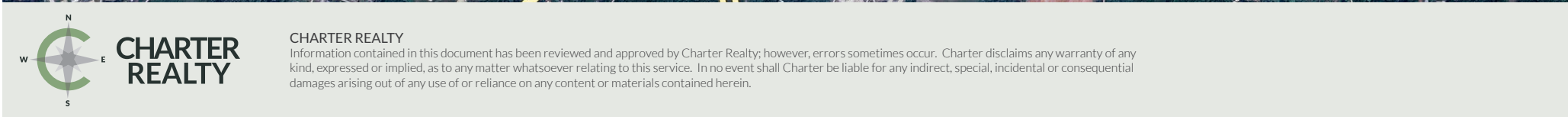
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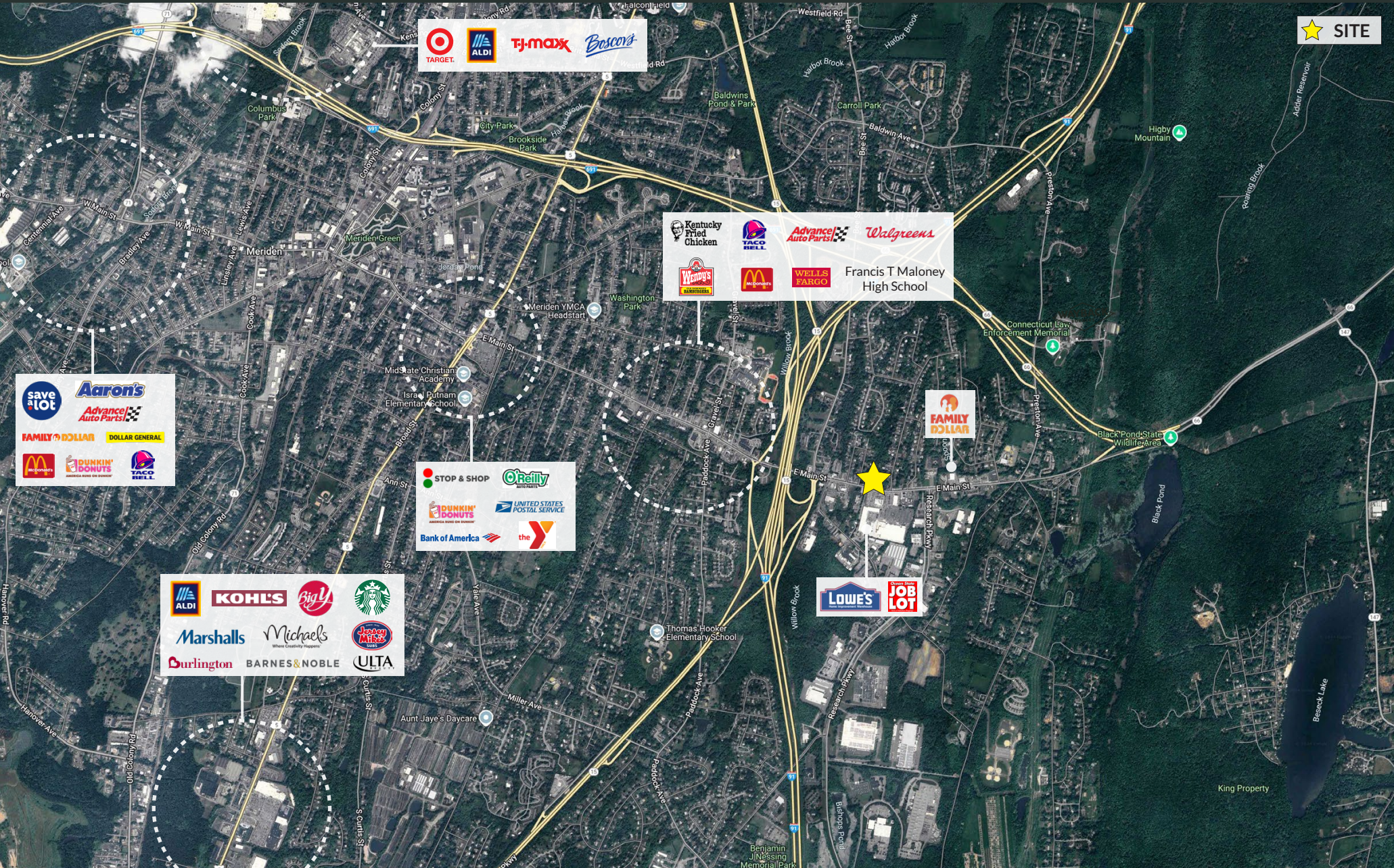


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