

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 |



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FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

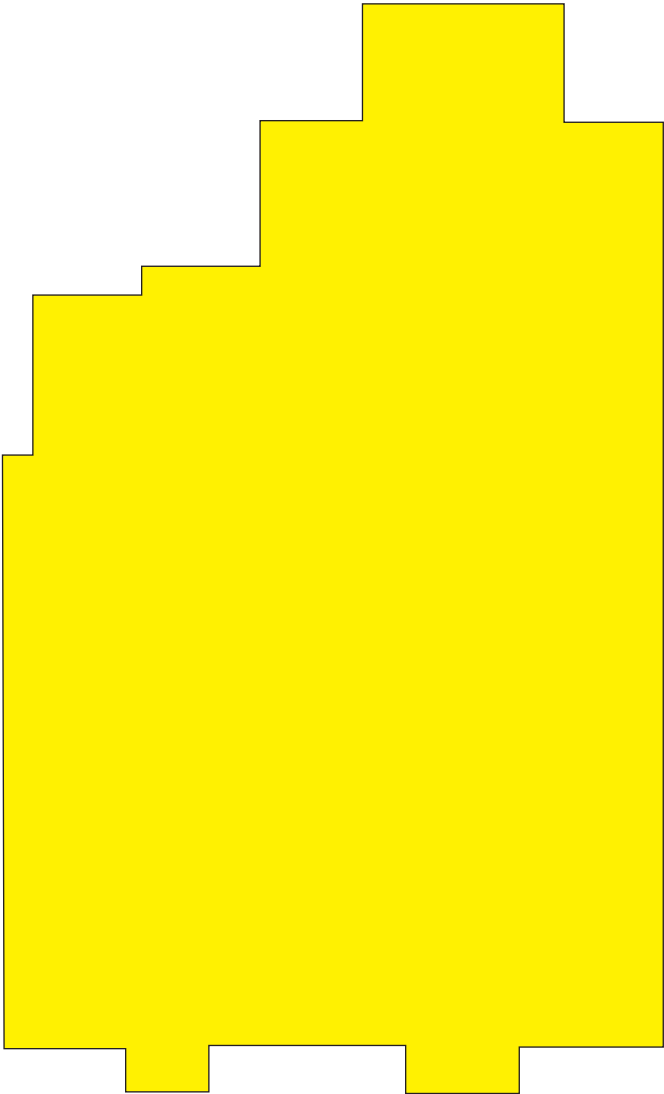
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FLOOR PLAN

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**

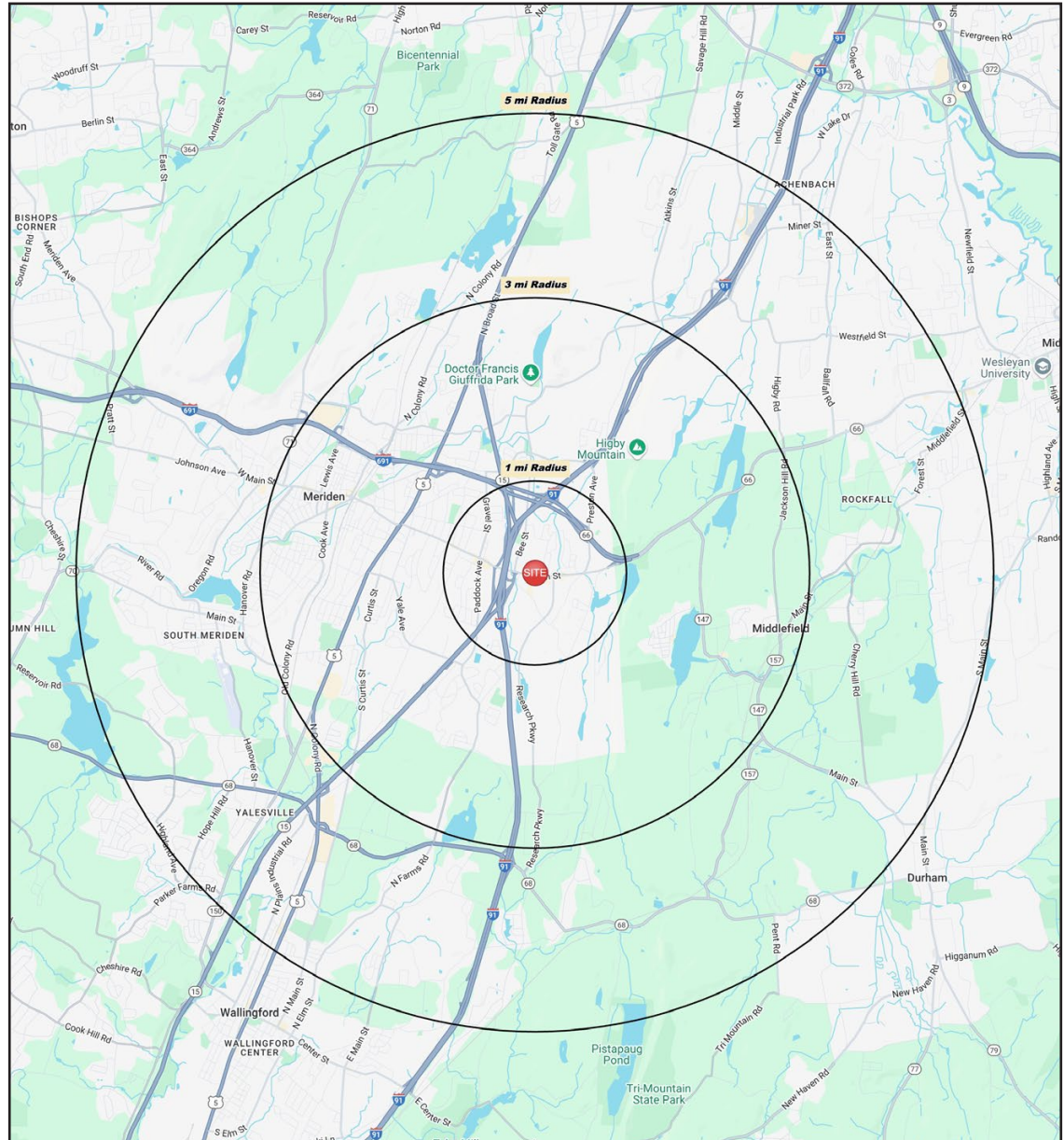
Daytime Population: **75,009**

Median Age: **41.8**



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

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



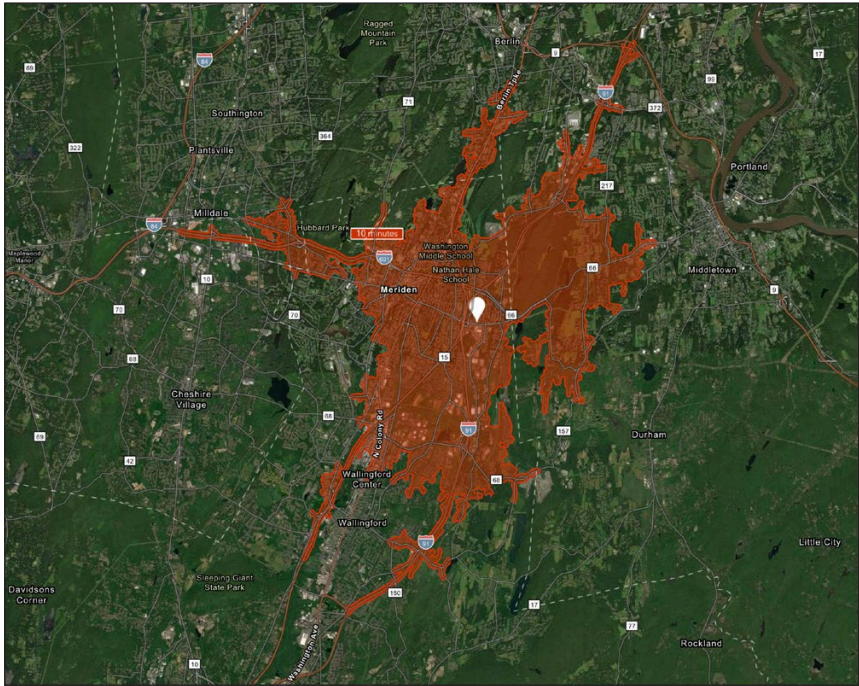
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10 MINUTE DRIVE TIME



KEY FACTS

62,530

Population

40.9

Median Age

\$71,779

Median Household Income

67,877

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

3,706 households

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.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

Room to Roam

2,663 households

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.

Household Types

Married couples with no kids

Typical Housing

Single Family

Savvy Suburbanites

2,512 households

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

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



586,810,780

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

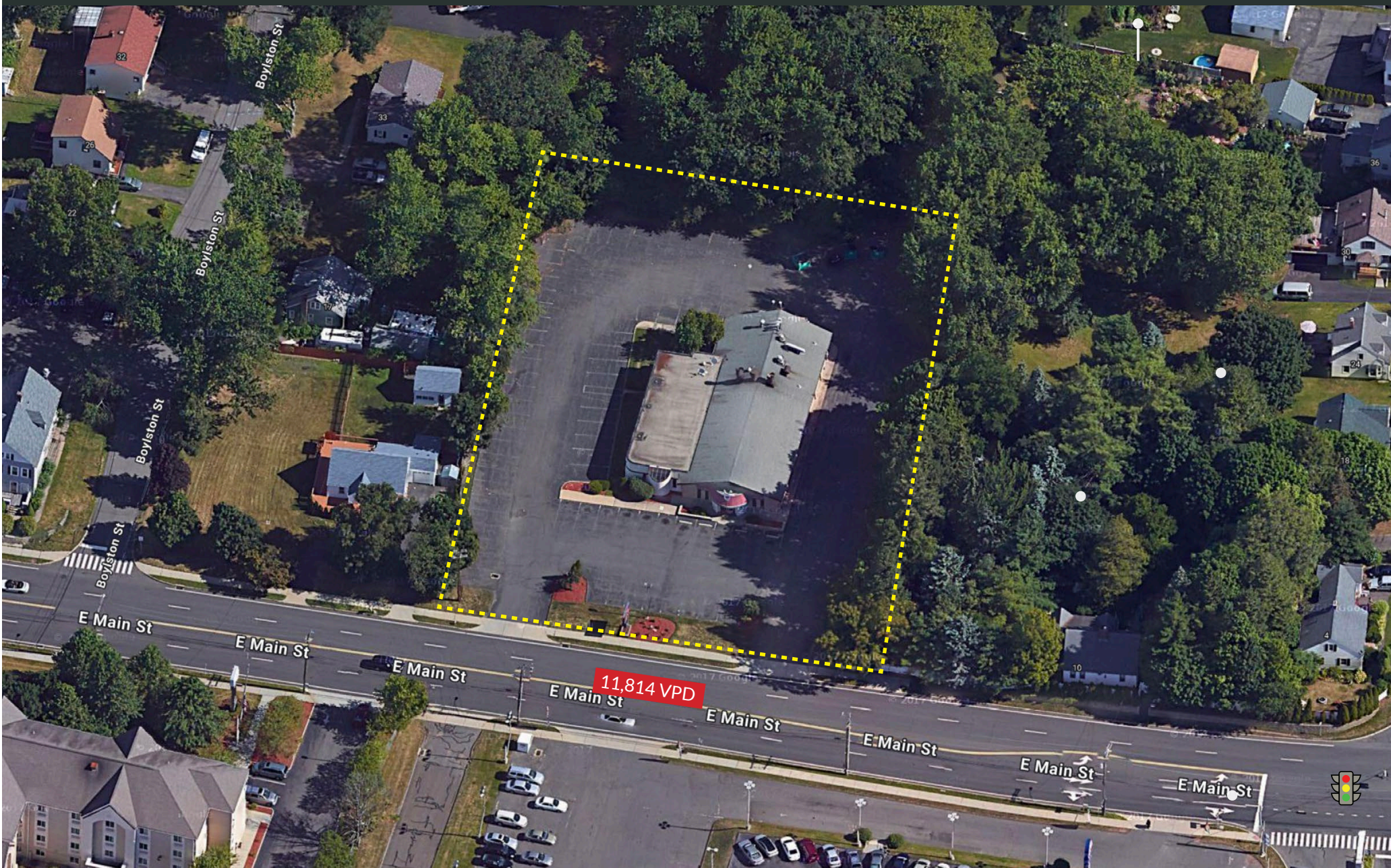


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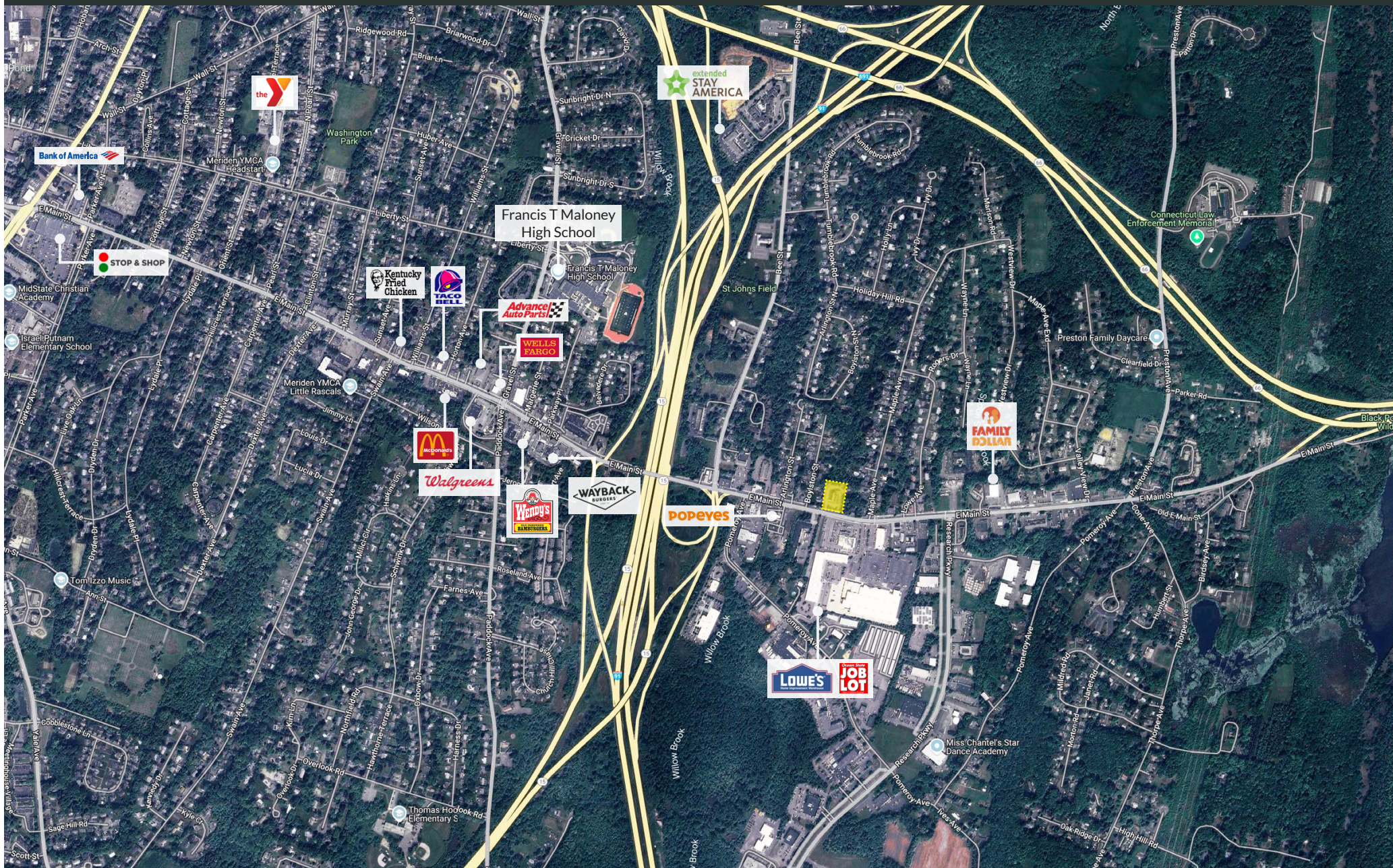


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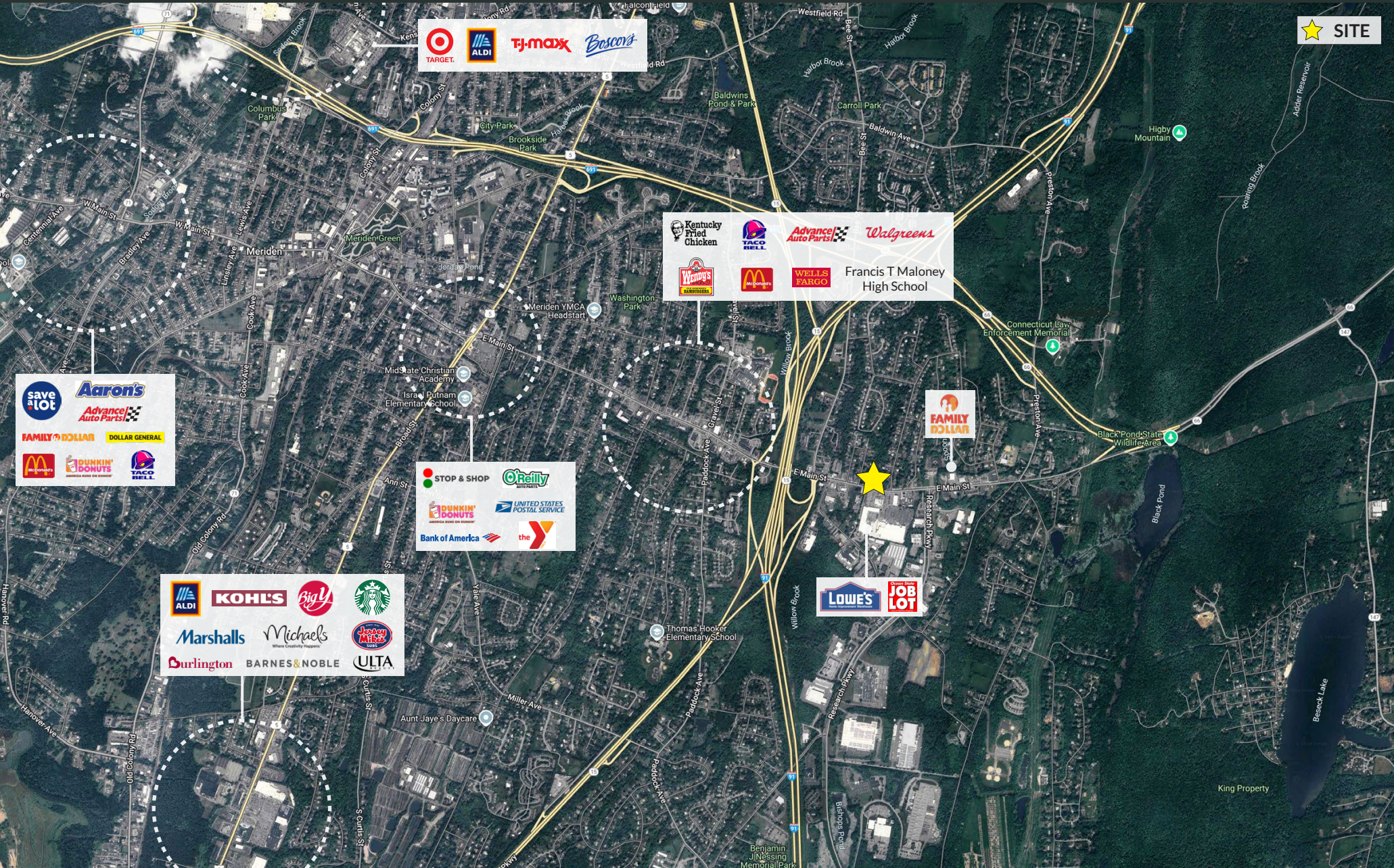


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