

BUILD-TO-SUIT OFFICE/MEDICAL

1336 East Main Street, Meriden



Contact

JIM BASQUIL
COLLIERS INTERNATIONAL
860 616 4014 Office
james.basquil@colliers.com

PHILIP GAGNON, SIOR
COLLIERS INTERNATIONAL
860 616 4016 Office
philip.gagnon@colliers.com

COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
www.colliers.com/hartford

Key Features/Highlights

- 1.2 acres available
- Commercial zoning (B1-B3)
- High traffic count (11,000 VPD)
- Next door to newly developed Family Dollar and other retail and restaurants as well as Mid-State Medical Center
- Located off I-91 in Meriden, also serving Middletown via Rt. 66

Office Lease Rate:	\$18/SF Modified Gross
Medical Lease Rate:	\$22/SF Modified Gross
Sale Price:	\$475,000

BUILD-TO-SUIT > MERIDEN



Colliers International is pleased to present 1336 East Main Street in Meriden, CT. Join retailers, offices, banks and medical facilities including Mid-State Medical Center, Ocean State Job Lot, Family Dollar and American Steakhouse.

With flexible zoning (B1-B3) Just off I-91 and CT-66, this build-to-suit will be perfect for many businesses.

DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	49,009	95,411	330,577
Total Households	19,719	38,370	132,600
Average Household Income	\$69,543	\$78,342	\$85,937



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