



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



KERRY WOOD

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www.newenglandretail.com

3,354 Sq. Ft. Free Standing Building With Drive-Thru
755 East Main Street, Meriden, CT 06450

757 EAST MAIN STREET



Now leasing this 3,354 square foot free standing building, equipped with a drive-thru window, in Meriden, CT! The property is located on East Main Street, and positioned just half-a-mile from the junction of Interstate-91 and Route 15. This location offers excellent visibility in a high traffic retail corridor that experiences over 19,500 vehicles per day. This section of Meriden services neighboring towns such as Wallingford, Middlefield, Middletown, and Cheshire, CT. The property is surrounded by well-known national tenants such as, Walgreens, Comfort Inn & Suites, TD Bank, McDonald's and many more.

PROPERTY DETAILS | Now Leasing

Building Size	3,354 SF
Building Type	Free standing restaurant w/ drive-thru window
Lot Size	0.55406 Acres
Zoning	C-3
Use Type	Retail, medical, restaurant, or service
Rent Price	\$47.00 PSF + taxes and utilities



HIGHWAY ACCESS

Approximately 0.4 miles, 2 minutes to Interstate-91



STRONG DEMOGRAPHICS

Estimated population of over 90,000 within 5 miles



TRAFFIC COUNTS

High Traffic counts with over 19,500 vehicles per day



Comfort INN
Nardelli's
grinder shoppe & more

Shell

DUNKIN' Optum

Wendy's
CVS

BURGER KING
Walgreens

Subject Property

McDonald's

TD Bank
DENTAL DOCS

Santander

COX



EAST MAIN STREET

EAST MAIN STREET

EAST MAIN STREET

Advance Auto Parts

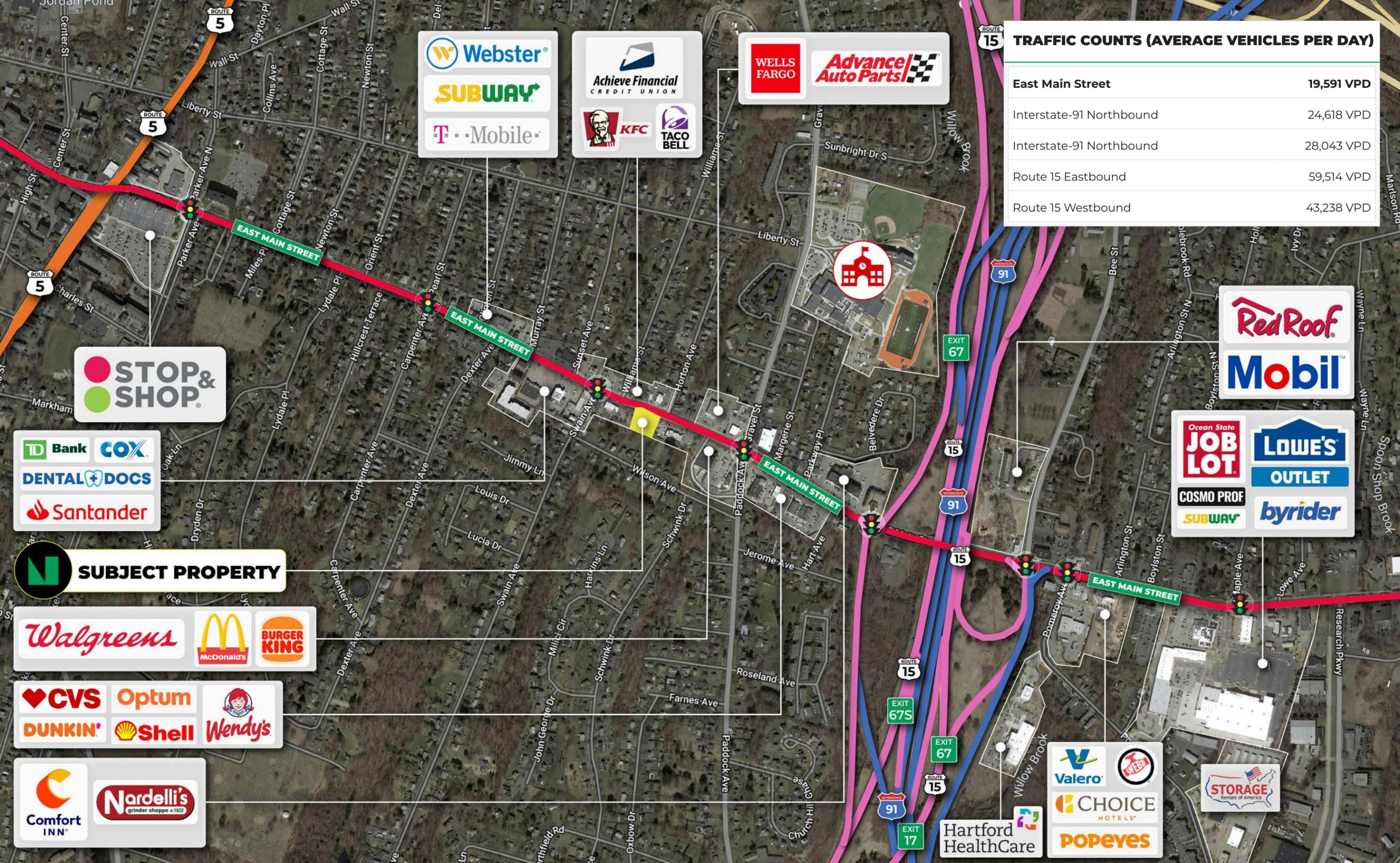
Gulf

WELLS FARGO

TACO BELL

Achieve Financial CREDIT UNION

KFC



TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)	
East Main Street	19,591 VPD
Interstate-91 Northbound	24,618 VPD
Interstate-91 Northbound	28,043 VPD
Route 15 Eastbound	59,514 VPD
Route 15 Westbound	43,238 VPD

STOP & SHOP

Bank of America COX
DENTAL DOCS
Santander

SUBJECT PROPERTY

Walgreens McDonald's BURGER KING

CVS Optum DUNKIN' Shell Wendy's

Comfort INN Nardelli's grinder shoppe

Webster
SUBWAY
T-Mobile

Achieve Financial CREDIT UNION
KFC TACO BELL

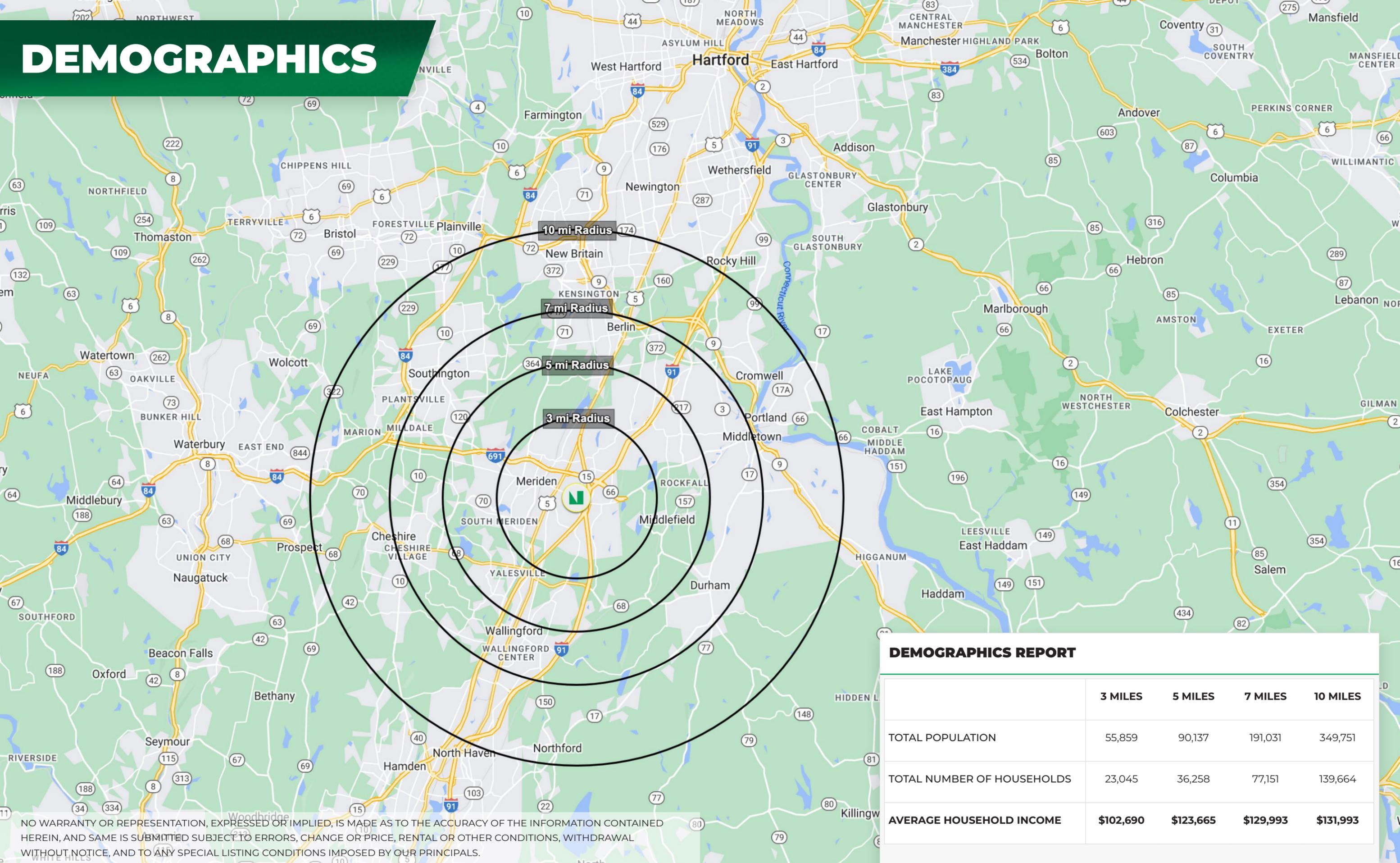
WELLS FARGO
Advance Auto Parts

Red Roof
Mobil
Ocean State JOB LOT
LOWE'S OUTLET
COSMO PROF
SUBWAY
byrider

Valero
CHOICE HOTELS
POPEYES
Hartford HealthCare

STORAGE Rentals of America

DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	55,859	90,137	191,031	349,751
TOTAL NUMBER OF HOUSEHOLDS	23,045	36,258	77,151	139,664
AVERAGE HOUSEHOLD INCOME	\$102,690	\$123,665	\$129,993	\$131,993

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