



Atherton Real Estate Advisors

NAVIGATING YOUR CRE SUCCESS



ASKING PRICE

\$575,483

FOR SALE — INVESTMENT OPPORTUNITY

1090 Meriden Waterbury Tpke, Unit 4

CHESHIRE, CONNECTICUT

A fully leased medical office condominium, 100% NNN to Fyzical Therapy & Balance Centers.

±2,350

SQUARE FEET

\$45,979

NOI (CURRENT YEAR)

2035

LEASE THRU

± 10,300

AADT

Atherton Real Estate Advisors

45 South Main Street, Newtown, CT 06470 · www.buyandsellcre.com

FOR MORE INFORMATION CONTACT US:

Bryan Atherton, CCIM, SIOR

BROKER

203.924.9400

batherton@buyandsellcre.com

Colin Morrissey

ASSOCIATE

203.313.3126

cmorrissey@buyandsellcre.com



1090 MERIDEN WATERBURY TPKE, UNIT 4, CHESHIRE, CT

Property Information

PROPERTY DETAILS	
Purchase Price	\$575,483
Lease Term	July 2025 – 2035
NOI (current year)	\$45,979
Annual Escalation	3.00%
Year Built	2006
Year Renovated	2024
Square Feet	±2,350
Zoning	C-3

Atherton Real Estate Advisors exclusively presents 1090 Meriden-Waterbury Turnpike, Unit 4 — a fully leased medical office condominium in Cheshire, Connecticut. The unit is 100% leased on a long-term triple-net (NNN) lease to Fyzical Therapy & Balance Centers, providing an investor with stable, passive income and minimal landlord responsibilities. Completely remodeled and in excellent condition, the property benefits from a highly visible location along one of Cheshire's primary commercial corridors, with excellent access to I-691, I-84, and Route 10, serving one of Central Connecticut's most affluent and desirable communities.

CHESHIRE, CT — MARKET SNAPSHOT (10-MINUTE DRIVE)

55,682

POPULATION

53,546

DAYTIME POP.

27,707

EMPLOYEES

\$99,828

MEDIAN HH INCOME

\$382,312

MEDIAN HOME VALUE

69.0%

OWNER OCCUPIED

The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to the accuracy of the information. Prospective buyers are encouraged to verify all information independently.

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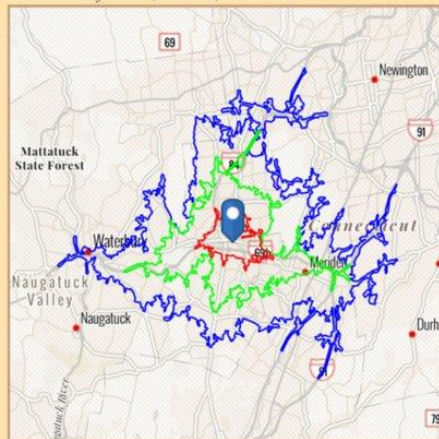
1090 MERIDEN WATERBURY TPKE, UNIT 4, CHESHIRE, CT

Cheshire, CT Demographics

BENCHMARK DEMOGRAPHICS

1090 Meriden Waterbury Tpke, Cheshire, Connecticut, 06410

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Naugatuck Valley Planning Region	CBSAs Waterbury-Shelton, CT	States Connecticut	USA
AGE SEGMENTS							
0 - 4	4.59%	5.10%	5.06%	4.83%	4.83%	4.76%	5.39%
5 - 9	5.49%	5.72%	5.52%	5.22%	5.22%	5.16%	5.68%
10 - 14	4.63%	5.52%	5.59%	5.49%	5.49%	5.54%	5.93%
15 - 19	5.64%	6.18%	6.16%	5.86%	5.86%	6.43%	6.43%
20 - 34	17.13%	18.03%	18.48%	18.24%	18.24%	19.22%	20.35%
35 - 54	26.10%	25.74%	25.68%	24.87%	24.87%	24.82%	25.21%
55 - 74	24.79%	24.17%	24.59%	25.95%	25.95%	24.96%	22.77%
75+	11.66%	9.56%	8.89%	9.53%	9.53%	9.06%	8.23%
HOUSEHOLD INCOME							
<\$15,000	4.8%	5.5%	8.8%	10.0%	10.0%	7.4%	8.0%
\$15,000-\$24,999	5.8%	4.8%	5.8%	5.2%	5.2%	4.5%	5.5%
\$25,000-\$34,999	4.2%	4.2%	4.5%	4.9%	4.9%	4.5%	5.8%
\$35,000-\$49,999	4.8%	8.2%	9.9%	9.3%	9.3%	8.2%	9.3%
\$50,000-\$74,999	7.8%	15.0%	15.3%	15.9%	15.9%	13.5%	15.1%
\$75,000-\$99,999	12.9%	12.4%	11.8%	9.5%	9.5%	11.4%	12.4%
\$100,000-\$149,999	19.7%	19.2%	16.4%	17.0%	17.0%	17.0%	18.0%
\$150,000-\$199,999	16.6%	12.3%	10.9%	12.0%	12.0%	12.2%	10.4%
\$200,000+	23.5%	18.5%	16.6%	16.2%	16.2%	21.5%	15.4%
KEY FACTS							
Population	7,080	55,682	175,353	451,245	451,245	3,627,117	343,528,394
Daytime Population	7,822	53,546	177,547	405,288	405,288	3,580,409	341,846,552
Employees	3,501	27,707	87,712	228,165	228,165	1,872,667	168,700,572
Households	2,913	21,969	71,506	185,536	185,536	1,469,143	134,397,562
Average HH Size	2.25	2.45	2.40	2.40	2.40	2.39	2.49
Median Age	44.0	41.8	41.8	43.0	43.0	41.8	39.6
HOUSING FACTS							
Median Home Value	395,617	382,312	361,357	367,951	367,951	409,876	376,272
Owner Occupied %	82.1%	69.0%	65.2%	68.5%	68.5%	65.8%	64.0%
Renter Occupied %	17.9%	31.0%	34.8%	31.5%	31.5%	34.2%	36.0%
Total Housing Units	3,104	23,101	75,094	196,063	196,063	1,569,656	149,274,959
INCOME FACTS							
Median HH Income	\$123,823	\$99,828	\$85,371	\$85,899	\$85,899	\$101,342	\$85,893
Per Capita Income	\$55,486	\$50,508	\$47,620	\$48,389	\$48,389	\$59,985	\$48,241
Median Net Worth	\$667,426	\$409,952	\$304,700	\$320,649	\$320,649	\$393,468	\$276,821