

LEASE

COLONY STREET PROJECT

1 Colony St Meriden, CT 06451



PROPERTY DESCRIPTION

Coldwell Banker Commercial is excited to present this downtown Meriden project that offers the opportunity to secure space in an area that is currently being revitalized, with delivery expected by year end. The property sits directly adjacent to the newly renovated Meriden train station, with build to suit interiors, ample on site parking, and easy access to major I-691 and I-91.

PROPERTY HIGHLIGHTS

- Prime location with excellent transportation access
- Customizable retail space for versatile usage
- Ample parking for tenants and customers
- Proximity to major highways for easy connectivity
- High visibility and exposure for businesses
- Flexible leasing options

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	600 - 4,319 SF

SPACES	LEASE RATE	SPACE SIZE
1-3 Colony Street	\$12.00 SF/yr	700 - 1,600 SF
9-11 Colony Street	\$12.00 SF/yr	4,319 SF
13-17 Colony Street	\$12.00 SF/yr	800 SF
21 Colony Street	\$12.00 SF/yr	1,000 SF
51 Colony Street	\$12.00 SF/yr	600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,806	25,457	39,583
Total Population	20,771	62,657	101,117
Average HH Income	\$59,641	\$93,188	\$115,588

James McCall
(203) 376-9650

Mario Longobucco
(860) 307-5945



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REALTY

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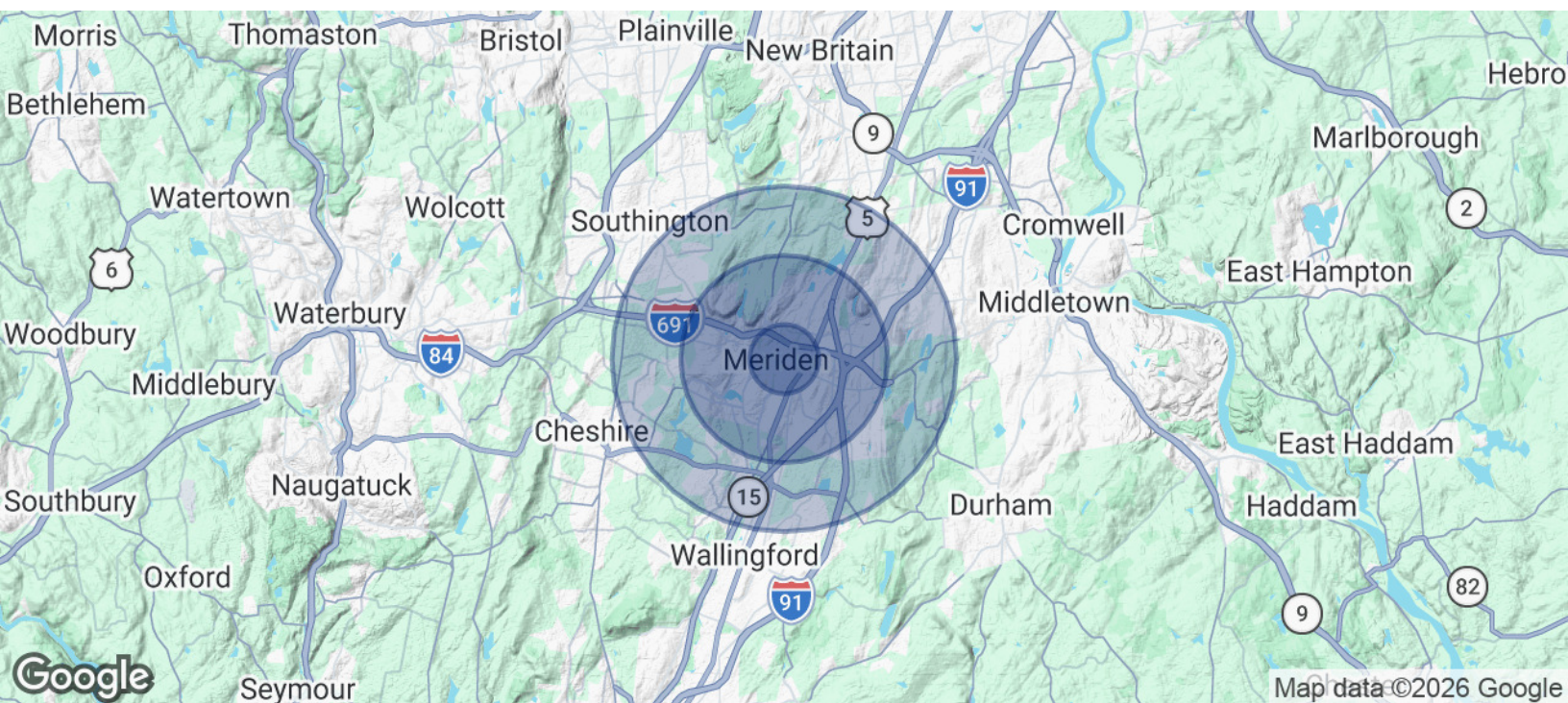
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	20,771	62,657	101,117
Average Age	35.6	39.9	41.4
Average Age (Male)	32	37.3	39.4
Average Age (Female)	38.5	43.1	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,806	25,457	39,583
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$59,641	\$93,188	\$115,588
Average House Value	\$187,817	\$243,163	\$308,175

2023 American Community Survey (ACS)

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