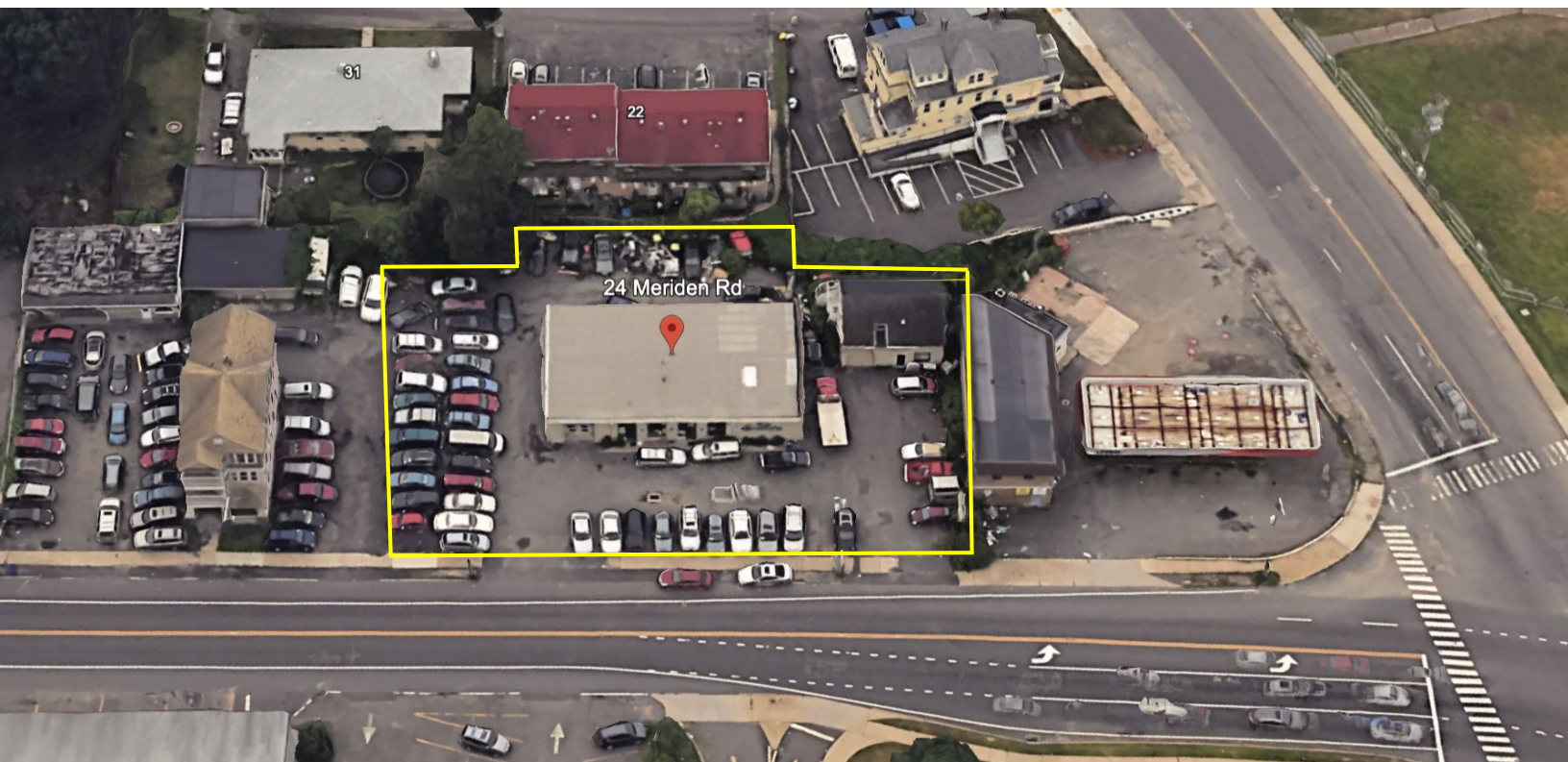


FOR SALE / LEASE

12, 24, & 28 Meriden Rd., Waterbury, CT



Redevelopment Opportunity

±0.60-Acre Commercial Redevelopment Site

Sale Price: \$1,295,000

Lease Rate: \$6,000/Month + NNN

- Existing ±3,600 SF & ±1,344 SF commercial buildings
- Approximately 200' of Frontage on Meriden Road
- Currently occupied by a used car dealership
- Situated on approximately ±0.60 acres
- Excellent redevelopment opportunity
- Ideal for fast food, retail, automotive, or other commercial uses
- Potential to install a drive-thru (subject to approvals)
- Approximately 22,900 vehicles per day

GERRY D. MATTHEWS
203.753.5800
matthewscre@gmail.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

FOR SALE / LEASE

12, 24, & 28 Meriden Rd., Waterbury, CT



PROPERTY:

- Existing Buildings: $\pm 3,600$ SF & $1,344$ SF
- Lot Size: ± 0.60 Acres
- Year Built: 1988 & 1944
- Construction: Block & Steel
- One Story
- Building Dimensions: $(80' \times 45')$ & $(28' \times 32')$
- Real Estates Taxes:
 - Mill Rate: 43.34
 - Taxes: \$16,464.44

BUILDING FEATURES:

- Three (3) Overhead Doors & One (1) Overhead Door
- 10' Ceiling Height
- 200 Amp, 3-Phase Electric
- Gas Heat
- Partial Air Conditioning
- City Water & Sewer
- Paved On-Site Parking

LOCATION:

- CA Commercial Zoning
- $\pm 1/8$ Mile to I-84
- ± 1 Mile to Route 8
- Excellent regional access

FOR SALE / LEASE

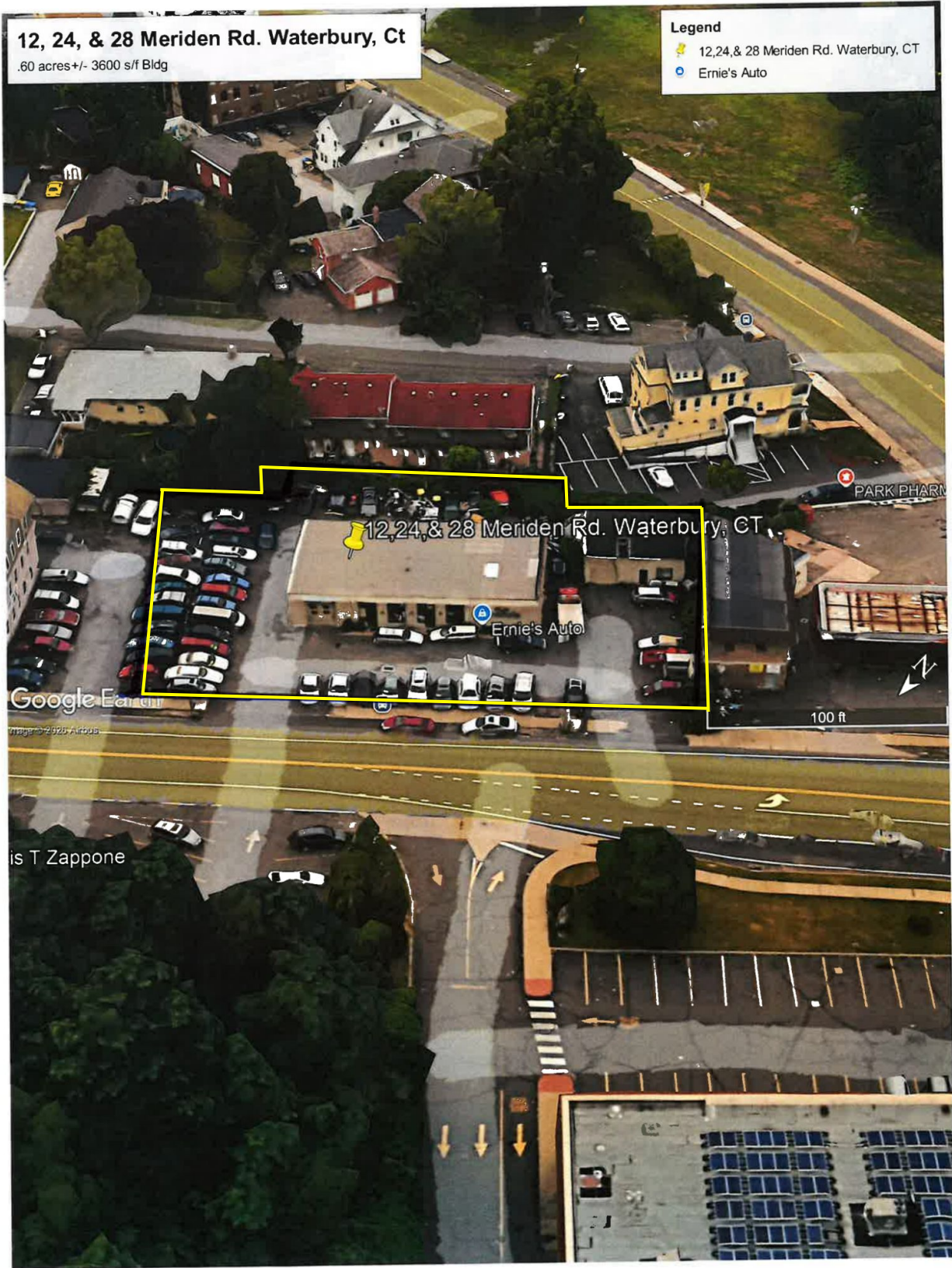
12, 24, & 28 Meriden Rd., Waterbury, CT



DEMOGRAPHICS (2025 EST.)	1 MILE	3 MILES	5 MILES
Population	18,472	104,476	176,887
Households	6,961	41,003	68,974
Median Household Income	\$43,491	\$50,878	\$64,793
Median Home Value	\$175,346	\$214,105	\$254,929
Median Age	37	39	40

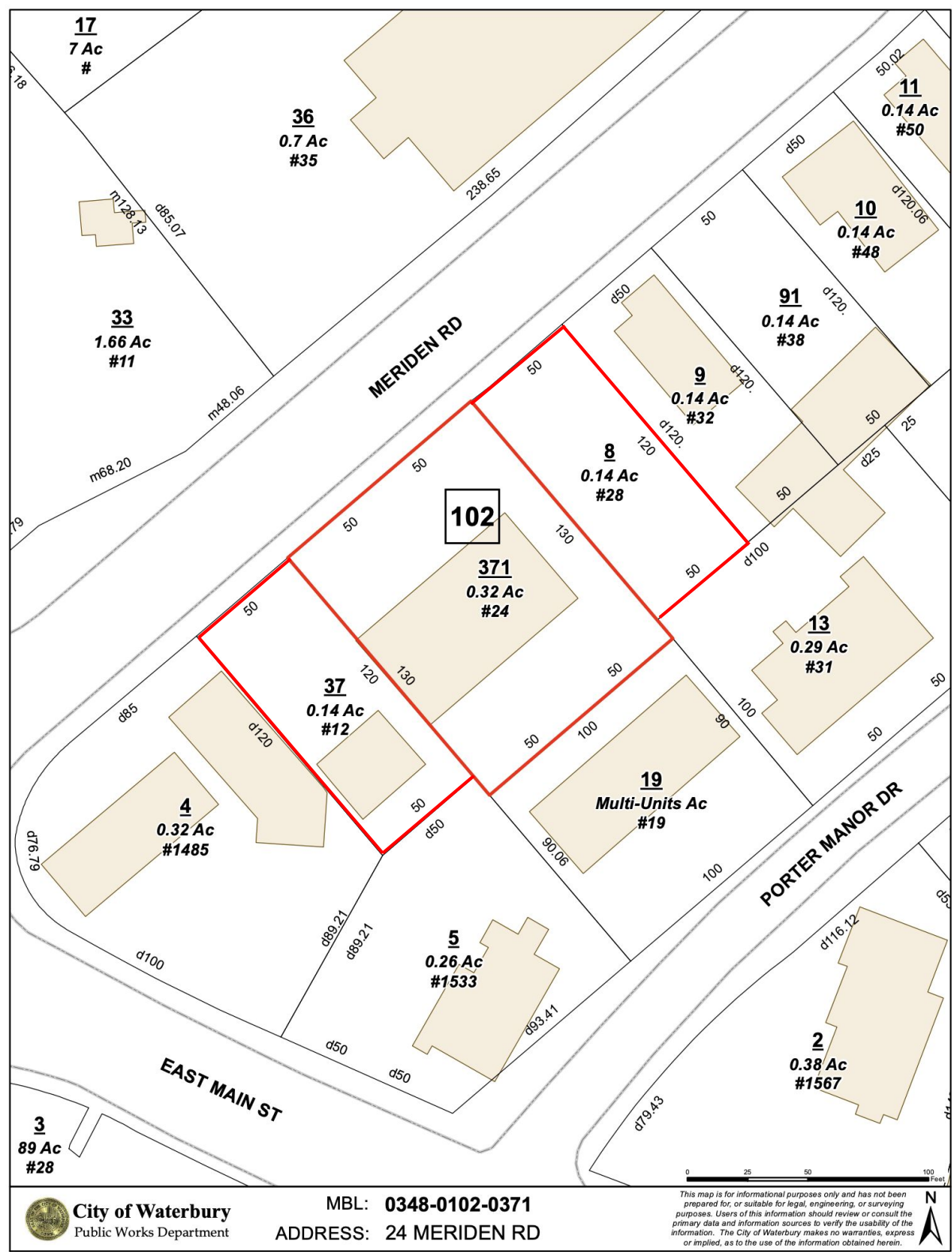
FOR SALE / LEASE

12, 24, & 28 Meriden Rd., Waterbury, CT



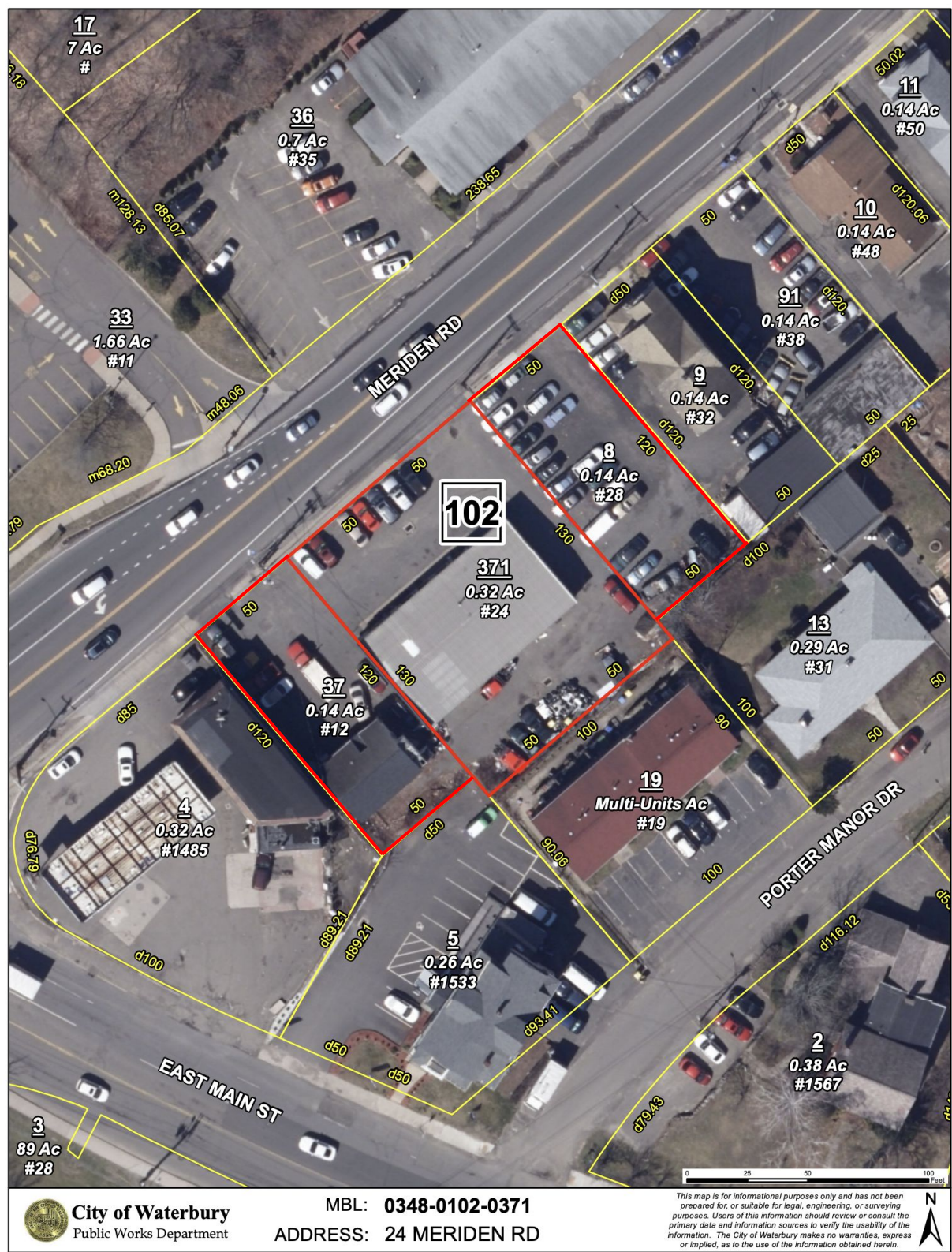
FOR SALE / LEASE

12, 24, & 28 Meriden Rd., Waterbury, CT



FOR SALE / LEASE

12, 24, & 28 Meriden Rd., Waterbury, CT



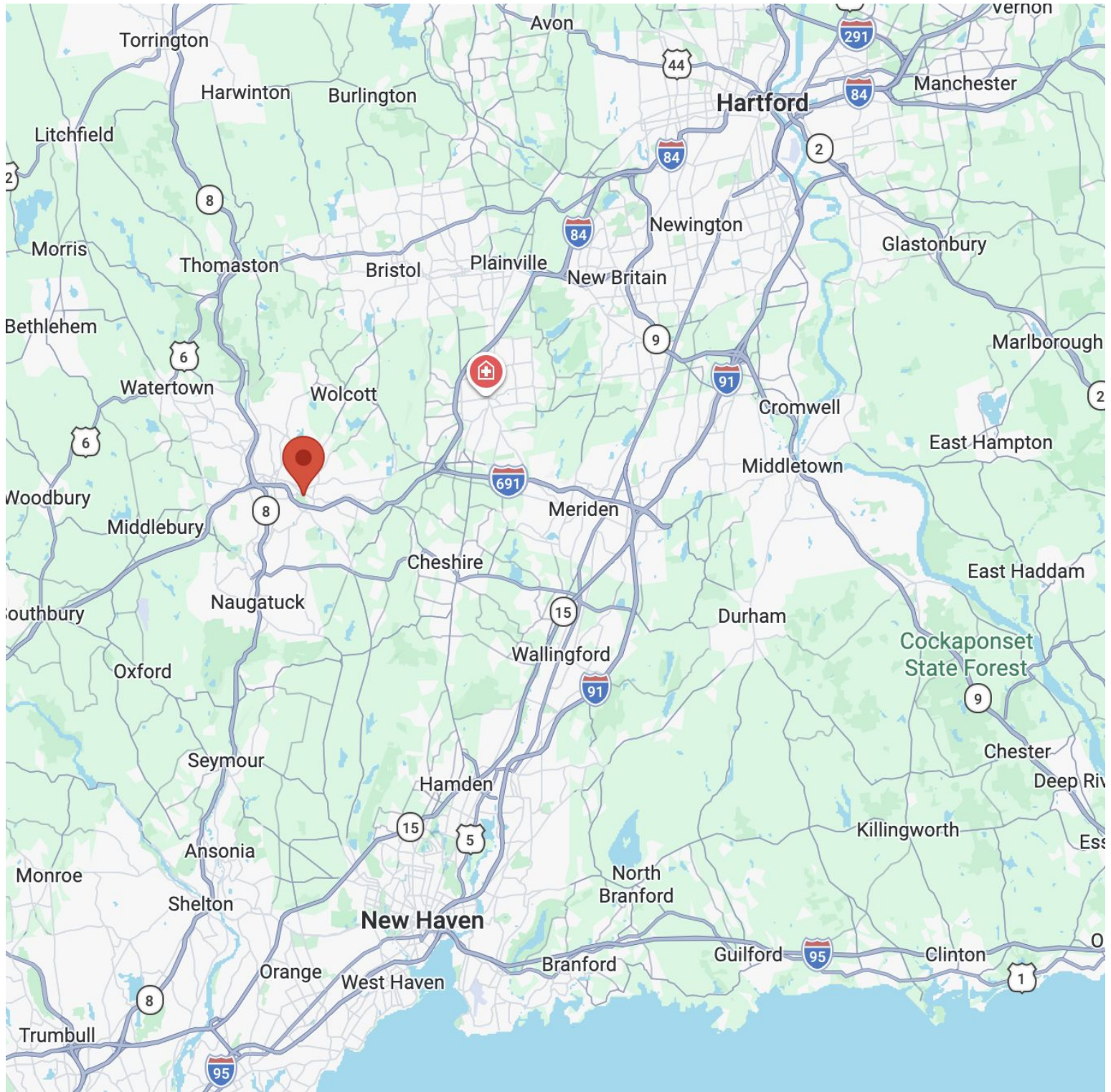
 **City of Waterbury**
Public Works Department

MBL: 0348-0102-0371
ADDRESS: 24 MERIDEN RD

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

FOR SALE / LEASE

12, 24, & 28 Meriden Rd., Waterbury, CT



GERRY D. MATTHEWS
Office: 203.753.5800
matthewscre@gmail.com

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com