

For Lease

Office Space

1336 E Main Street, Unit 4
Meriden, CT 06450



Property Highlights

- **\$2,000 per month + Utilities**
- East side of Meriden, CT
- Unit built out in 2024
- Building built in 2019
- Approx 1050sf
- Building Size: 7,524sf
- Parking - 30 total spaces
- Signage on main road
- Est. 7,881 cars per day
- Fiber Optic Internet Available

Property Summary

Built in 2019, this 7,524sf building offers everything your business needs to thrive, combining a prime location with modern amenities and functional design. Strategically located on the east side of Meriden, it is just 0.5 mi from where East Main St becomes Route 66 and less than a mile from direct access to I-91 and Route 15. Visibility is excellent with an estimated daily traffic count of 7,881 vehicles. The parking lot has space for up to 30 vehicles. Inside, you'll find a thoughtfully designed layout that includes three private offices, an open area ideal for a conference room or collaborative workstations, a private bathroom, a storage closet, and a kitchenette. Modern infrastructure enhances the property's appeal, with fiber optic internet available, city water and sewer, and 200-amp electrical service. Safety and security are top priorities, with security cameras and access control already installed. The space was built out in 2024, is move-in ready, and comes with optional furniture. Don't miss the opportunity to position your business in this highly visible and well-equipped property.

For more information contact:

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thegenerationsteam.com

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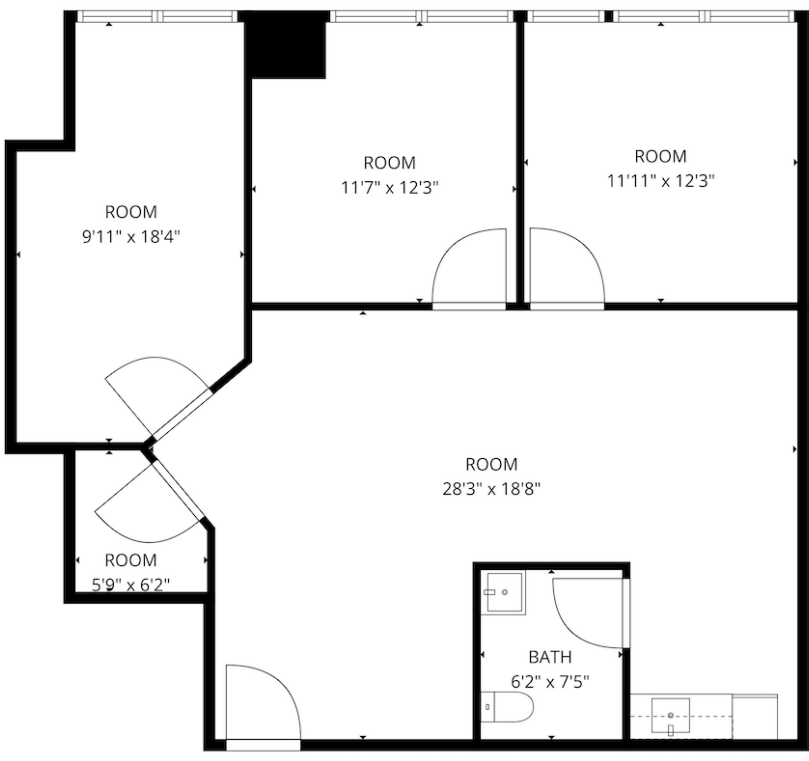
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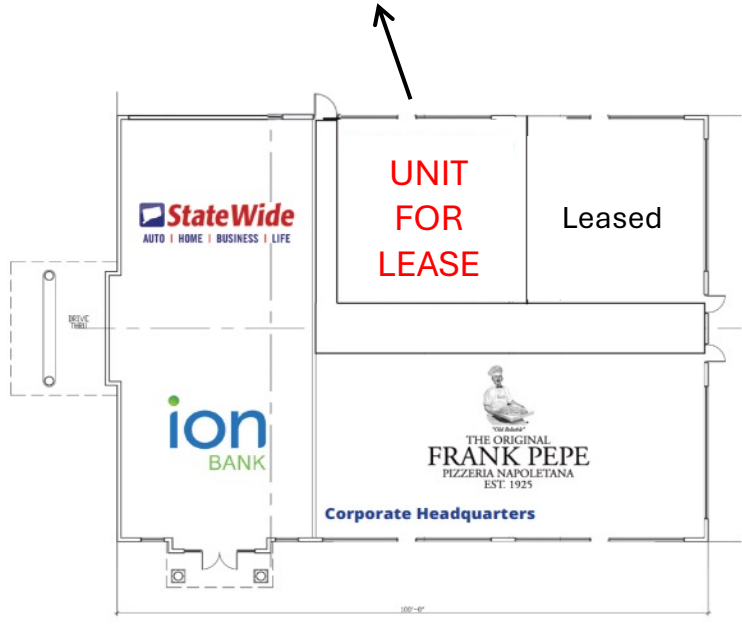


Floor Plans

Unit For Lease:



Entire Building:



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Additional Photos



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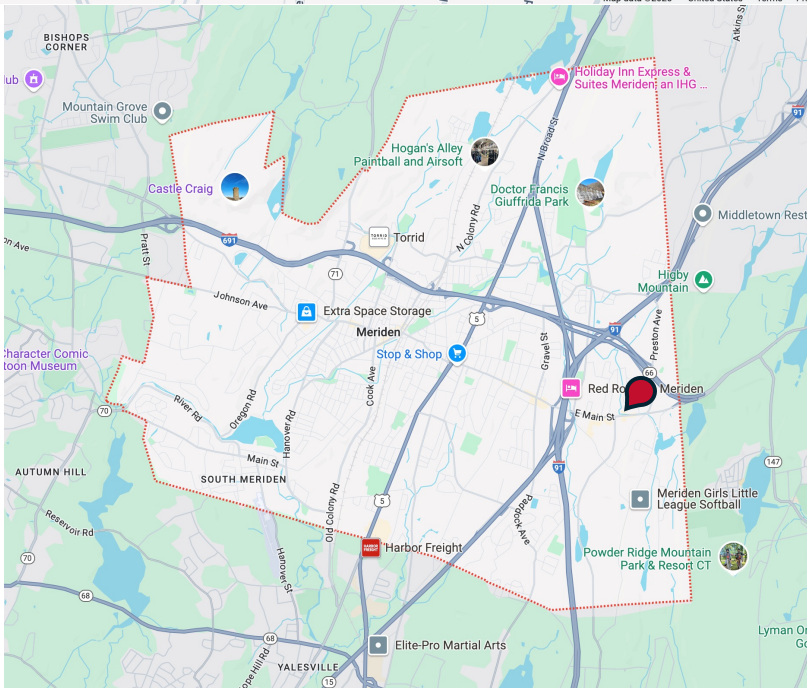
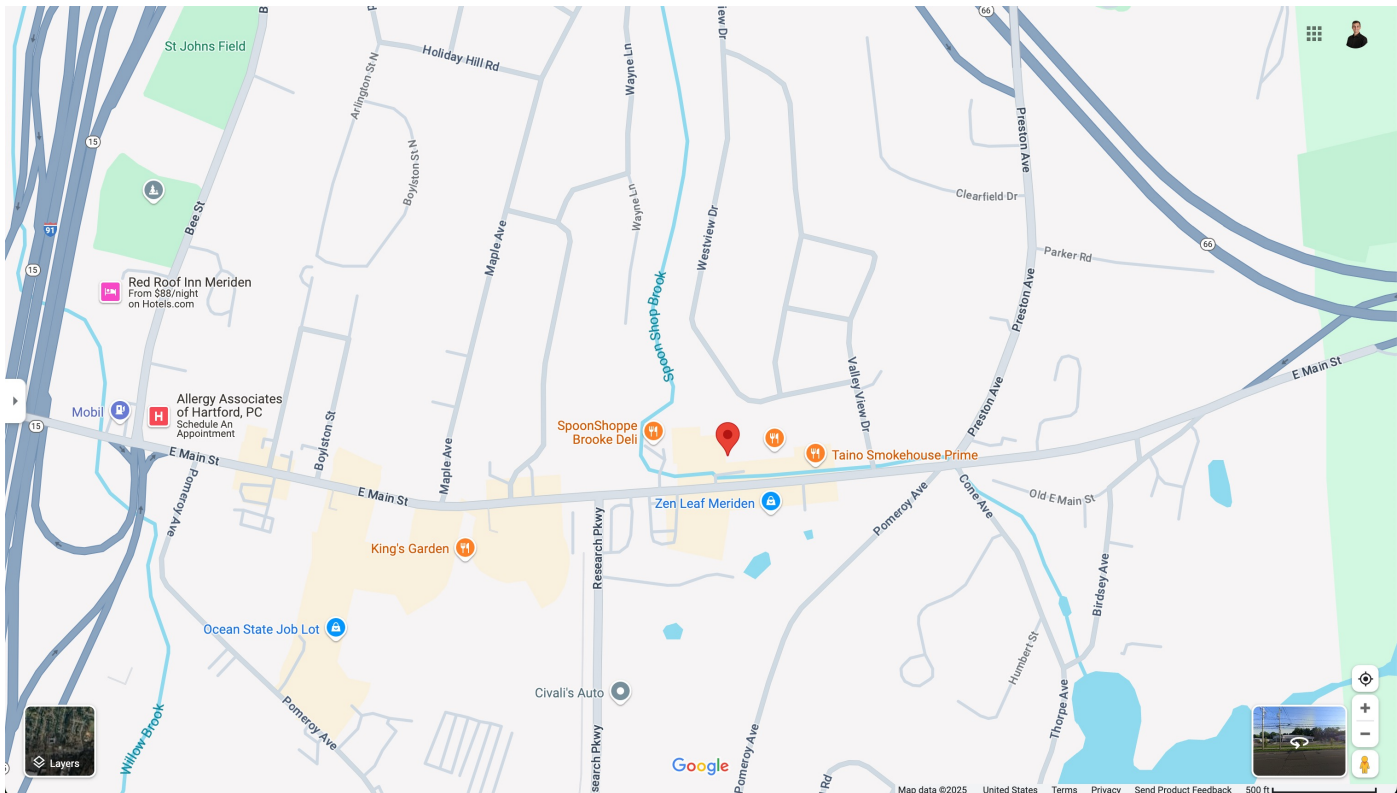
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Maps



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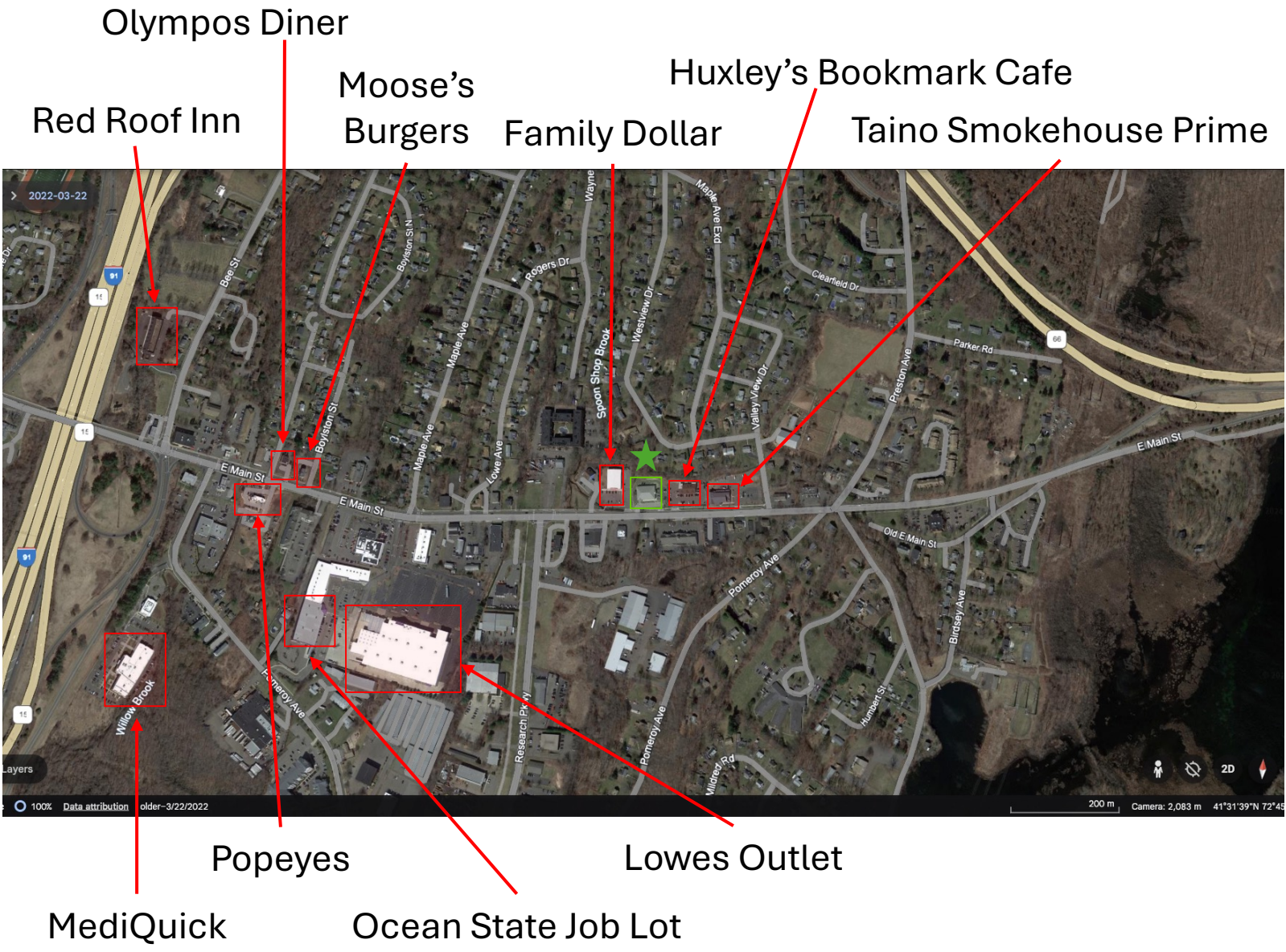
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Area Retailers



 Subject Property

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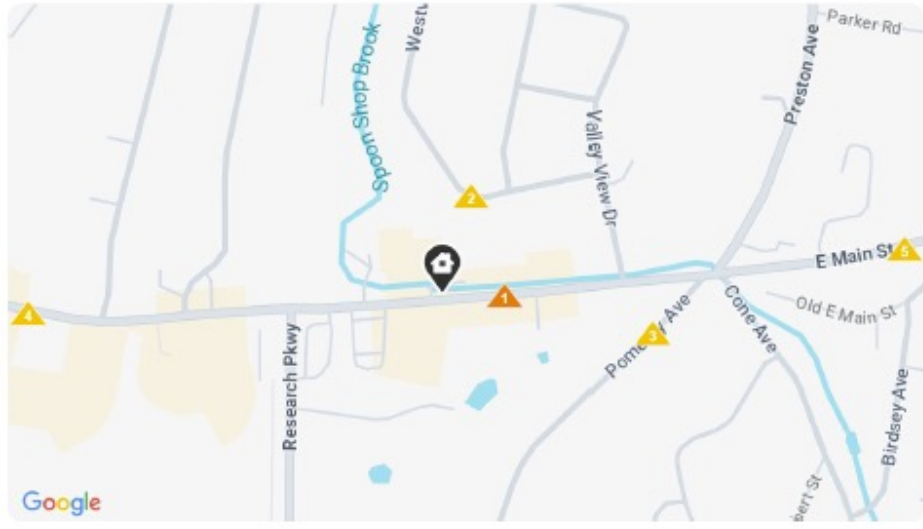


Property Report

1336 E Main St, Meriden, CT 06450



Traffic Counts



Traffic Counts within 1 mile by Proximity

<p>▲ 7,881</p> <p>East Main Street</p> <p>2025 Est. daily traffic counts</p> <p>Cross: Research Pkwy Cross Dir: W Distance: 0.03 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>▲ 457</td> <td>AADT</td> </tr> <tr> <td>2010</td> <td>▲ 11,300</td> <td>ADT</td> </tr> <tr> <td>2004</td> <td>▲ 11,500</td> <td>ADT</td> </tr> <tr> <td>1998</td> <td>▲ 11,000</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2022	▲ 457	AADT	2010	▲ 11,300	ADT	2004	▲ 11,500	ADT	1998	▲ 11,000	ADT	<p>▲ 404</p> <p>Westview Dr</p> <p>2025 Est. daily traffic counts</p> <p>Cross: Valley View Dr Cross Dir: E Distance: 0.03 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>▲ 400</td> <td>ADT</td> </tr> <tr> <td>2004</td> <td>▲ 350</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2010	▲ 400	ADT	2004	▲ 350	ADT	<p>▲ 610</p> <p>Pomeroy Ave</p> <p>2025 Est. daily traffic counts</p> <p>Cross: Prestige Dr Cross Dir: SW Distance: 0.57 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>▲ 550</td> <td>ADT</td> </tr> <tr> <td>2004</td> <td>▲ 600</td> <td>ADT</td> </tr> <tr> <td>1998</td> <td>▲ 950</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2010	▲ 550	ADT	2004	▲ 600	ADT	1998	▲ 950	ADT	<p>▲ 667</p> <p>2025 Est. daily traffic counts</p> <p>Cross: - Cross Dir: - Distance: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>▲ 665</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2022	▲ 665	AADT	<p>▲ 151</p> <p>2025 Est. daily traffic counts</p> <p>Cross: - Cross Dir: - Distance: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>▲ 150</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2022	▲ 150	AADT
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AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates

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2026 Town Profile
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Meriden, Connecticut

General

ACS, 2020-2024	Meriden	State
Current Population	60,545	3,624,508
Land Area mi ²	24	4,842
Population Density people per mi ²	2,551	748
Number of Households	24,631	1,434,007
Median Age	39	41
Median Household Income	\$71,253	\$95,781
Poverty Rate	13%	10%

Demographics

ACS, 2020-2024

Age Distribution

Age Group	Meriden	State
Under 10	7,423 (12%)	10%
10 to 19	7,157 (12%)	13%
20 to 29	7,891 (13%)	13%
30 to 39	8,628 (14%)	13%
40 to 49	6,681 (11%)	12%
50 to 59	7,325 (12%)	14%
60 to 69	8,822 (15%)	13%
70 to 79	4,451 (7%)	8%
80 and over	2,166 (4%)	5%

Race and Ethnicity

Race/Ethnicity	Meriden	State
Asian	2%	5%
Black	7%	10%
Hispanic or Latino/a	38%	18%
White	48%	62%
Other	4%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. *Other includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Meriden	State
English	68%	77%
Spanish	13%	27%

Educational Attainment

Attainment	Meriden	State
High School Diploma Only	25%	35%
Associate Degree	8%	8%
Bachelor's Degree	14%	23%
Master's Degree or Higher	8%	19%

Economy

Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	5,315	
Nursing and Residential Care Facilities		48%
2 Admin and Support and Waste Mgt	2,666	
Administrative and Support Services		90%
3 Manufacturing	1,823	
Miscellaneous Mfg		58%
4 Retail Trade	1,758	
Clothing, Accessories, Shoes, Jewelry		19%
5 Government	1,168	
Local Government		59%
Total Jobs, All Industries	18,721	

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	606	687	742	696	794

Total Active Businesses 4,393

Key Employers

Data from Municipalities, 2026

- MidState Medical Center
- Carabetta Management Co
- Hunters Ambulance
- 3M Purification Inc
- RFS Technologies

Housing

ACS, 2020-2024

Metric	Meriden	State
Median Home Value	\$241,200	\$366,900
Median Rent	\$1,294	\$1,488
Housing Units	26,585	1,541,822

Owner-Occupied

Category	Meriden	State
Owner-Occupied	60%	66%
Detached or Semi-Detached	55%	65%
Vacant	7%	7%

Schools

CT Department of Education, 2025-26

School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2023-24)
Meriden School District	PK-12	8,381	162	86%
Statewide	-	497,764	20,604	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25

School District	Math	ELA
Meriden School District	44%	48%
Statewide	46%	50%

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Meriden, Connecticut

Labor Force

CT Department of Labor, 2025

	Meriden	State
Employed	30,828	1,869,450
Unemployed	1,519	76,777

Unemployment Rate	4 5%
Self-Employment Rate*	6 10%

*ACS, 2020-2024

Fiscal Indicators

CT Office of Policy and Management, State FY 2022-23

Municipal Revenue

Total Revenue	\$235,776,000
Property Tax Revenue	\$136,674,000
per capita	\$2,274
per capita, as % of state avg.	68%
Intergovernmental Revenue	\$89,188,000
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$232,325,000
Educational	\$123,221,000
Other	\$109,104,000

Grand List

Equalized Net Grand List	\$5,745,252,093
per capita	\$95,577
per capita, as % of state avg.	48%
Commercial/Industrial Share of Net Grand List	15%
Actual Mill Rate	32.46
Equalized Mill Rate	23.65

Municipal Debt

Moody's Rating (2025)	-
S&P Rating (2025)	AA
Total Indebtedness	\$145,115,000
per capita	\$2,414
per capita, as % of state avg.	82%
as percent of expenditures	62%
Annual Debt Service	\$15,225,000
as % of expenditures	7%

Catchment Areas of 15mi, 30mi, and 60mi

Population within 45 minutes: 2,211,919

Access

ACS, 2020-2024

Mean Commute Time*	23 min	26 min
No Access to a Car	9 10%	
No Internet Access	6 7%	

Commute Mode

Public Transport	2 3%
Walking or Cycling	2 3%
Driving	77 85%
Working From Home*	9 16%

Public Transit

CT transit Service: local, Hartford metro, Express
 Other Public Bus Operations: Middletown Transit District (MAT)
 Train Service: Amtrak, Hartford Line

* 5 year estimates include Covid-19 pandemic data

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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