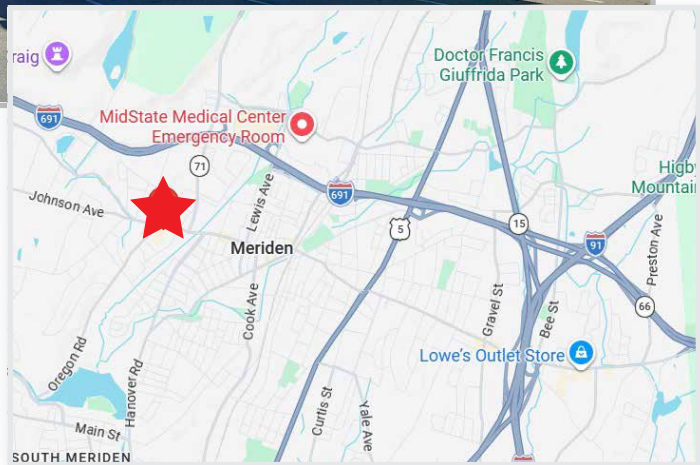


FOR LEASE - 7,200 SF +/- FREE-STANDING RETAIL BUILDING

Castle View Plaza | 500 West Main Street, Meriden, CT



COLONIAL PROPERTIES



BUILDING INFORMATION

- Lease Price:** \$16/SF NNN
- Building Size:** 7,200 SF +/-
- Occupancy:** Immediate
- Parking Spaces:** Ample on-site pkg.

HIGHLIGHTS

- Corner location on Rte. 66 w/strong traffic counts on 2 streets (20,000/cpd total)
- Excellent visibility w/prominent signage
- Flexible open layout suitable for multiple uses
- Convenient access to I-691, I-91 and Rte. 15
- Ideal for retail, fitness, medical, showroom or service based tenants

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	15,290	60,470	103,062
Households	5,932	23,579	39,373
Avg. HH Income	\$59,766	\$80,929	\$95,937

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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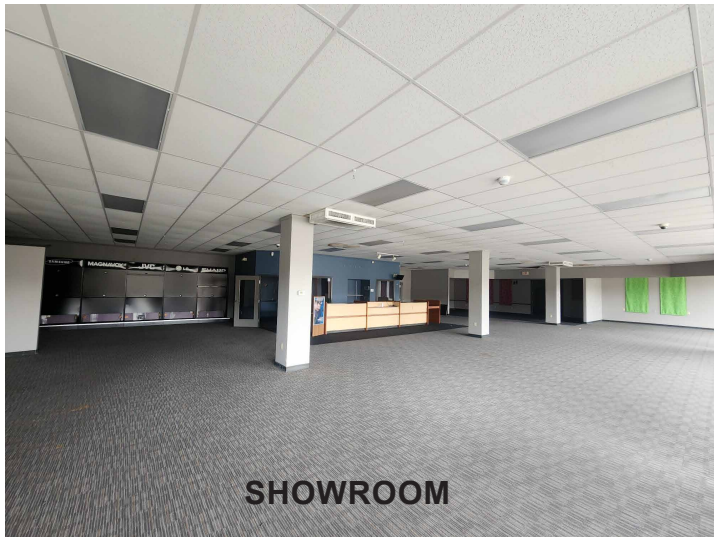


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COLONIAL PROPERTIES



SHOWROOM



WAREHOUSE/
STORAGE AREA

PROPERTY DESCRIPTION:

Exceptional leasing opportunity featuring a 7,200 SF ± freestanding retail building in a highly visible and well-traveled section of West Main Street (Route 66). This well-positioned asset offers a strong presence along one of Meriden's primary commercial corridors, making it an ideal location for businesses seeking both accessibility and exposure. Strategically located with convenient connectivity to Interstate 691, Interstate 91, and the Merritt Parkway, the site benefits from consistent vehicle traffic and ease of access for both local and regional customers.

The property features a functional and adaptable layout that can accommodate a wide range of uses, including retail, showroom, fitness, medical, or service-oriented operations. Its freestanding design allows for maximum branding potential with prominent signage and uninterrupted customer access. The surrounding area includes a mix of national retailers, established local businesses, and densely populated residential neighborhoods, providing a built-in customer base and strong co-tenancy synergy. This is a rare opportunity to secure a standalone retail presence in a proven and active trade area.



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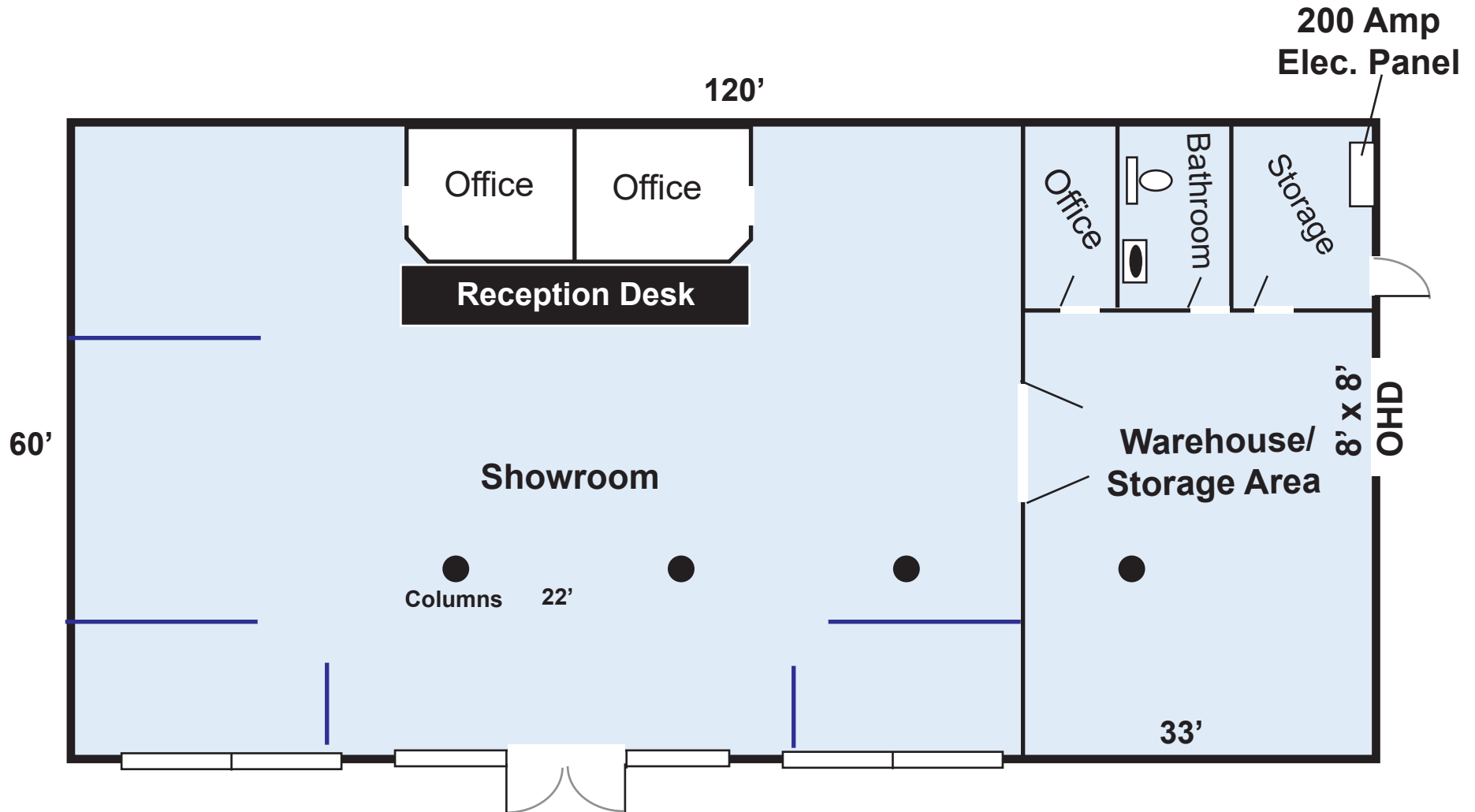
FOR LEASE - 7,200 SF +/- FREE-STANDING RETAIL BUILDING

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COLONIAL PROPERTIES

BUILDING FLOOR PLAN:



Ceiling Heights:
11.28' to Deck
9.90' to Drop