



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR SALE

RETAIL DEVELOPMENT SITE SITUATED ON 3 ACRES

\$1,550,000

577 South Broad Street
Meriden, CT 06450

AVAILABLE SPACE
20,445 SF

FEATURES

- Ideal for Restaurant Retail Business
- Situated on 3 Acres
- Parking: 175 Spaces
- Traffic Count: 16,800 VPD



OFFICE

James McCall
203 376 9650
james.mccall@cbcncrt.com

CBCWORLDWIDE.COM

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
NRT
7 Kenosia Ave Ste 3, Danbury, CT 06810
203.744.7025



SALE

RETAIL DEVELOPMENT SITE SITUATED ON 3 ACRES

577 South Broad Street, Meriden, CT 06450



OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	3.0 Acres
Year Built:	1920
Building Size:	20,445 SF
Zoning:	C-3
Price / SF:	\$75.81

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for Sale 577 South Broad Street in Meriden, Connecticut. Situated on 3 acres in a C-3 zone, this exceptional 20,445 SF retail building is currently used as a banquet hall. The high visibility location and a traffic count of 16,800 VPD offer an exciting opportunity for redevelopment.

PROPERTY HIGHLIGHTS

- Ideal for Restaurant Retail Business
- Situated on 3 Acres
- Parking: 175 Spaces
- Traffic Count: 16,800 VPD

CBCWORLDWIDE.COM

James McCall
203 376 9650
james.mccall@cbcprt.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



SALE

RETAIL DEVELOPMENT SITE SITUATED ON 3 ACRES

577 South Broad Street, Meriden, CT 06450



CBCWORLDWIDE.COM

James McCall
203 376 9650
james.mccall@cbcncrt.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



SALE

RETAIL DEVELOPMENT SITE SITUATED ON 3 ACRES

577 South Broad Street, Meriden, CT 06450



CBCWORLDWIDE.COM

James McCall
203 376 9650
james.mccall@cbcncrt.com



**COLDWELL
BANKER
COMMERCIAL**

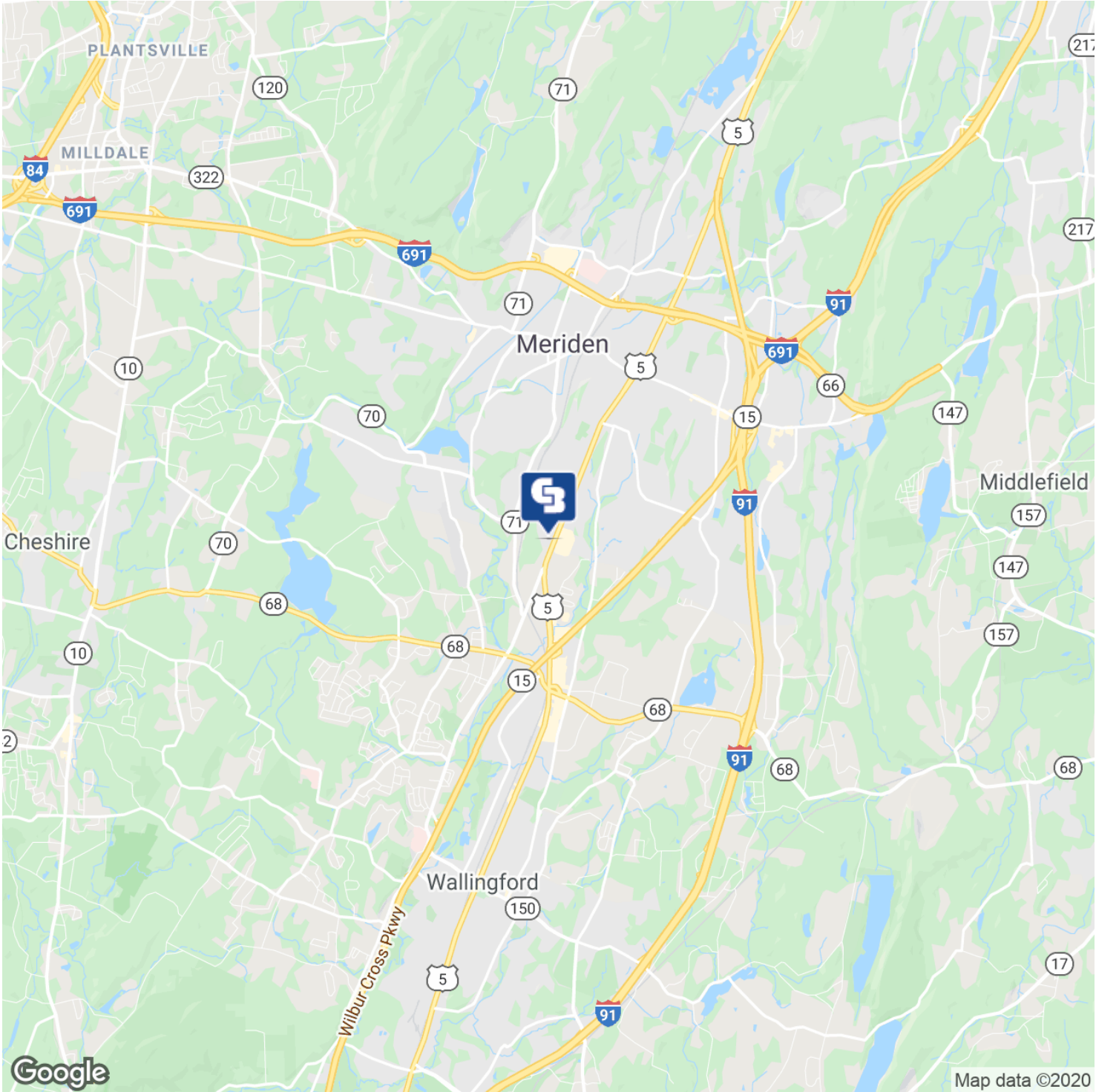
NRT



RETAIL DEVELOPMENT SITE SITUATED ON 3 ACRES

577 South Broad Street, Meriden, CT 06450

SALE



CBCWORLDWIDE.COM

James McCall
203 376 9650
james.mccall@cbcrrt.com



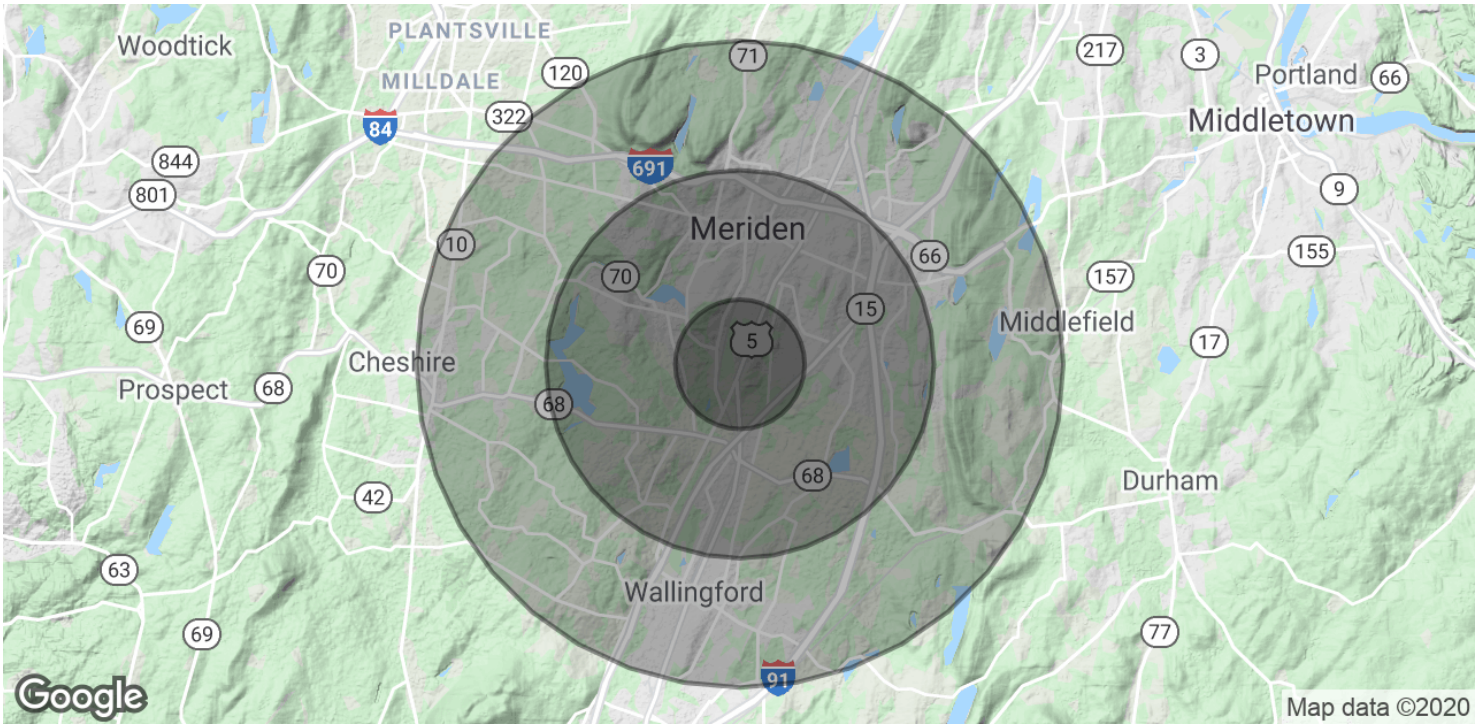
**COLDWELL
BANKER
COMMERCIAL**

NRT



RETAIL DEVELOPMENT SITE SITUATED ON 3 ACRES

577 South Broad Street, Meriden, CT 06450



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,438	68,823	134,137
Average age	40.7	38.0	39.6
Average age (Male)	38.8	37.3	38.6
Average age (Female)	42.5	38.4	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,974	26,862	52,163
# of persons per HH	2.5	2.6	2.6
Average HH income	\$74,972	\$68,756	\$76,328
Average house value	\$226,206	\$247,065	\$265,076

CBCWORLDWIDE.COM

James McCall
203 376 9650
james.mccall@cbcprt.com



COLDWELL
BANKER
COMMERCIAL

NRT