

453 West Main Street, Meriden - FOR LEASE

1.75 Acre Development Site



FOR LEASE
\$120,000/year
NNN Land
Lease

12,700 VPD
See Page 2 for
Proposed Plan

- ⇒ Heavily trafficked corner of a light
- ⇒ Abutting new Taco Bell and across the street from Walgreens
- ⇒ Proposed plan showing 11,730 SF with 2,000 SF endcap with drive-thru - See Page 2
- ⇒ City Water, Gas, & Sewer
- ⇒ Frontage: 170 Ft. on W Main & 440 Ft. on Vine Street
- ⇒ Zone: C-2

Demographics	1 MILE	3 MILES	5 MILES
Total Population	15,290	60,470	103,062
Total Households	5,932	23,579	39,373
Average Household Income	\$59,766	\$80,929	\$95,937

LYMAN

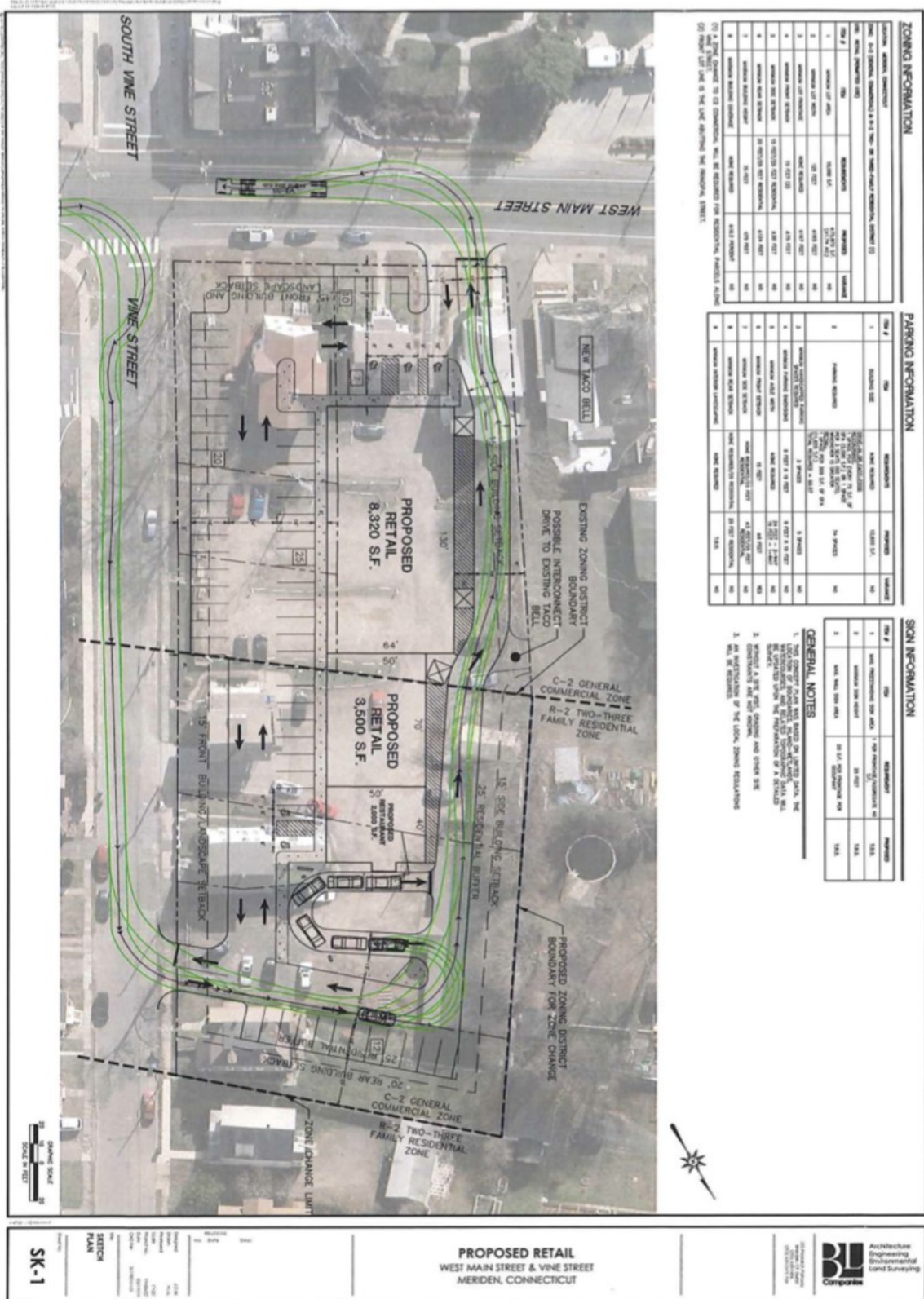
REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

SAM LYMAN

Main Office:
 1160 Boston Post Rd.
 Westbrook, CT 06498
 Mailing Address:
 73 Second Ave.
 Westbrook, CT 06498
 860-887-5000 x15 Office
 860-876-0359 Cell
saml@lymanre.com

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CONTACT FOR FULL SCALE PDF RENDERING



ZONING INFORMATION

ZONING DISTRICT	PERMITTED USES	PROPOSED USE	COMMENTS
C-2 GENERAL COMMERCIAL ZONE	OFFICE BUILDING, STORE, RESTAURANT, BAR, BOTTLE SHOP, GROCERY STORE, SERVICE STATION, CAR WASH, DRIVE-UP WINDOW, DRIVE-IN BANK, DRIVE-IN RESTAURANT, DRIVE-IN THEATER, DRIVE-IN MOTEL, DRIVE-IN SERVICE, DRIVE-IN STORAGE, DRIVE-IN RESTAURANT, DRIVE-IN SERVICE, DRIVE-IN STORAGE, DRIVE-IN RESTAURANT, DRIVE-IN SERVICE, DRIVE-IN STORAGE	PROPOSED RETAIL	COMPLIES WITH ZONING REGULATIONS
R-2 TWO-THREE FAMILY RESIDENTIAL ZONE	SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING, THREE-FAMILY DWELLING	PROPOSED RETAIL	NOT PERMITTED

PARKING INFORMATION

PARKING #	TYPE	NUMBER	REMARKS	STATUS	NOTES
1	STREET SIDE	10	EXISTING	10	
2	REAR DRIVEWAY	10	EXISTING	10	
3	LANDSCAPED DRIVEWAY	10	NEW	10	
4	LANDSCAPED DRIVEWAY	10	NEW	10	
5	LANDSCAPED DRIVEWAY	10	NEW	10	
6	LANDSCAPED DRIVEWAY	10	NEW	10	
7	LANDSCAPED DRIVEWAY	10	NEW	10	
8	LANDSCAPED DRIVEWAY	10	NEW	10	
9	LANDSCAPED DRIVEWAY	10	NEW	10	
10	LANDSCAPED DRIVEWAY	10	NEW	10	
11	LANDSCAPED DRIVEWAY	10	NEW	10	
12	LANDSCAPED DRIVEWAY	10	NEW	10	
13	LANDSCAPED DRIVEWAY	10	NEW	10	
14	LANDSCAPED DRIVEWAY	10	NEW	10	
15	LANDSCAPED DRIVEWAY	10	NEW	10	
16	LANDSCAPED DRIVEWAY	10	NEW	10	
17	LANDSCAPED DRIVEWAY	10	NEW	10	
18	LANDSCAPED DRIVEWAY	10	NEW	10	
19	LANDSCAPED DRIVEWAY	10	NEW	10	
20	LANDSCAPED DRIVEWAY	10	NEW	10	

- GENERAL NOTES**
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.