

LEASE

THE JEFFERSON BUILDING

1 West Main Street Meriden, CT 06451



PROPERTY DESCRIPTION

The Jefferson puts you at the center of downtown Meriden with two street-level spaces (1,750 SF and 5,250 SF, combinable) built for tenants who need more than just four walls. Drive-thru window, 16-ft ceilings, 1,000-amp power, and heavy-duty floors in a renovated building with real parking, transit access, and 100,000+ people within 5 miles.

PROPERTY HIGHLIGHTS

- 1,750 SF and 5,250 SF, combinable
- Drive-thru window, 16-ft ceilings, 1,000-amp power
- Heavy-duty floors, ideal for medical use
- Steps from train and bus, ample parking
- Prime downtown Meriden location, high foot traffic

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	2
Available SF:	1,750 - 7,000 SF
Lot Size:	0.79 Acres
Building Size:	316,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	8,706	18,106	39,658
Total Population	20,536	43,658	101,337
Average HH Income	\$59,407	\$78,012	\$115,602

James McCall
(203) 376-9650



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LEASE

1 WEST MAIN STREET

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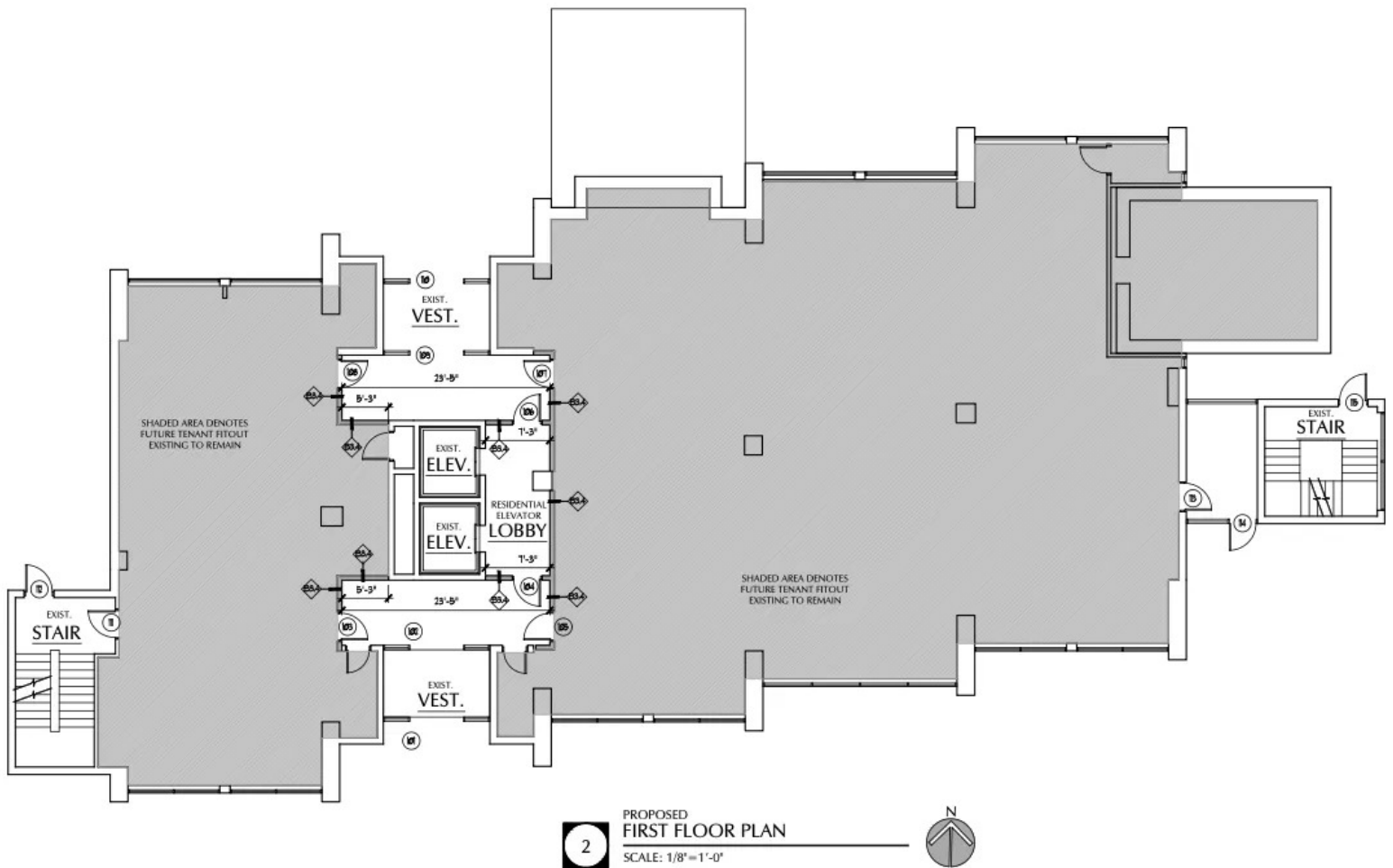
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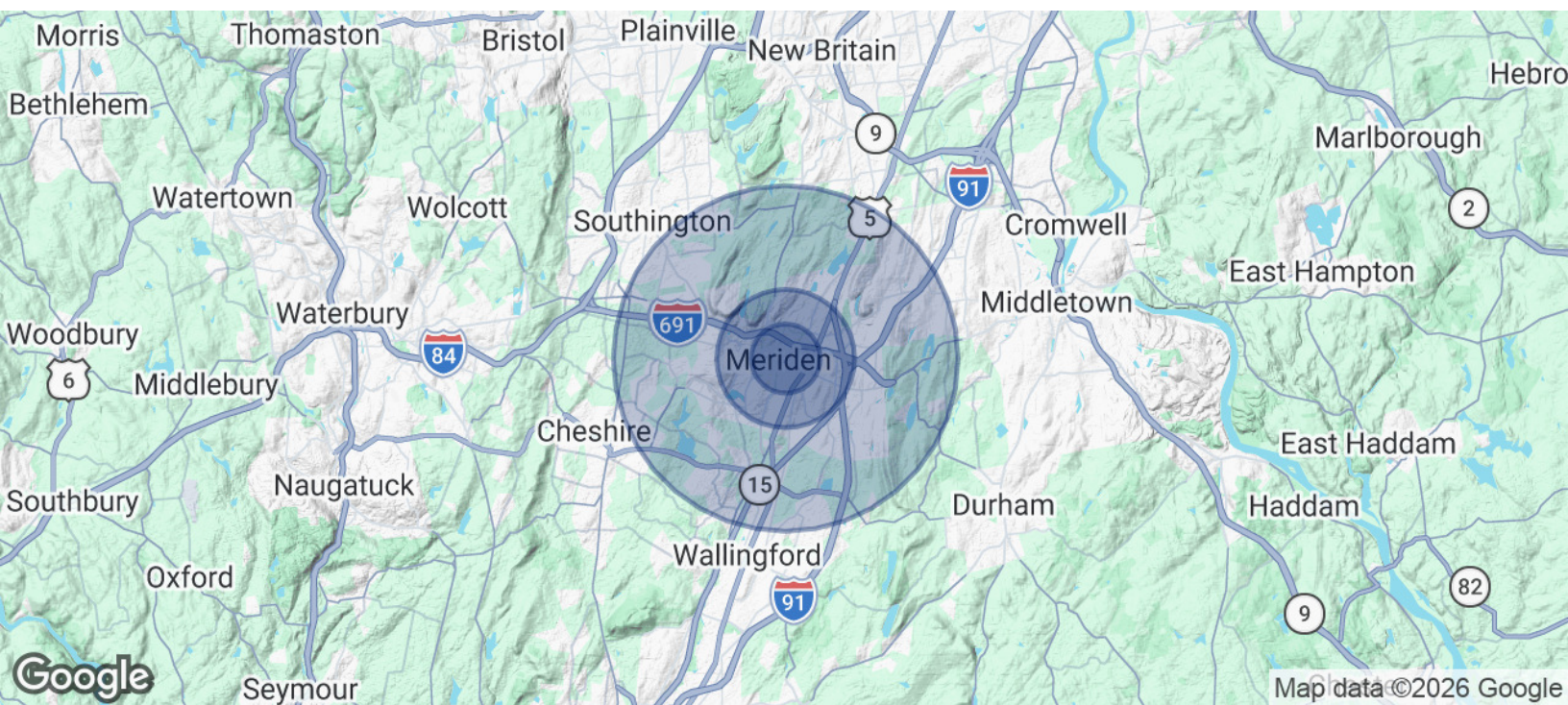
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POPULATION

	1 MILE	2 MILES	5 MILES
Total Population	20,536	43,658	101,337
Average Age	35.6	38.1	41.4
Average Age (Male)	32.1	34.9	39.5
Average Age (Female)	38.4	42	44

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	5 MILES
Total Households	8,706	18,106	39,658
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$59,407	\$78,012	\$115,602
Average House Value	\$187,738	\$213,400	\$308,171

2023 American Community Survey (ACS)

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