

NEW TO MARKET

1636 Meriden-Waterbury Tpk. (Route 322), Southington, CT



PROPERTY OVERVIEW | NOW LEASING (CAN BE MADE FOR SALE)

ADDRESS	1636 Meriden-Waterbury Turnpike, (Route 322) Southington, CT 06467	
DETAILS	FEATURES	
1ST FL RESTAURANT	5,739 SF	<ul style="list-style-type: none"> • Excellent location with fantastic visibility at the intersection of Route 322 & Clark Street. • Large parking lot with two entrances allowing easy access to Route 322 and Clark Street. • High traffic retail corridor with over 17,500 VPD. • The property is within close proximity to I-84 & I-691.
2ND FL APARTMENTS	2,100 SF (2 units)	
TOTAL BUILDING SIZE	7,839 SF	
LOT SIZE	1.06 acres	
TAXES	\$15,277.67 (annually)	
PARKING	96 on-site spaces	
USES	Ideal medical, restaurant, or gas station convenience	

ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

New England Retail Properties Inc.
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1636 MERIDEN-WATERBURY TPK. | SOUTHLINGTON, CT



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EXCLUSIVE BROKER

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DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	96,082	488,743	862,232
TOTAL # OF HOUSEHOLDS	37,023	194,844	346,100
AVG. HOUSEHOLD INCOME	\$116,737	\$92,424	\$101,650
TRAFFIC COUNTS			
MERIDEN-WATERBURY TPK.	17,682 VPD	CLARK STREET	2,679 VPD
INTERSTATE-84 (EASTBOUND)	73,877 VPD	INTERSTATE-691 (EASTBOUND)	35,869 VPD
INTERSTATE-84 (WESTBOUND)	35,085 VPD	INTERSTATE-691 (WESTBOUND)	50,274 VPD

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