

FOR LEASE > RETAIL SPACE

# Lincoln Plaza

311 WEST MAIN STREET, MERIDEN, CT 06451



## Lincoln Plaza > Retail Space

Colliers International is pleased to present 311 West Main Street, a 70,300 square foot neighborhood center with 15,000 square feet available for lease. This property is situated on 7 acres with a 5.14/1000 parking ratio.

### DIRECTIONS

From Hartford, take I-91 South to Exit 18 onto I-691 West. Take Exit 6 and turn right onto Lewis Avenue. Turn right onto West Main Street. The property is on the right.

## Building Amenities

- > 70,300 SF neighborhood center
- > 15,000 SF total for lease
- > Space 1 is 3,700 SF
- > Space 2 is 5,000 SF
- > Space 3 is 6,300 SF
- > Built in 1966; Renovated 1999
- > 270 parking spaces (5.14/1000)
- > West Main Street frontage
- > Traffic count: 15,140 VPD
- > 7 acres
- > Signage
- > Lease Rate: \$9.00-\$14.00/SF NNN

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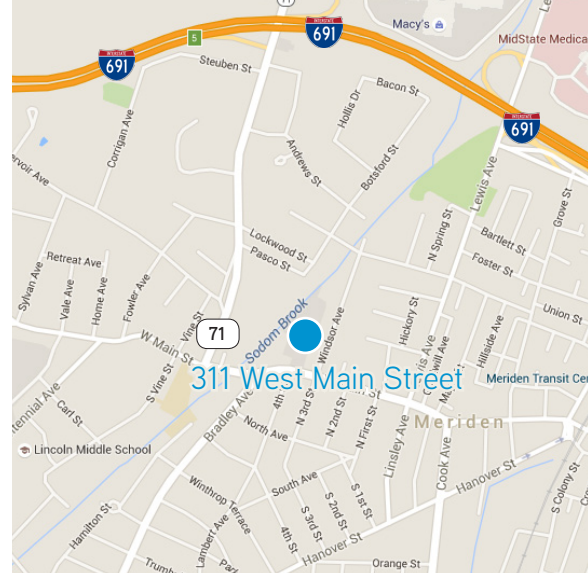
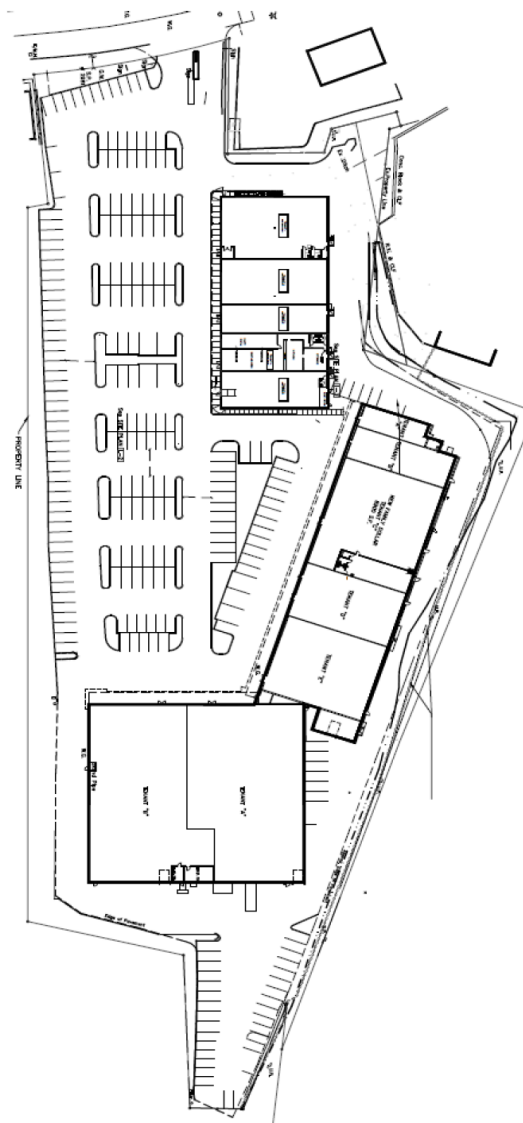
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## Lincoln Plaza > Demographics

	Pop.	HH	Avg HH \$
1 Mile	62,952	24,637	\$70,550
3 Miles	104,825	40,002	\$84,973
5 Miles	403,171	157,714	\$84,578

TRAFFIC COUNT: West Main Street & 4th Street 15,140 VPD

## Mallory Brook Plaza > Availabilities



## Contact Us

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