

# WATERBURY SHOPPING CENTER

835 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 1,178SF - 34,500SF

## AREA TENANTS



## PROPERTY INFORMATION

- One Connecticut's most densely populated areas
- Excellent visibility, pylon signage, and signalized entrance
- Close proximity to I-84 & Route 8
- Abundant parking
- Traffic Counts:  
Wilcott Street - 20,641 VPD

## AVAILABLE SPACE

- Space 03: 1,178 SF
- Space 08: 17,938 SF
- Space 13: 34,500 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,228	102,204	158,504
MEDIAN HH INC	\$47,064	\$60,468	\$72,502
AVERAGE HH INC	\$57,488	\$79,451	\$95,452



[www.CharterRealty.com](http://www.CharterRealty.com)

**FOR MORE INFORMATION CONTACT:**

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# WATERBURY RETAIL

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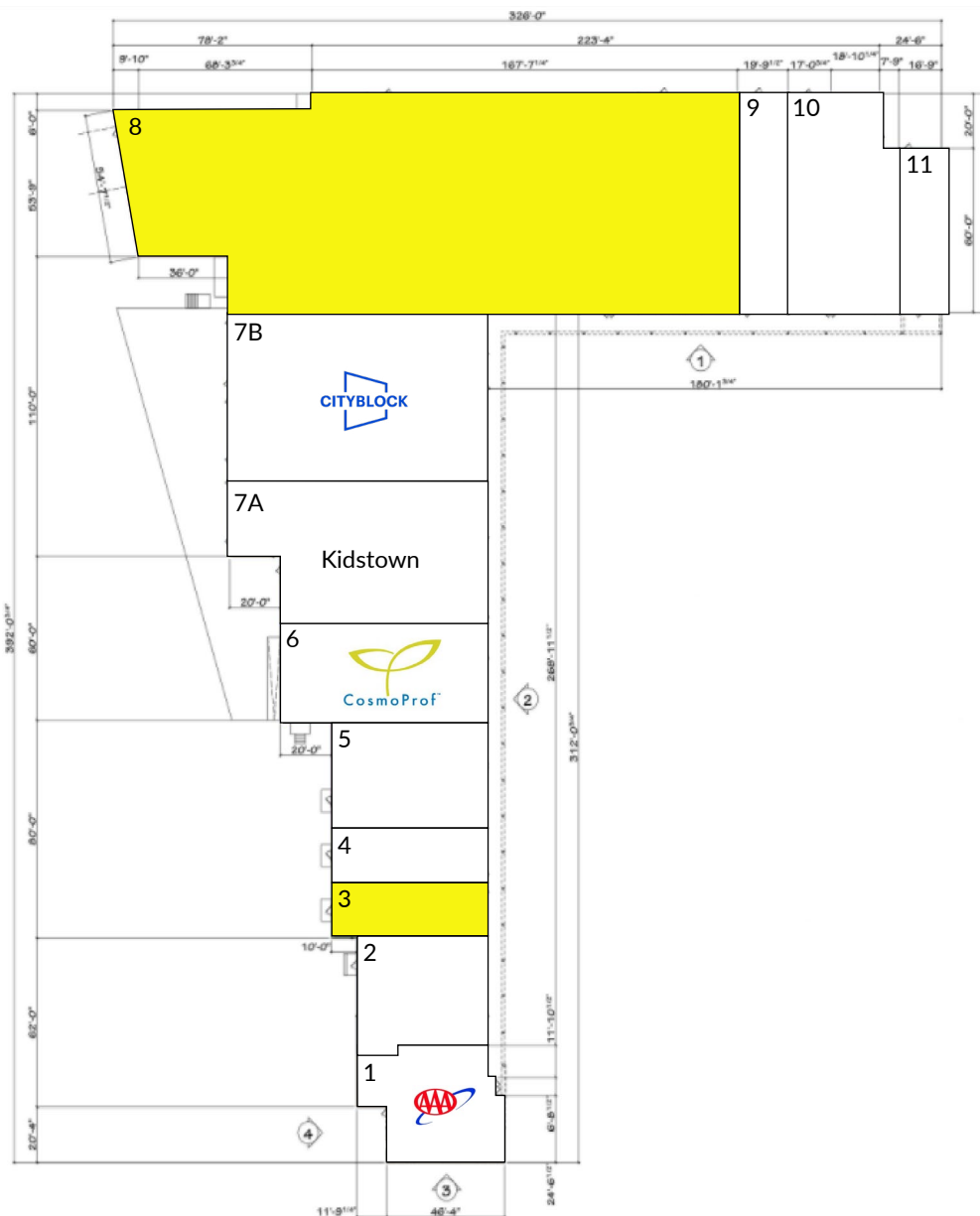
## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	AAA	2,077
02	Clam Diggers	2,059
03	Available	1,178
04	Shape Up Smoothies	1,192
05	Reliable Dental	2,428
06	Cosmoprof	2,803
07A	Kidstown	5,309
07B	Cityblock	5,700
08	Available	17,938
09	Franco-American Social Club	1,583
10	ConnecticutCare	3,344
11	Beltone	1,000
12	US Furniture	28,500
13	Available	34,500
14	Porter and Chester Institute	62,000
15	TD Bank	2,500
16	McDonalds	4,000
17	Jersey Mike's	2,146

Available

Lease Out

Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **15,228**

Households: **6,075**

Daytime Population: **9,787**

Median Age: **34.2**



Average Household Income: **\$57,488**

Median Household Income: **\$47,064**

### 3 MILE RADIUS:



Total Population: **102,204**

Households: **39,977**

Daytime Population: **74,325**

Median Age: **35.7**



Average Household Income: **\$79,451**

Median Household Income: **\$60,468**

### 5 MILE RADIUS:



Total Population: **158,504**

Households: **62,004**

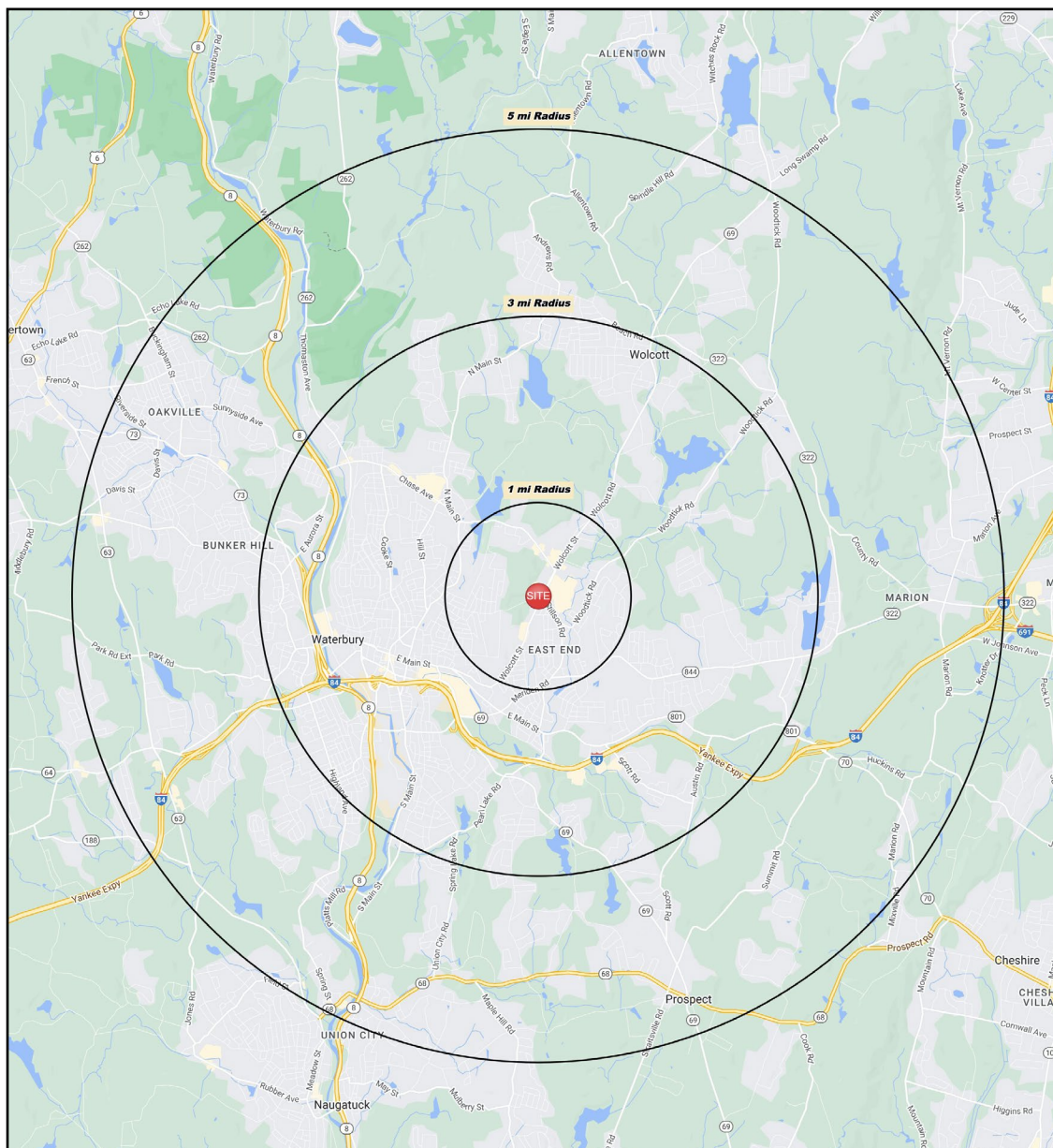
Daytime Population: **111,398**

Median Age: **37.4**



Average Household Income: **\$95,452**

Median Household Income: **\$72,502**



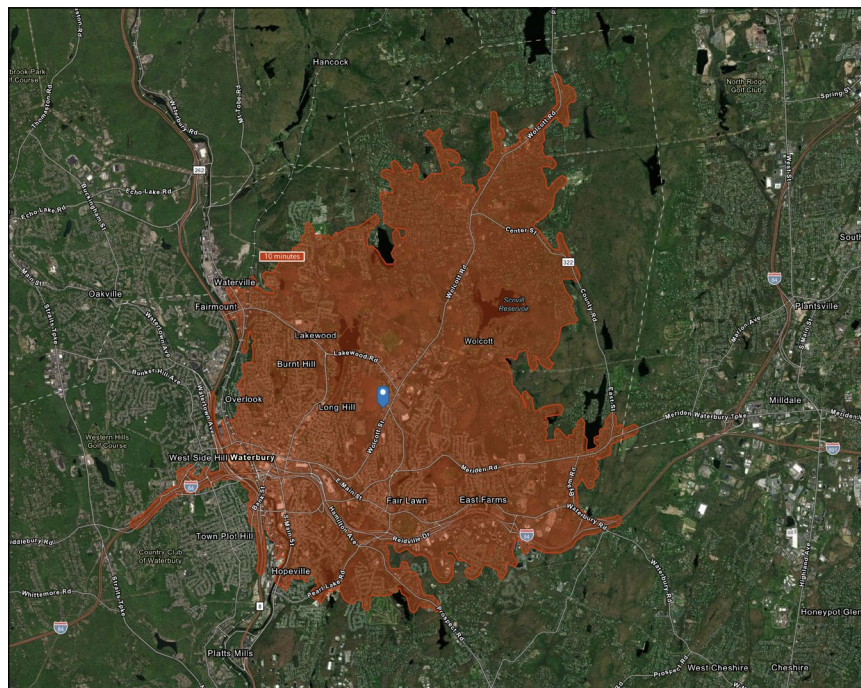
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10 MINUTE DRIVE TIME



## KEY FACTS

86,526

Population

37.1

Median Age

\$47,585

Median Household Income

81,314

Daytime Population

## TAPESTRY SEGMENTS

### Front Porches

11,178 Households

**Socioeconomic Traits**  
Composed of a blue-collar workforce with a strong labor force participation rate.

### Household Types

Young families w/ children, single parent families, singles living alone.

### Typical Housing

Single Family; Multi-units

### Fresh Ambitions

7,934 Households

**Socioeconomic Traits**  
Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

### Household Types

More single-parent than married-couple families.

### Typical Housing

Multi-unit Rentals; Single Family

### Parks & Rec

3,243 Households

**Socioeconomic Traits**  
More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

### Household Types

Married couples, approaching retirement age.

### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$550,782,214

## EDUCATION

Bachelor's Degree or Higher



20%

## OWNER OCCUPIED HOME VALUE

Average



\$249,045

## ANNUAL HOUSEHOLD SPENDING

\$2,553

Eating Out

\$1,563

Apparel & Services

\$4,810

Groceries

\$184

Computer & Hardware

\$4,675

Health Care



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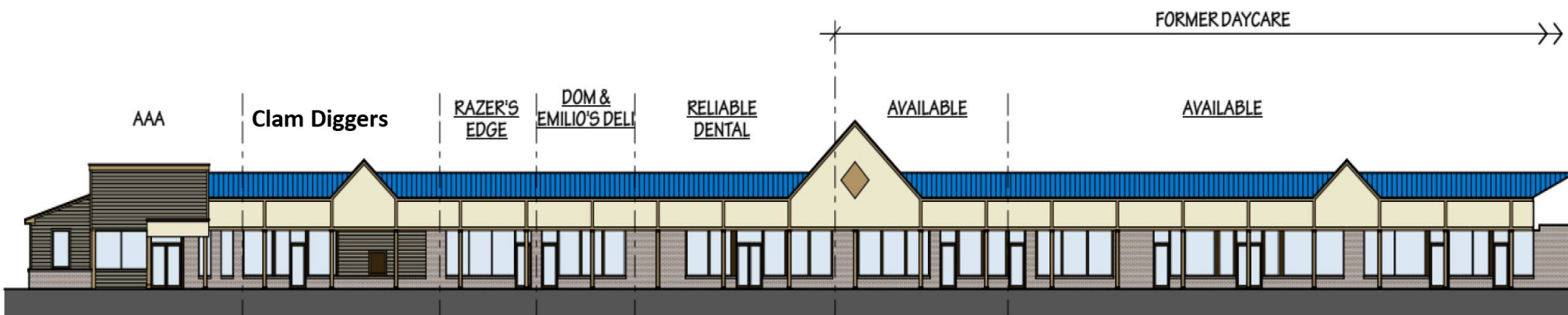
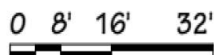
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**1** ELEVATION  
SCALE: 1/16" = 1'-0"



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