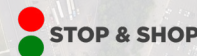


400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

TWO PAD SITES AVAILABLE - APPROX 1-2 ACRES & 1.2 +/- ACRES

AREA TENANTS



PROPERTY INFORMATION

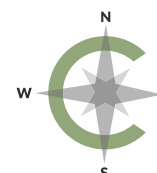
- Ground lease or build to suit
- Great Retail, Medical & Commercial location
- Located at exit 25A Interstate 84 with full east/west interchange access
- Interstate 84 visibility
- Local ownership/management

SPACE DETAILS

- Available pad sites approx 1 - 2 acres
 - Pad 1: Approx 1 - 2 acres
 - Pad 2: 1.2 +/- acres

AREA DEMOGRAPHICS

| 2024 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|-----------|
| POPULATION | 7,578 | 52,739 | 157,469 |
| MEDIAN HH INC | \$75,541 | \$79,694 | \$81,507 |
| AVERAGE HH INC | \$82,369 | \$94,565 | \$102,270 |



**CHARTER
REALTY**

www.CharterRealty.com

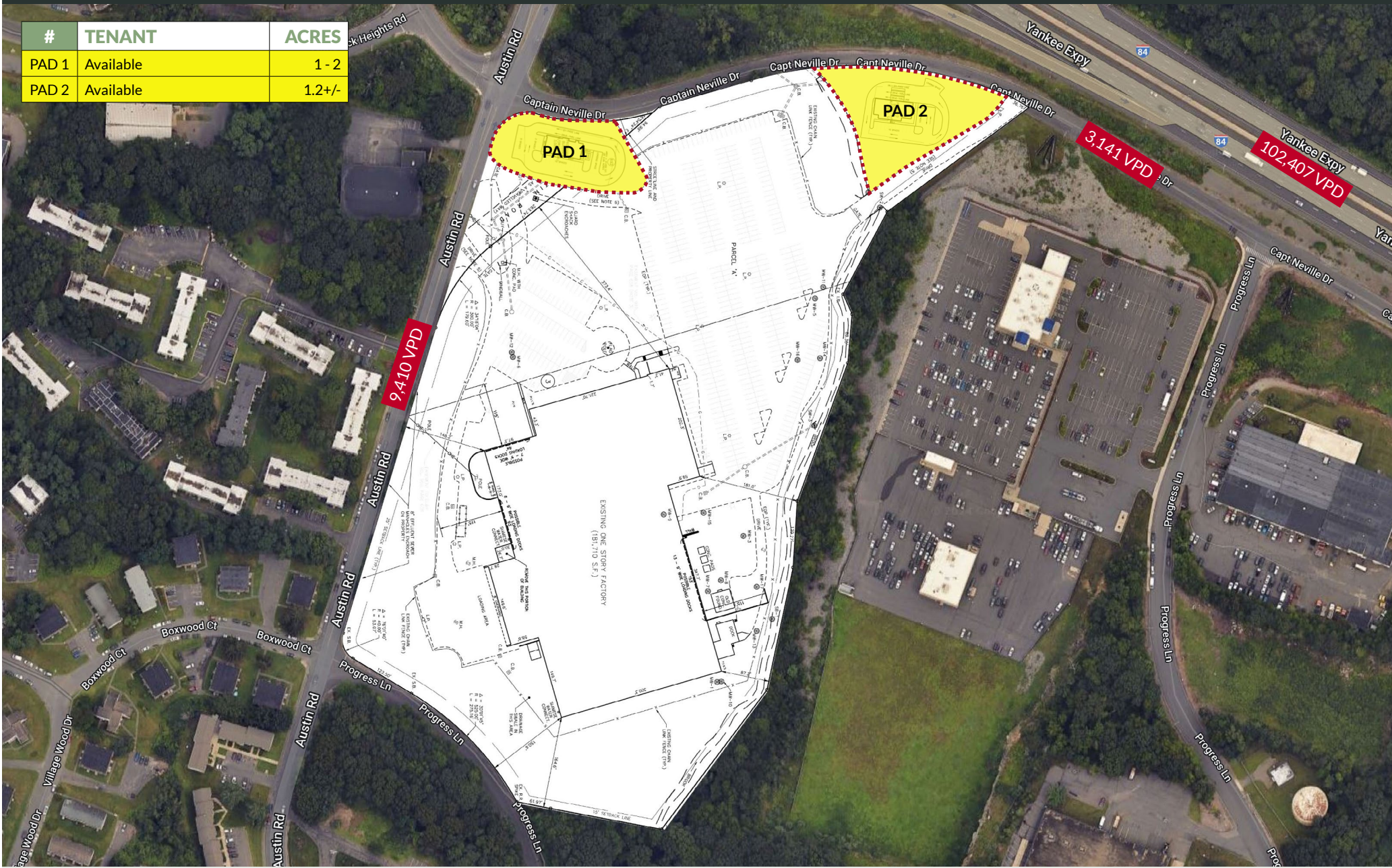
FOR MORE INFORMATION CONTACT:

ROB ORIS | 203.641.7579 | Rob@CharterRealty.com

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

| # | TENANT | ACRES |
|-------|-----------|--------|
| PAD 1 | Available | 1 - 2 |
| PAD 2 | Available | 1.2+/- |



CHARTER REALTY

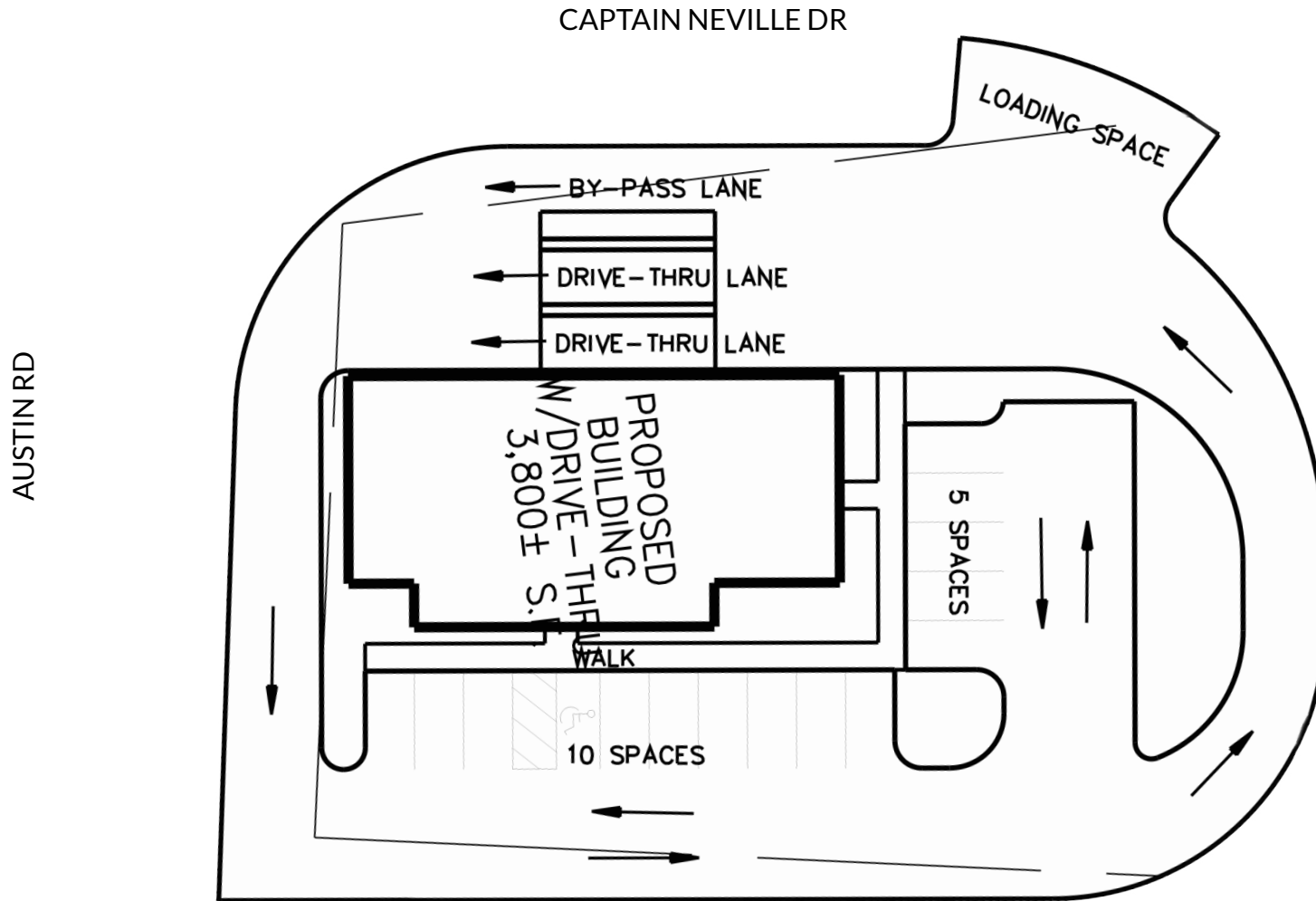
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

PAD 1

FOR ILLUSTRATIVE PURPOSES ONLY



CHARTER REALTY

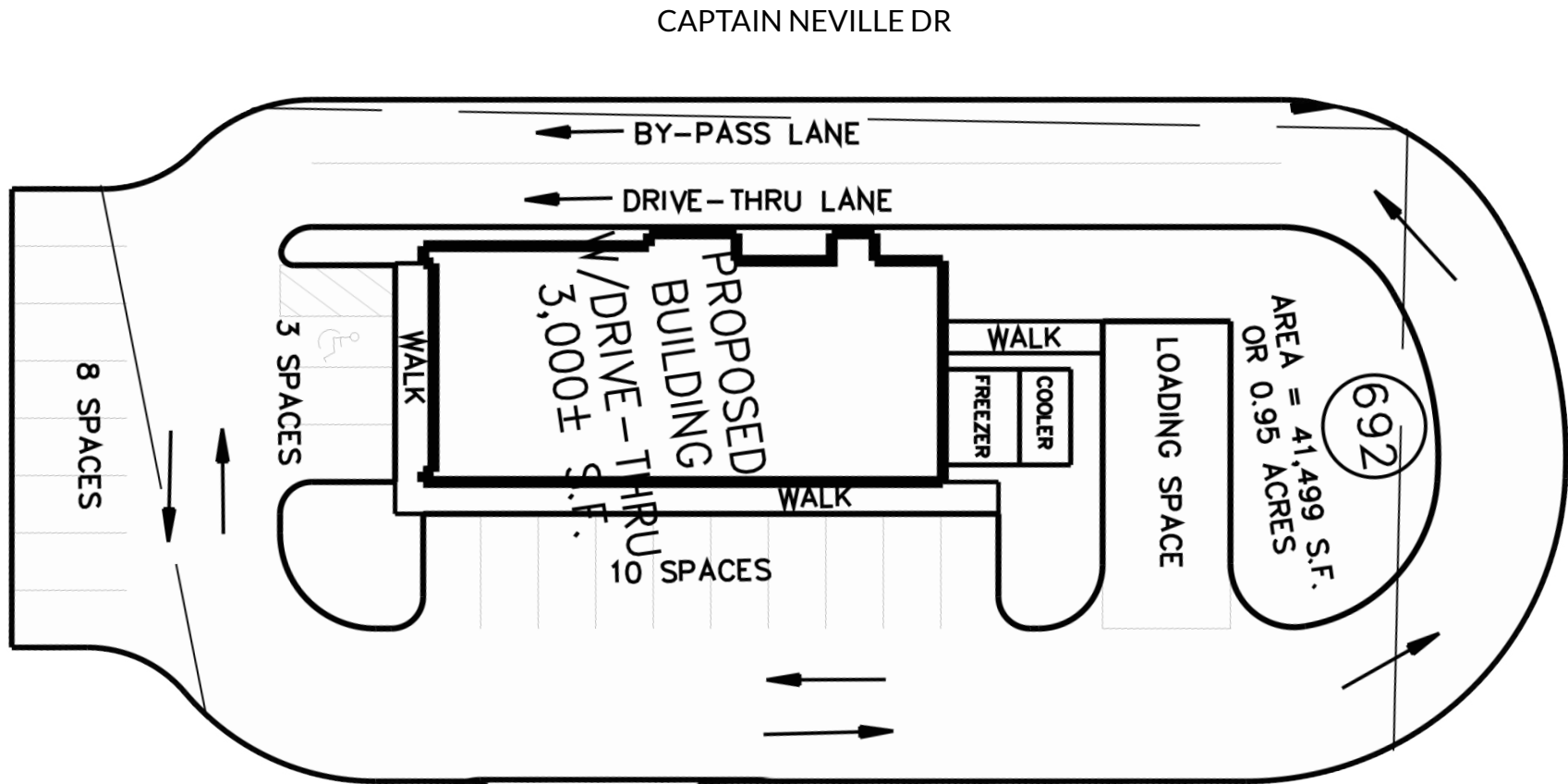
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

PAD 2

FOR ILLUSTRATIVE PURPOSES ONLY



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,578**

Households: **3,288**

Daytime Population: **5,824**

Median Age: **40.0**



Average Household Income: **\$82,369**

Median Household Income: **\$75,541**

3 MILE RADIUS:



Total Population: **52,739**

Households: **21,051**

Daytime Population: **33,955**

Median Age: **38.4**



Average Household Income: **\$94,565**

Median Household Income: **\$79,694**

5 MILE RADIUS:



Total Population: **157,469**

Households: **61,675**

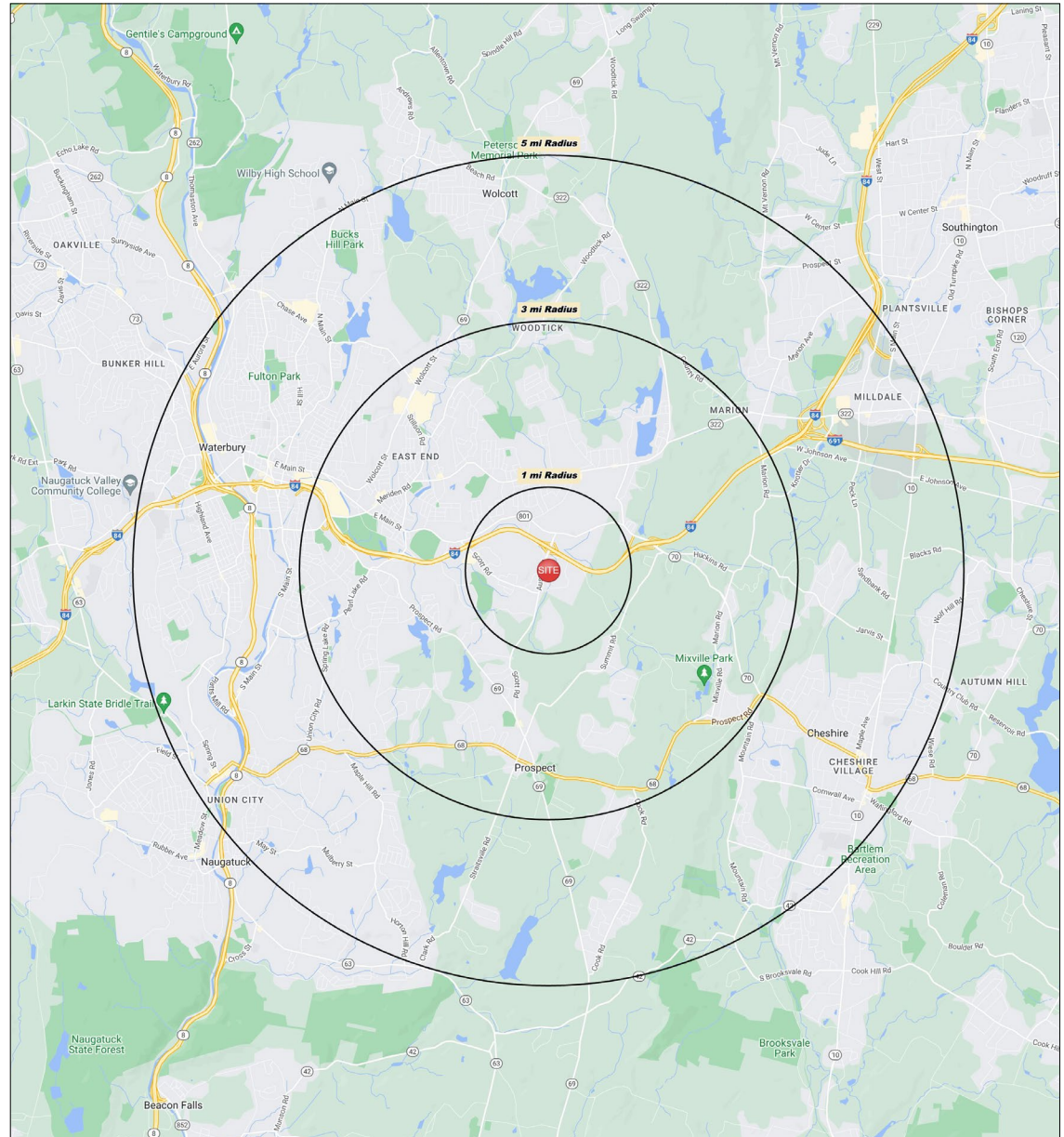
Daytime Population: **117,330**

Median Age: **39.1**



Average Household Income: **\$102,270**

Median Household Income: **\$81,507**



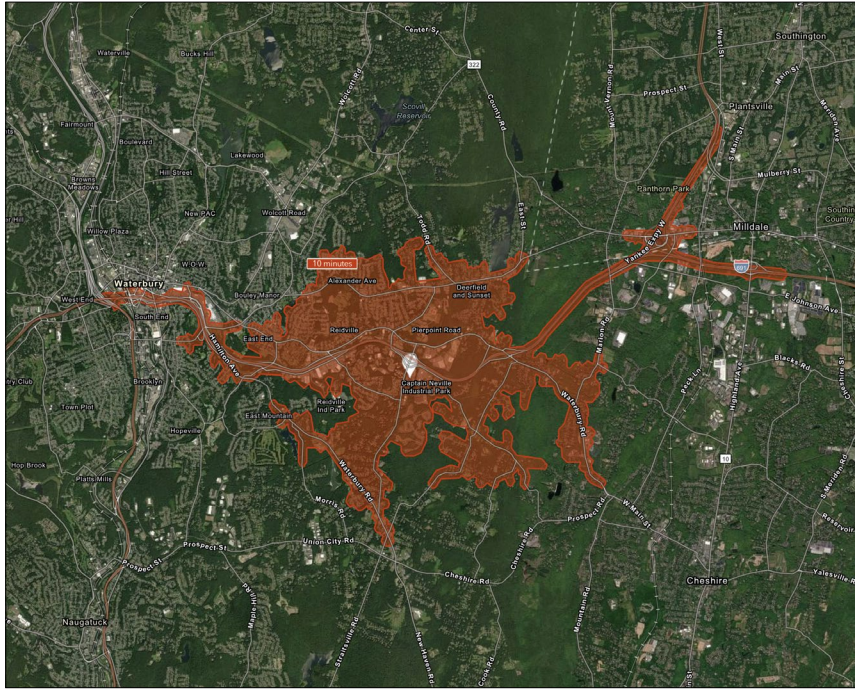
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

10 MINUTE DRIVE TIME



KEY FACTS

20,751

Population

\$61,702

Median Household Income

38.7

Median Age

17,612

Daytime Population

TAPESTRY SEGMENTS

Front Porches

4,165 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

Metro Fusion

1,339 households

Socioeconomic Traits
Many residents do not speak English fluently and have moved into their homes recently. They work hard to advance in their professions, including working weekends.

Household Types

Single-parent and single person households make up over half of all households.

Typical Housing

Multi-unit Rentals; Single Family

Parks & Rec

607 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



\$357,483,767

EDUCATION

Bachelor's Degree or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$257,187

ANNUAL HOUSEHOLD SPENDING

\$2,966

Eating Out

\$1,775

Apparel & Services

\$5,497

Groceries

\$213

Computer & Hardware

\$5,605

Health Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

★ SITE

TJ-maxx petco
Michaels ULTA
BARNES & NOBLE five BELOW
McDonald's Buffalo Wild Wings chji's

STOP & SHOP PETSMART Walmart STOP & SHOP
TACO BELL MATTRESS FIRM GameStop 9 goodwill BOB'S STORES
BIG LOTS! CITITRENDS planet fitness Party City OLIE'S Bargain Outlet
HARBOR FREIGHT TOOLS DOLLAR TREE Rainbow verizon JOB LOT
ConnectiCare PORTER AND CHESTER INSTITUTE US Furniture AAA

ALDI CVS BJS STOP & SHOP
TACO BELL McDonald's FIVE GUYS BURGER KING

Brass Mill Center Shopping Mall
Burlington JCPenney
ASHLEY Famous Footwear
IHOP GameStop
LENS CRAFTERS

102,407 VPD



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

PAD SITE 1



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

PAD SITE 2



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.