

WATERBURY RETAIL/PAD SITE

1012 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 6,665 SF

AREA TENANTS



PROPERTY INFORMATION

- Located in the heart of Waterbury's primary retail corridor
- Potential retail opportunity with 7 garage bay doors or pad site
- Excellent street frontage and visibility on Wolcott Street with pylon signage
- Convenient access to and from I-84 & Route 8 thoroughfare
- New tenants on Wolcott Street include: TJ Maxx, PetSmart, and Stop & Shop
- Traffic Counts:
Wolcott Street - 20,641 VPD

AVAILABLE SPACE

- Available 6,665 sf

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,239	99,522	156,809
MEDIAN HH INC	\$49,298	\$60,174	\$72,111
AVERAGE HH INC	\$58,583	\$79,282	\$95,174



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

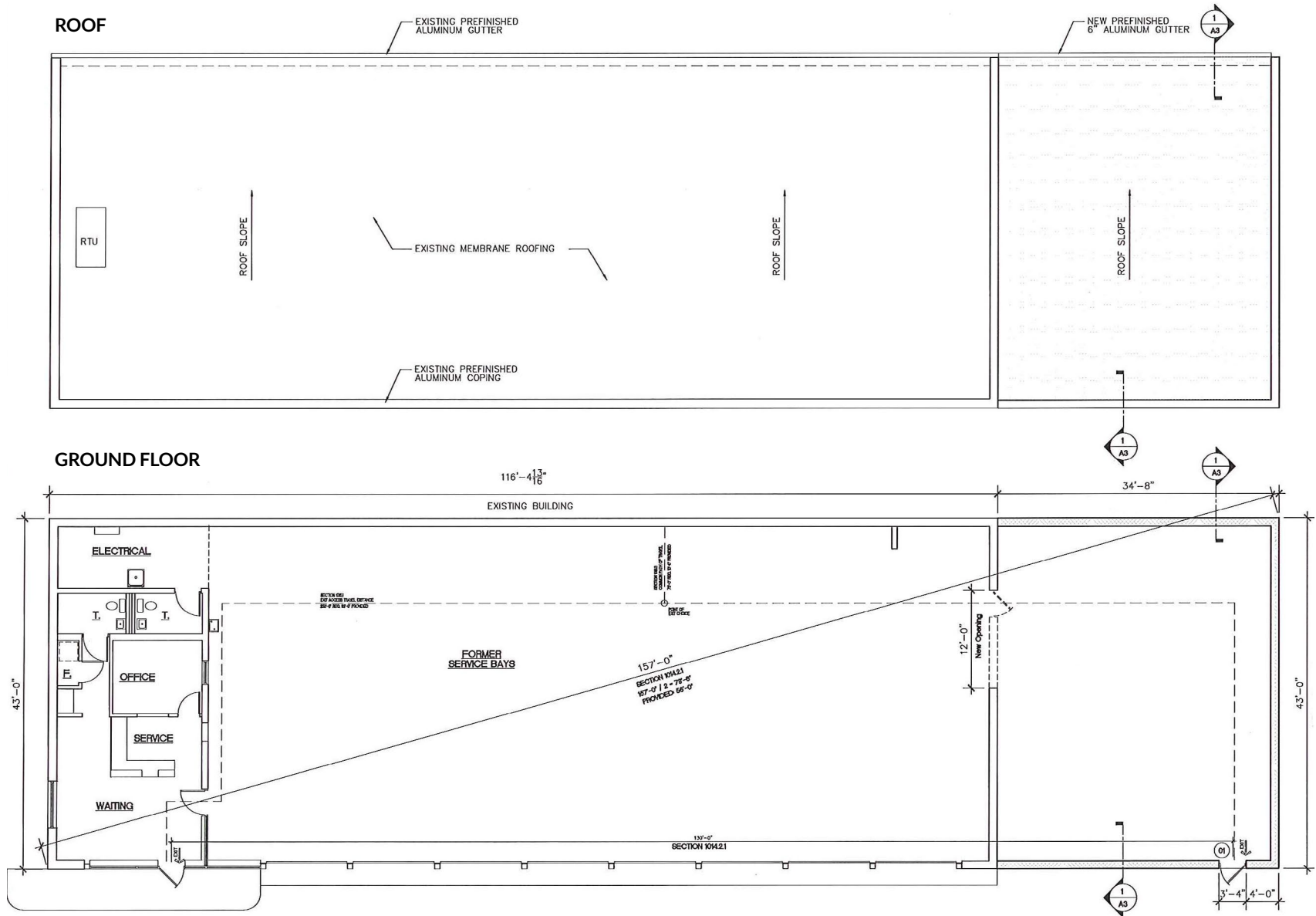
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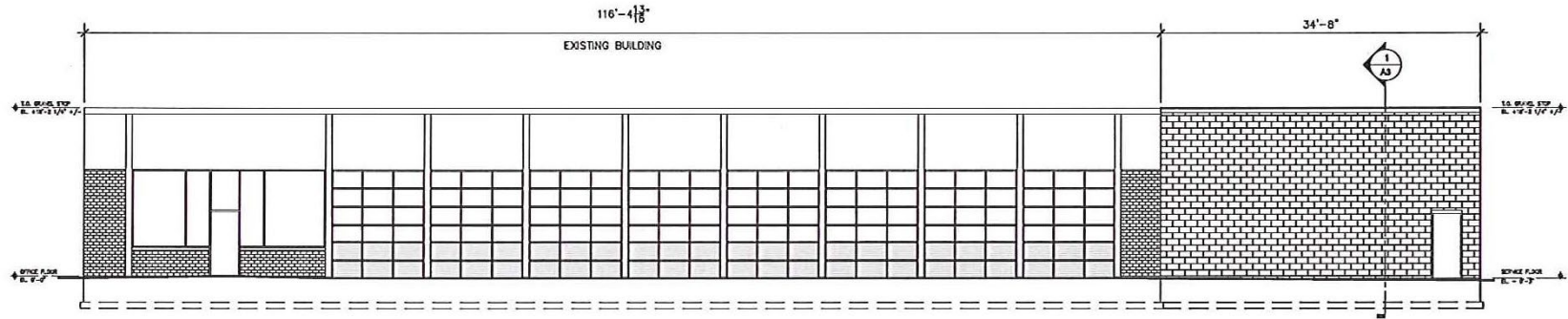


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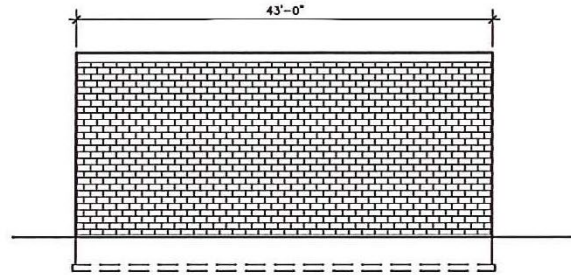
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



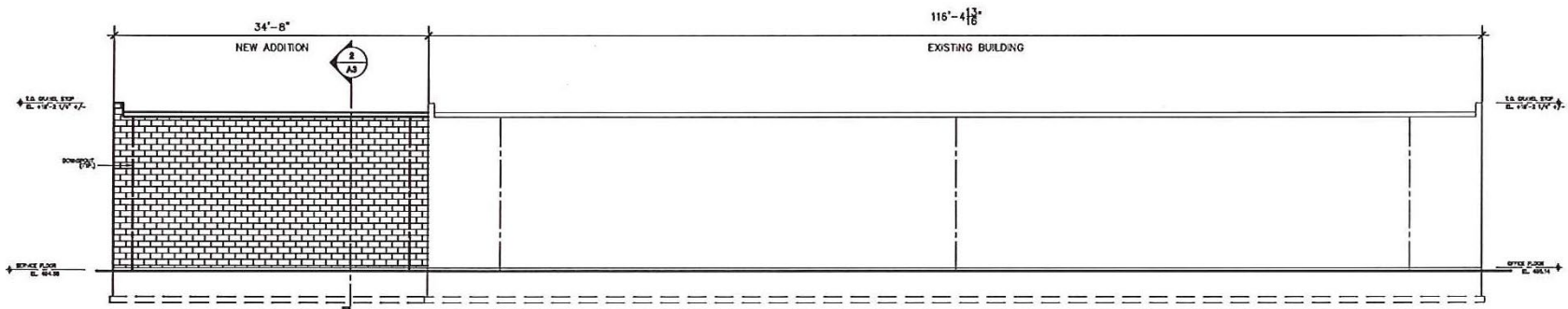
LEFT-SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **13,239**

Households: **5,377**

Daytime Population: **9,072**

Median Age: **34.9**



Average Household Income: **\$58,583**

Median Household Income: **\$49,298**

3 MILE RADIUS:



Total Population: **99,522**

Households: **38,820**

Daytime Population: **72,705**

Median Age: **35.6**



Average Household Income: **\$79,282**

Median Household Income: **\$60,174**

5 MILE RADIUS:



Total Population: **156,809**

Households: **61,281**

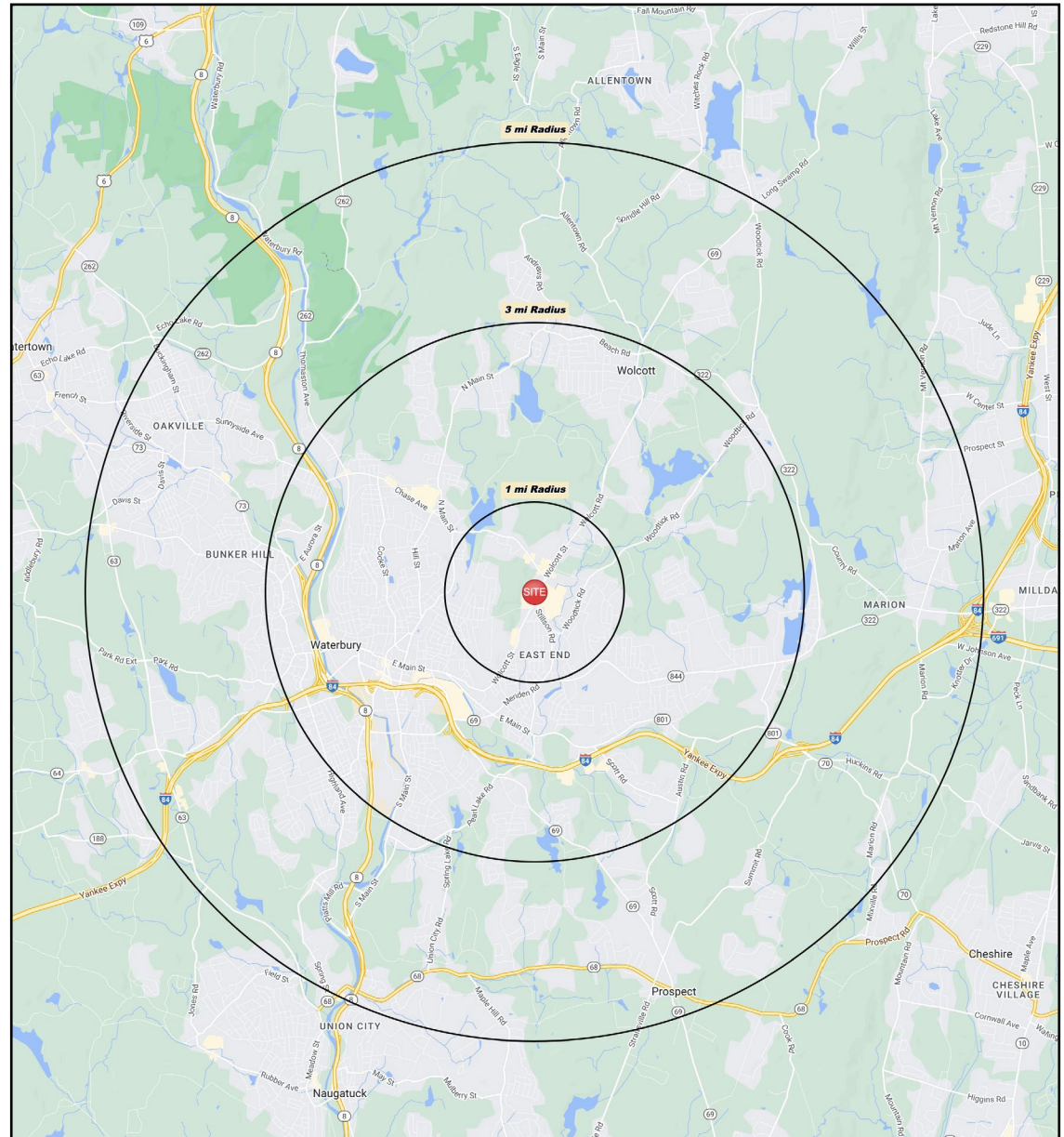
Daytime Population: **110,637**

Median Age: **37.4**



Average Household Income: **\$95,174**

Median Household Income: **\$72,111**



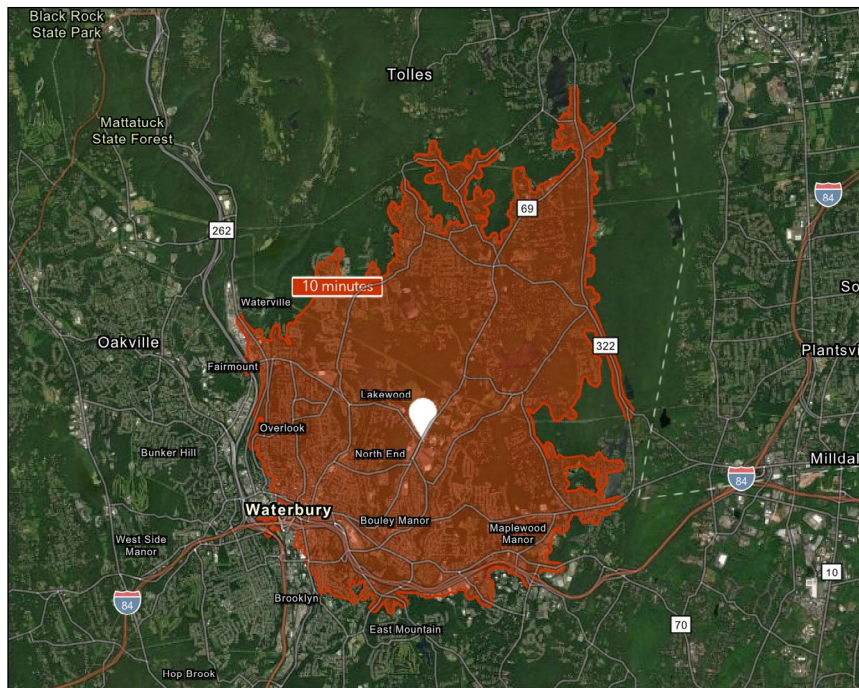
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10 MINUTE DRIVE TIME



KEY FACTS

77,219

Population

37.4

Median Age

\$47,370

Median Household Income

73,816

Daytime Population

TAPESTRY SEGMENTS

Front Porches <i>9,893 Households</i>	Fresh Ambitions <i>7,365 Households</i>	Parks & Rec <i>2,931 Households</i>
Socioeconomic Traits Composed of a blue-collar workforce with a strong labor force participation rate.	Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.	Socioeconomic Traits More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.
Household Types Young families w/ children, single parent families, singles living alone.	Household Types More single-parent than married-couple families.	Household Types Married couples, approaching retirement age.
Typical Housing Single Family; Multi-units	Typical Housing Multi-unit Rentals; Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$492,132,221

EDUCATION

Bachelor's Degree or Higher



20%

OWNER OCCUPIED HOME VALUE

Average



\$249,785

ANNUAL HOUSEHOLD SPENDING

\$2,553

Eating Out

\$1,566

Apparel & Services

\$4,819

Groceries

\$184

Computer & Hardware

\$4,682

Health Care



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★ SITE



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