



**NEW TO MARKET ±7.5 ACRES
PRIME DEVELOPMENT OPPORTUNITY**

WATERBURY, CT

3580 E MAIN STREET

SIZE

±7.50 Acres For Sale or Ground Lease

NEIGHBORS

Restaurant Depot, Costco, Kohl's, CarMax

ZONING

Arterial Commercial District - CA; Allows for a wide variety of uses including Retail, Medical, Senior Housing, Hotel, and a wide variety of other Commercial and Industrial uses

COMMENTS

New Development located directly off Route 84 at 4 way interchange

Property can be subdivided

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

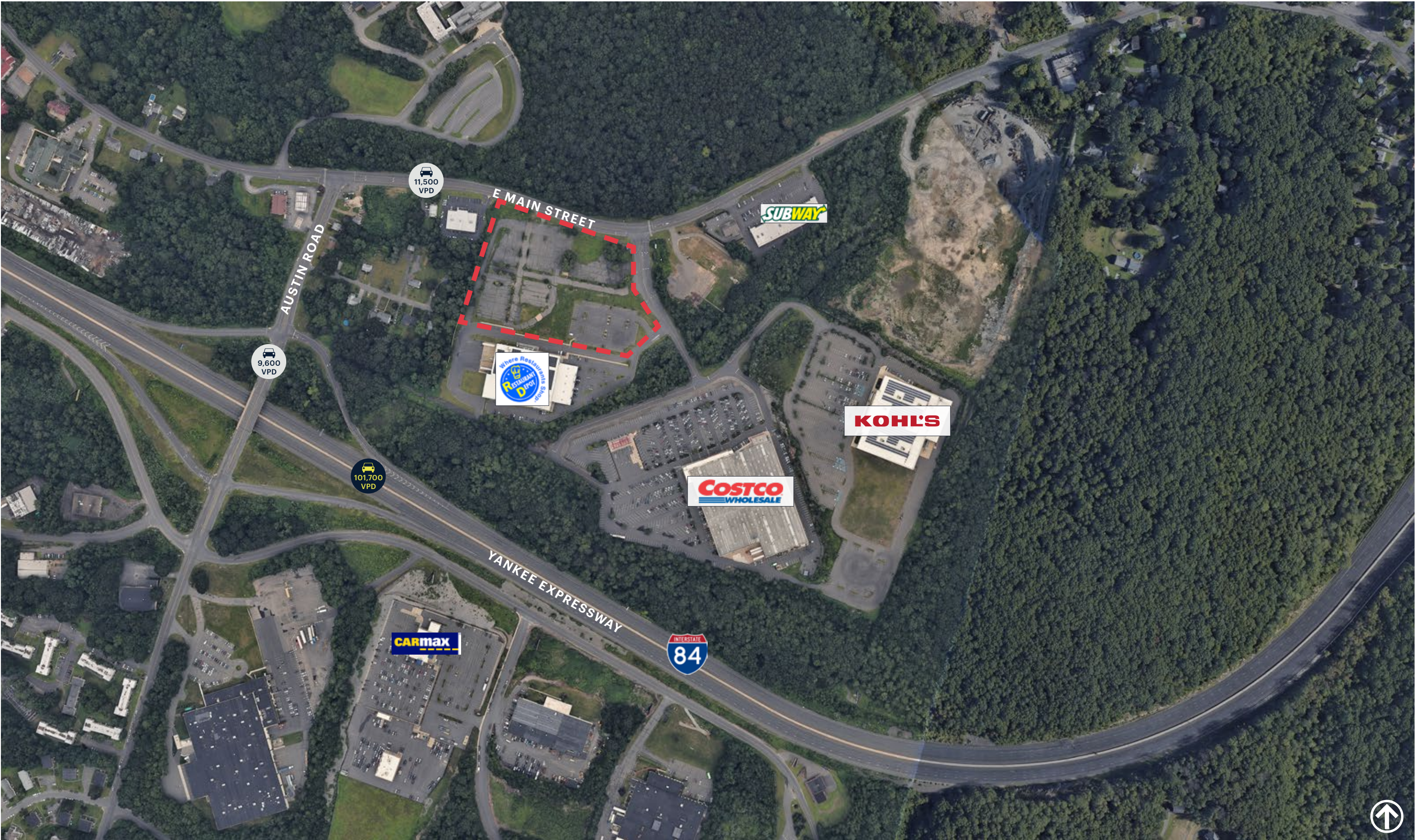
MARKET AERIAL



MID-LEVEL AERIAL

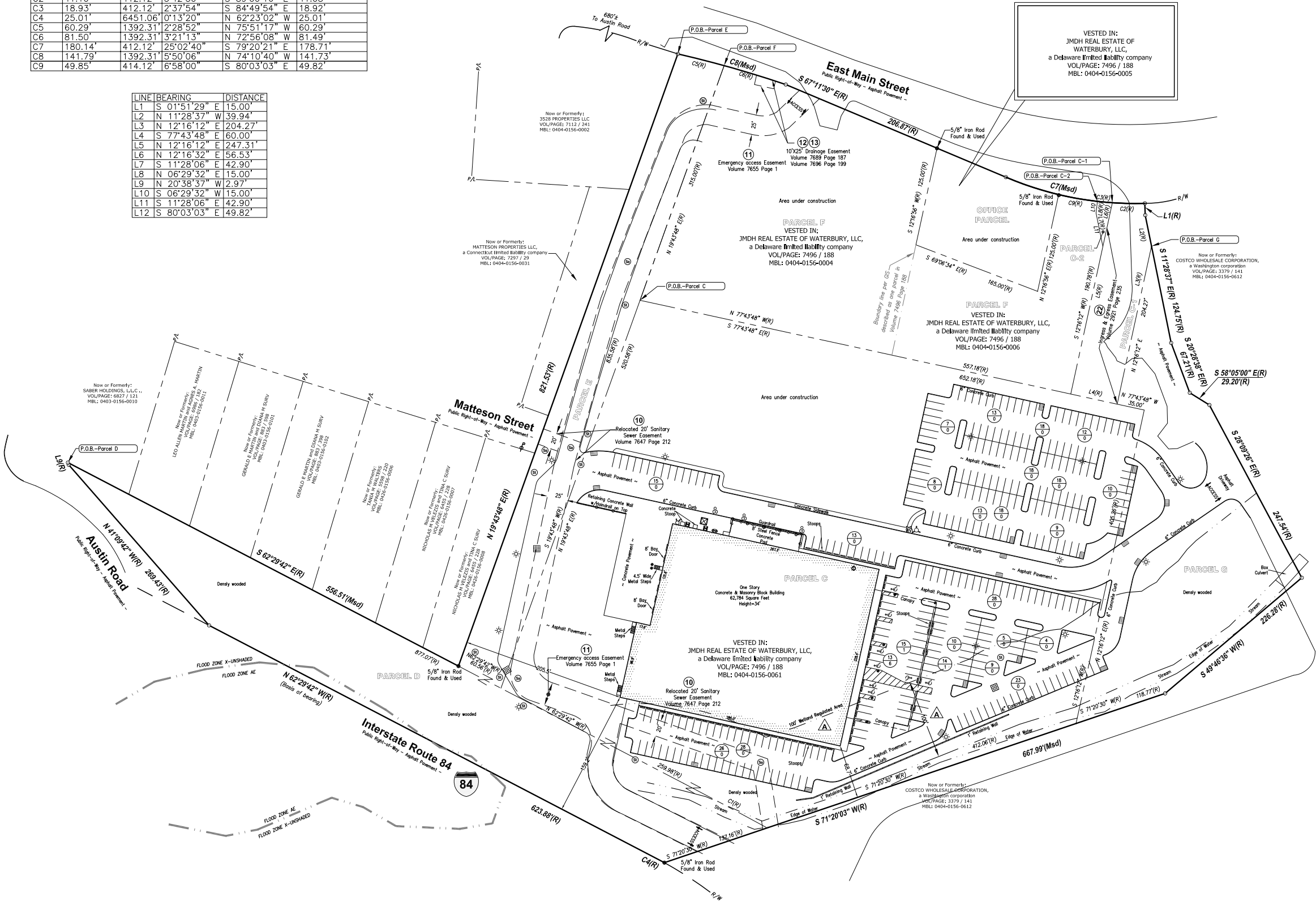


CLOSE UP AERIAL

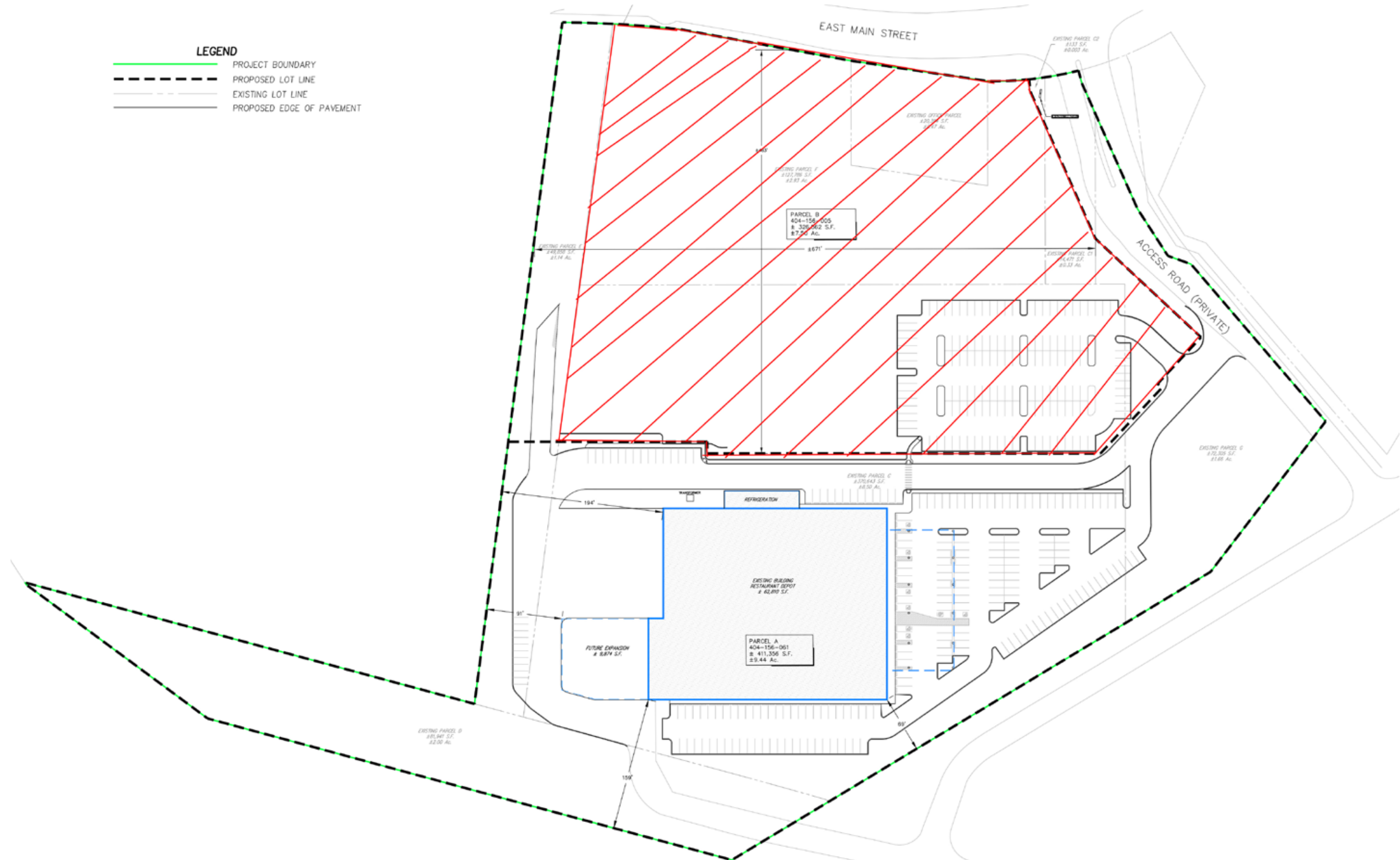


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.00'	6551.06'	1°02'58"	S 61°58'13" E	120.00'
C2	41.10'	412.12'	5°42'50"	S 89°00'16" E	41.08'
C3	18.93'	412.12'	2°37'54"	S 84°49'54" E	18.92'
C4	25.01'	6451.06'	0°13'20"	N 62°23'02" W	25.01'
C5	60.29'	1392.31'	2°28'52"	N 75°51'17" W	60.29'
C6	81.50'	1392.31'	3°21'13"	N 72°56'08" W	81.49'
C7	180.14'	412.12'	25°02'40"	S 79°20'21" E	178.71'
C8	141.79'	1392.31'	5°50'06"	N 74°10'40" W	141.73'
C9	49.85'	414.12'	6°58'00"	S 80°03'03" E	49.82'

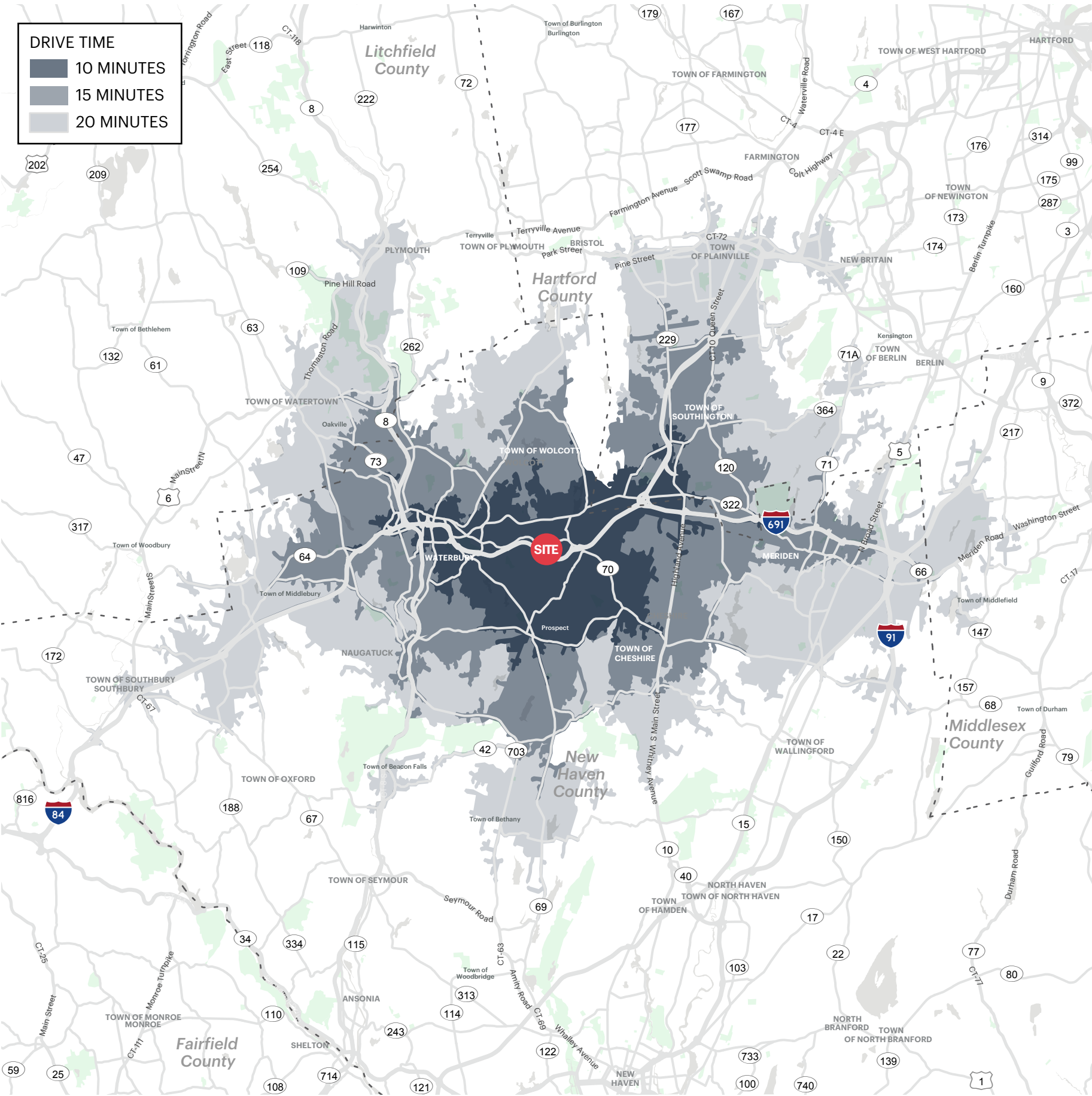
LINE	BEARING	DISTANCE
L1	S 01°51'29" E	15.00'
L2	N 11°28'37" W	39.94'
L3	N 12°16'12" E	204.27'
L4	S 77°43'48" E	60.00'
L5	N 12°16'12" E	247.31'
L6	N 12°16'32" E	56.53'
L7	S 11°28'06" E	42.90'
L8	N 06°29'32" E	15.00'
L9	N 20°38'37" W	2.97'
L10	S 06°29'32" W	15.00'
L11	S 11°28'06" E	42.90'
L12	S 80°03'03" E	49.82'



SITE PLAN



AREA DEMOGRAPHICS



3580 E MAIN STREET WATERBURY, CT

10 MINUTE DRIVE TIME

POPULATION

55,560

HOUSEHOLDS

22,232

AVERAGE HOUSEHOLD INCOME

\$80,496

MEDIAN HOUSEHOLD INCOME

\$53,486

DAYTIME POPULATION (W/ 16 YR +)

2,527

15 MINUTE DRIVE TIME

POPULATION

194,249

HOUSEHOLDS

74,925

AVERAGE HOUSEHOLD INCOME

\$97,114

MEDIAN HOUSEHOLD INCOME

\$65,203

DAYTIME POPULATION (W/ 16 YR +)

8,699

20 MINUTE DRIVE TIME

POPULATION

372,968

HOUSEHOLDS

148,359

AVERAGE HOUSEHOLD INCOME

\$102,752

MEDIAN HOUSEHOLD INCOME

\$72,920

DAYTIME POPULATION (W/ 16 YR +)

15,006