

AVAILABLE GROUND LEASE or BUILD to SUIT

Watertown Avenue Waterbury, CT

**Can accommodate
up to 14,000 sq. ft.
of retail**

**Located on corridor
to Route 8 and I-84**

Pricing: TBD

**For more information,
Please contact the
Exclusive Agents:**

**Ralph Calabrese or
Tony Valenti**

R.Calabrese Agency, LLC

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Waterbury, CT 06705**

Phone: 203-573-0342

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**rlc@calabreseagency.com or
tvalenti@calabreseagency.com**

Property Highlights

- Pad site available
- 400 +/- feet of frontage on Watertown Avenue
- Morning drive side location
- Join a new Cumberland Farms, Dunkin' Donuts, Subway and Verizon Wireless

Traffic Count 16,000 +/- cars per day

Population

	<u>Population</u>	<u>Households</u>
1 mile:	13,198	4,588
3 miles:	94,560	36,301
5 miles:	149,717	58,070

Average Household Income

	<u>2012</u>
1 mile:	\$ 67,364
3 miles:	\$ 54,930
5 miles:	\$ 62,156

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.





Mattoon Rd

Rosette St

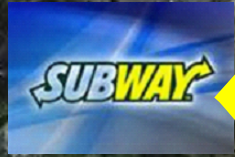
Whittier Ave

Oakwood Ave

Falcon Ave

Belmont Ave

Fulkerson Dr



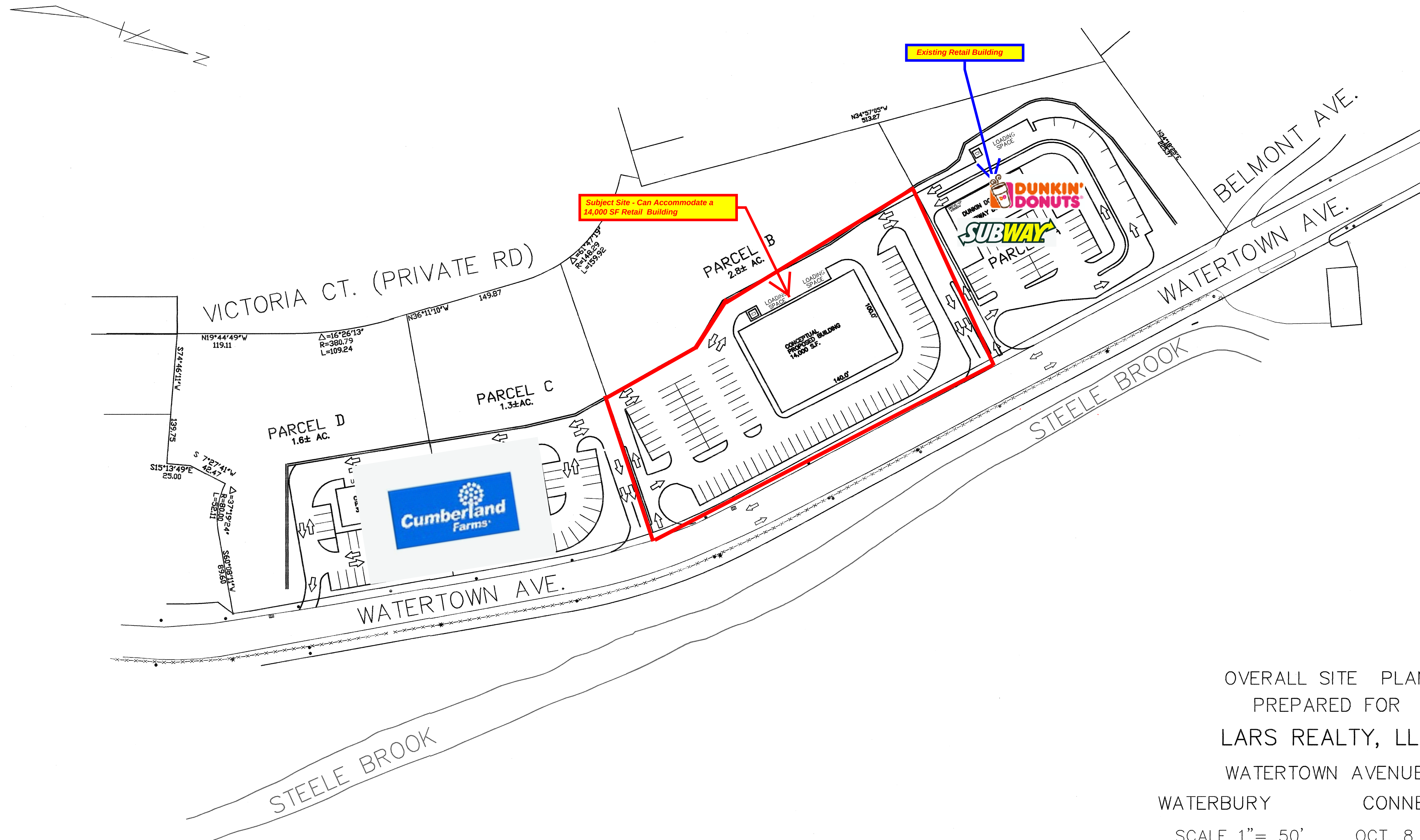
Subject Site
Watertown Avenue
Waterbury, CT



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Google earth

Imagery Date: 9/27/2014 41°35'01.49" N 73°04'23.78" W elev 307 ft eye alt 3715 ft



OVERALL SITE PLAN
PREPARED FOR
LARS REALTY, LLC
WATERTOWN AVENUE
WATERBURY CONNECTICUT
SCALE 1"= 50' OCT. 8, 2011

