

WATERBURY SHOPPING CENTER

835 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 1,000 SF - 23,865 SF

AREA TENANTS



PROPERTY INFORMATION

- Newly Signed Pricerite, Grocery Anchored Center
- 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

- Available 1,000 SF - 23,865 SF
- * Spaces can be combined

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	16,279	108,482	165,637
MEDIAN HH INC	\$50,388	\$60,945	\$73,846
AVERAGE HH INC	\$62,668	\$77,099	\$92,222



www.CharterRealty.com

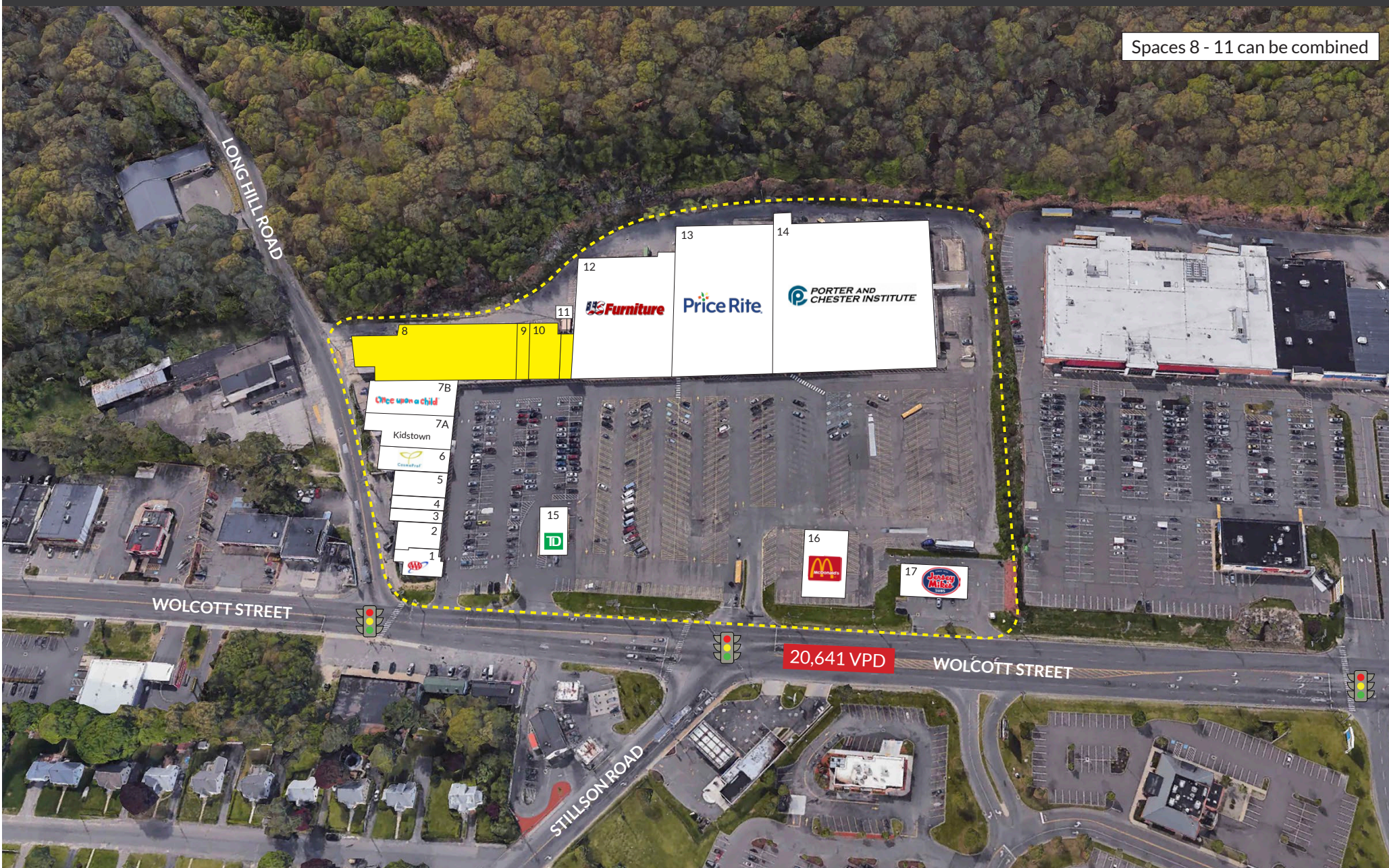
FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

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Spaces 8 - 11 can be combined



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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	AAA	2,077
02	Clam Diggers	2,059
03	EJ Dental	1,178
04	Shape Up Smoothies	1,192
05	Reliable Dental	2,428
06	Cosmoprof	2,803
07A	Kidstown	5,309
07B	Once Upon A Child	5,700
08	Available*	17,938
09	Available*	1,583
10	Available*	3,344
11	Available*	1,000
12	US Furniture	28,500
13	Price Rite	34,500
14	Porter and Chester Institute	62,000
15	TD Bank	2,500
16	McDonalds	4,000
17	Jersey Mike's	2,146
* Spaces can be combined		

Available

Lease Out

Occupied

Spaces can be combined



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **16,279**

Households: **6,428**

Daytime Population: **10,303**

Median Age: **39.8**



Average Household Income: **\$62,668**

Median Household Income: **\$50,388**

3 MILE RADIUS:



Total Population: **108,482**

Households: **42,591**

Daytime Population: **79,551**

Median Age: **40.7**



Average Household Income: **\$77,099**

Median Household Income: **\$60,945**

5 MILE RADIUS:



Total Population: **165,637**

Households: **65,219**

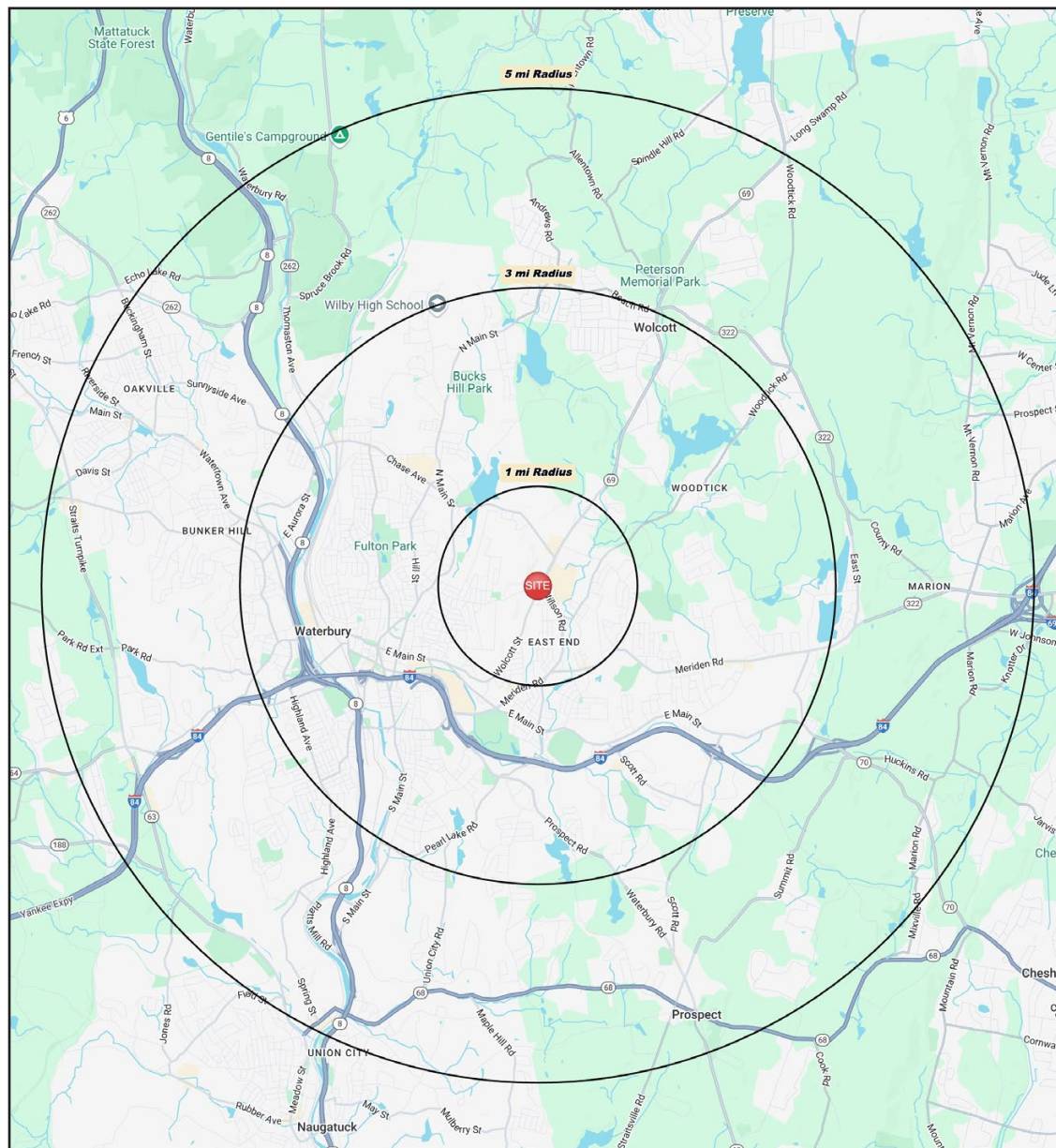
Daytime Population: **117,588**

Median Age: **41.0**



Average Household Income: **\$92,222**

Median Household Income: **\$73,846**



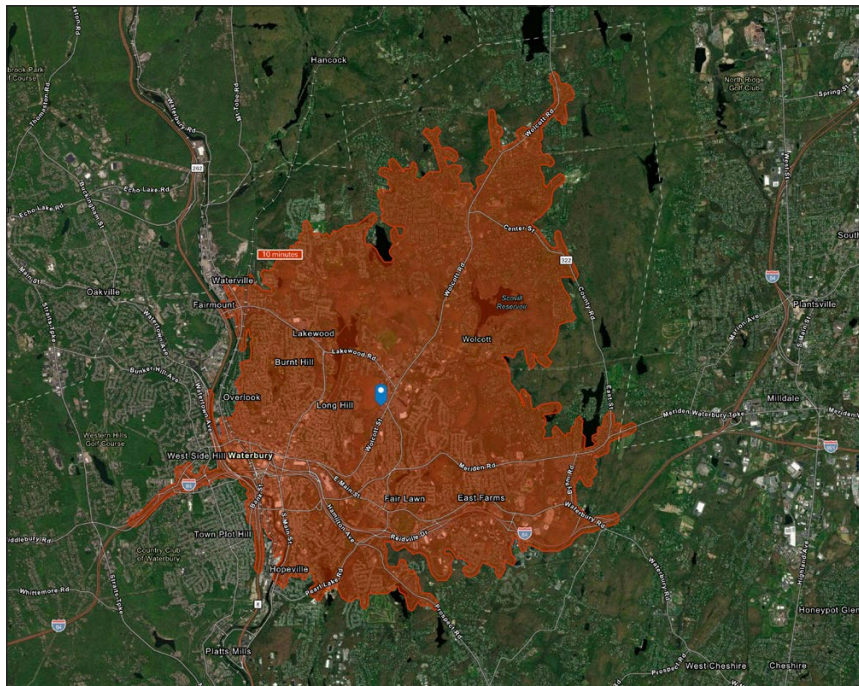
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10 MINUTE DRIVE TIME



KEY FACTS

82,811

Population

37.1

Median Age

\$51,811

Median Household Income

77,598

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

10,400 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

Moderate Metros

2,261 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

Social Security Set

2,096 households

Socioeconomic Traits

These urban-core neighborhoods house older, often single residents in low-rent high-rises. Many are immigrants, rely on assistance, or earn modest incomes. Few own vehicles, and housing costs are a significant burden.

Household Types

Singles living alone

Typical Housing

High Rises

TOTAL RETAIL SALES

Includes F&B



\$560,457,717

EDUCATION

Bachelor's Degree or Higher



19%

OWNER OCCUPIED HOME VALUE

Average



\$348,337

ANNUAL HOUSEHOLD SPENDING

\$2,674

Eating Out

\$1,641

Apparel & Services

\$5,010

Groceries

\$150

Computer & Hardware

\$4,823

Health Care



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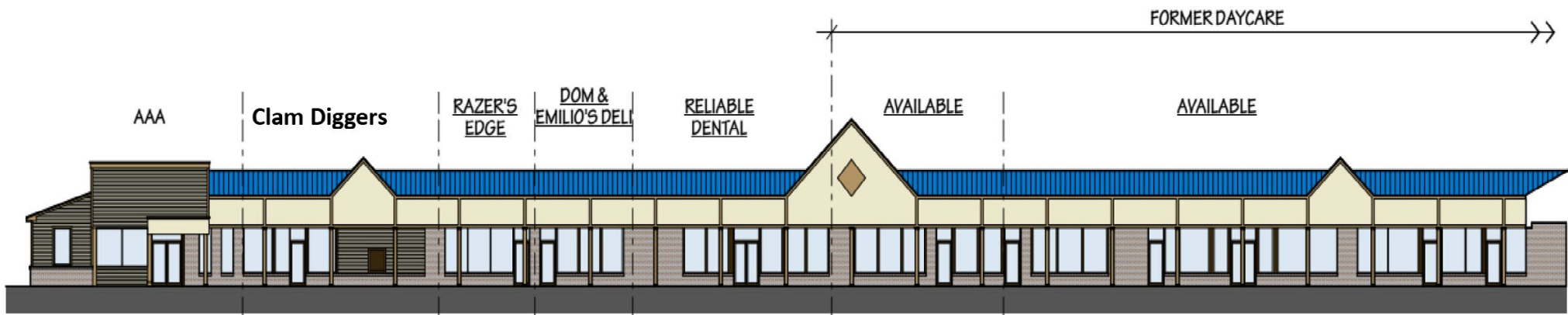
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1 ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



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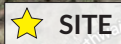
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