

COLONIAL PLAZA PAD SITES

155 THOMASTON AVE | WATERBURY, CT 06702

AVAILABLE PAD SITE APPROX .5 ACRES & POTENTIAL NEW PAD SITE

ANCHORED BY

CHERRY VALLEY
MARKETPLACE

SAN MARZINO
RESTAURANTE ITALIANO

DUNKIN'
DONUTS
AMERICA RUNS ON DUNKIN'

Wendy's
OLD FASHIONED
HAMBURGERS

metroPCS

TACO
BELL



PROPERTY INFORMATION

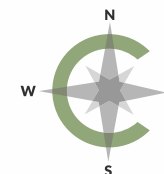
- PAD SITES
- Located on an extremely busy Thomaston Ave
- Easy access on and off of I-84 and Route 8
- Parking Spaces: 1,200
- Traffic Counts:
Thomaston Ave - +/- 10,000 VPD
West Main St - +/- 17,000 VPD
- Local ownership / management

SPACE DETAILS

- Available pad site approx .5 acres
- Potential New Pad Site

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	20,463	108,962	173,800
MEDIAN HH INC	\$48,046	\$59,632	\$73,325
AVERAGE HH INC	\$65,871	\$77,543	\$92,627



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FOR MORE INFORMATION CONTACT:

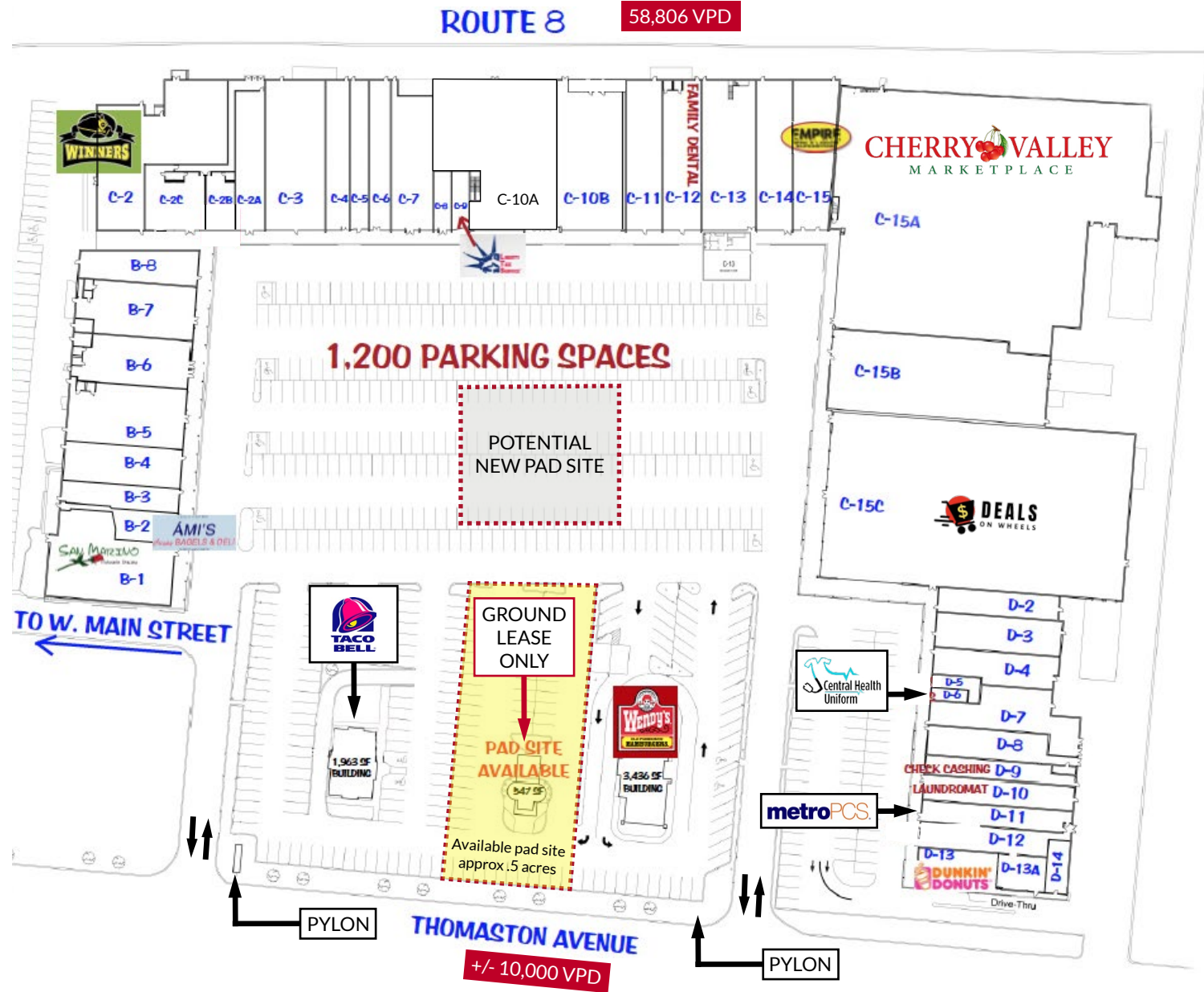
DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

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SHOPPING CENTER TENANTS

#	TENANT	Sq. Ft.
B-1	San Marino's Restaurant	3,8,597
B-2	Ami's Bagels & Deli	1,275
C-2	Winners	8,361
C-9	Liberty Tax	735
C-12	Family Dental	4,125
C-14	Cloud Zone Tobacco	3,745
C-15	Empire Wine & Liquor	4,423
C-15A	Cherry Valley Marketplace	48,000
C-15C	Deals on Wheels	33,765
D-6	Central Uniform	326
D-9	Check Cashing	1,400
D-10	Laundromat	2,457
D-11	Metro PCS	2,261
D-12	Cherrons Beauty	2,090
D-13	Dunkin Donuts	2,200
PAD	Taco Bell	1,963
PAD	Wendys	3,436



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **20,463**

Households: **8,130**

Daytime Population: **25,070**

Median Age: **38.2**



Average Household Income: **\$65,871**

Median Household Income: **\$48,046**

3 MILE RADIUS:



Total Population: **108,962**

Households: **42,822**

Daytime Population: **79,508**

Median Age: **37.4**



Average Household Income: **\$77,543**

Median Household Income: **\$59,632**

5 MILE RADIUS:



Total Population: **173,800**

Households: **69,037**

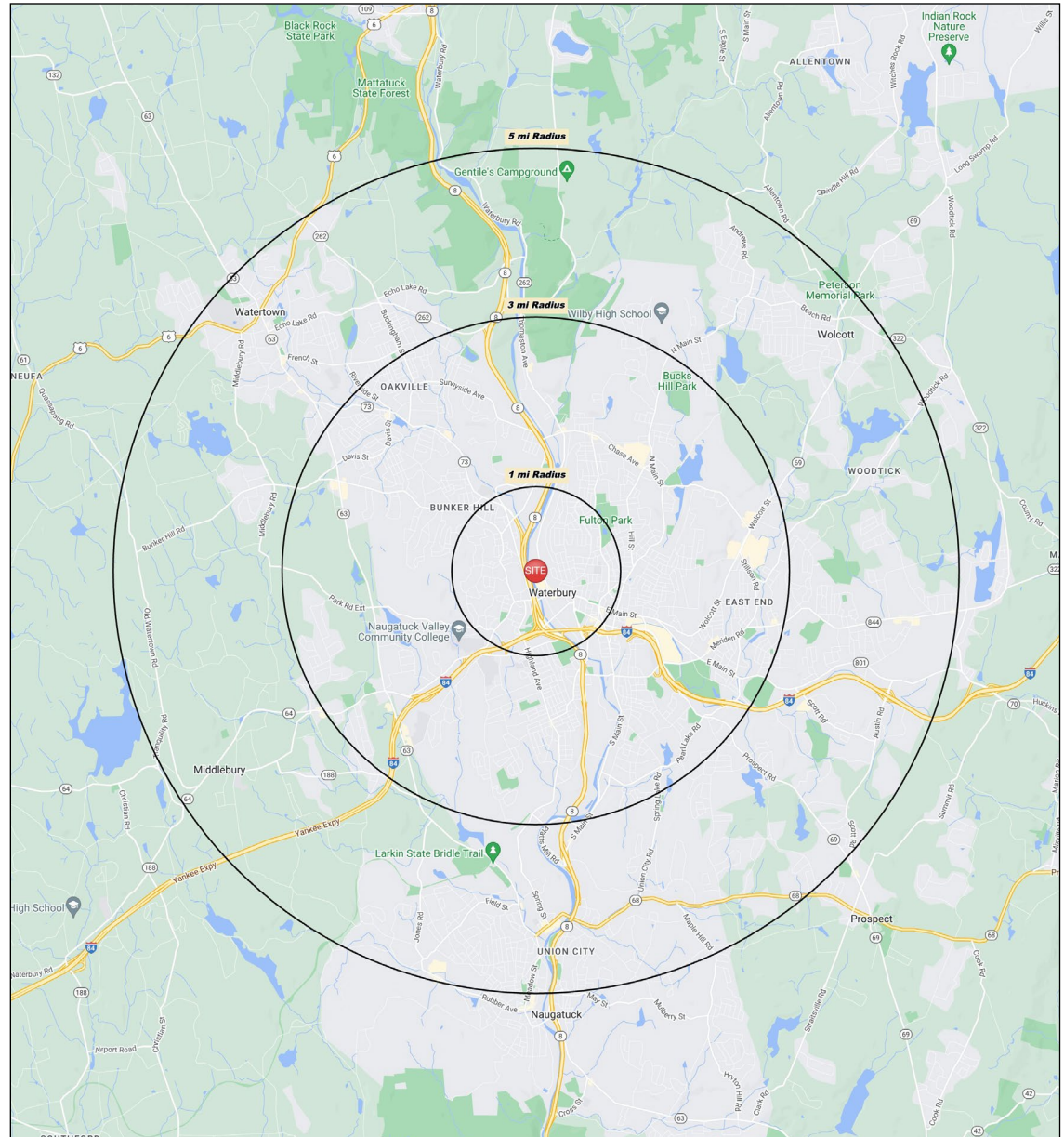
Daytime Population: **123,023**

Median Age: **39.0**



Average Household Income: **\$92,627**

Median Household Income: **\$73,325**



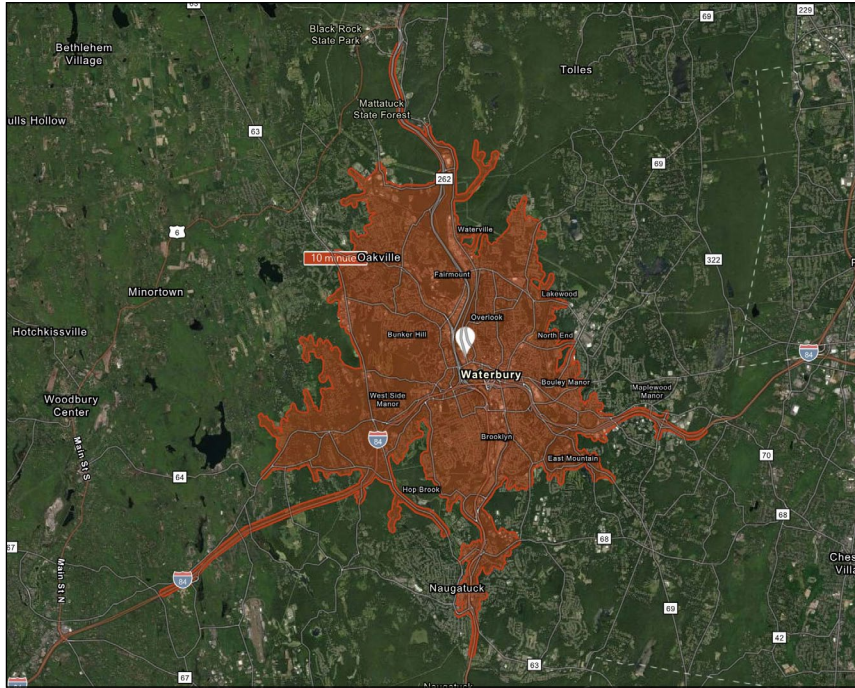
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10 MINUTE DRIVE TIME



KEY FACTS

101,752

Population

\$51,199

Median Household Income

37.6

Median Age

98,984

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

9,888 households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Front Porches

9,247 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

Parks & Rec

9,047 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



\$667,604,601

EDUCATION

Bachelor's Degree or Higher



21%

OWNER OCCUPIED HOME VALUE

Average



\$247,353

ANNUAL HOUSEHOLD SPENDING

\$2,646

Eating Out

\$1,622

Apparel & Services

\$5,000

Groceries

\$190

Computer & Hardware

\$4,923

Health Care



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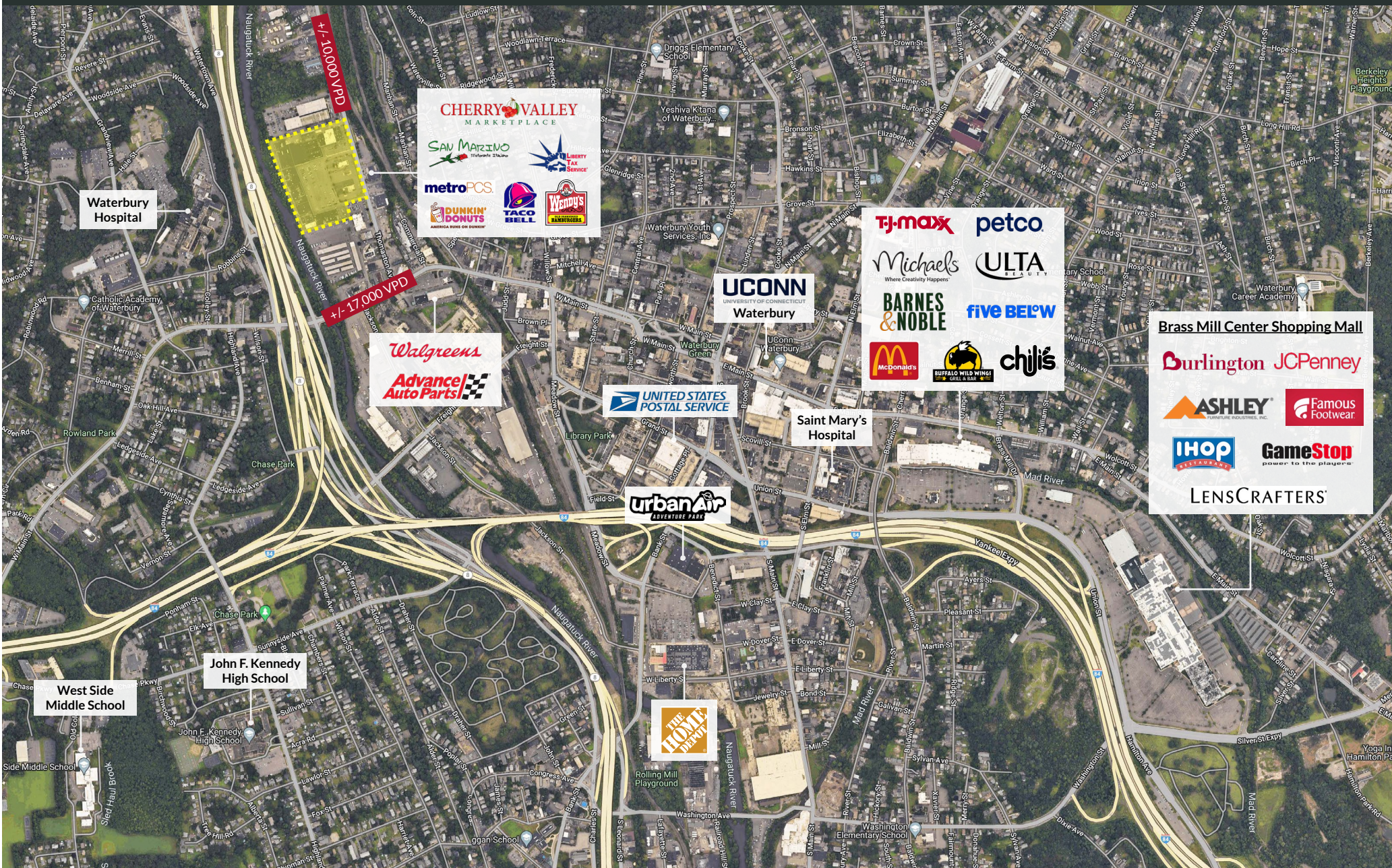


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