

# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

AVAILABLE - 1.07 ACRE PAD SITE FOR GROUND LEASE OR BUILD TO SUIT

## AREA TENANTS



## PROPERTY INFORMATION

- Retail Pad Site - Ground Lease or Build to Suit
- 1.1 +/- acres
- High Traffic/High Growth Retail Service Area
- Direct full interchange access to Inter state 84 at Exits 23 and 25
- Great Interstate 84 Visibility
- Experienced local ownership / management
- Traffic Counts: I-84: 100,131 VPD  
Reidville Drive: 14,359 VPD

## SPACE DETAILS

- Available 1.07 acre pad sites

## AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,578	52,739	157,469
MEDIAN HH INC	\$75,541	\$79,694	\$81,507
AVERAGE HH INC	\$82,369	\$94,565	\$102,270



**CHARTER  
REALTY**

[www.CharterRealty.com](http://www.CharterRealty.com)

FOR MORE INFORMATION CONTACT:

ROB ORIS | 203.641.7579 | [Rob@CharterRealty.com](mailto:Rob@CharterRealty.com)



# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

#	TENANT	ACRES
PAD	Available	1.07



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **10,500**

Households: **4,271**

Daytime Population: **6,301**

Median Age: **36.3**



Average Household Income: **\$81,441**

Median Household Income: **\$62,090**

### 3 MILE RADIUS:



Total Population: **93,925**

Households: **37,371**

Daytime Population: **68,491**

Median Age: **35.6**



Average Household Income: **\$82,199**

Median Household Income: **\$62,810**

### 5 MILE RADIUS:



Total Population: **176,635**

Households: **69,799**

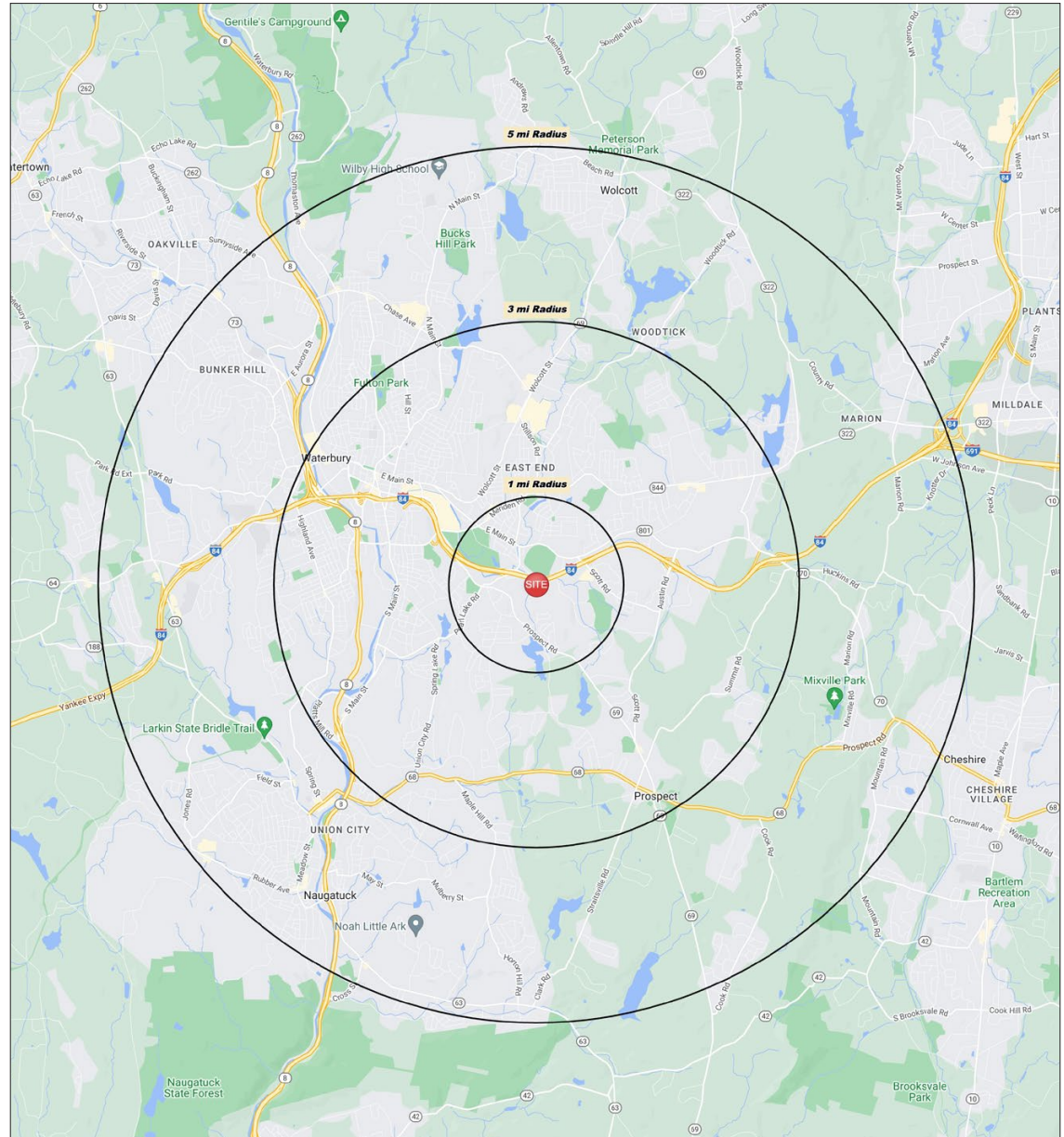
Daytime Population: **119,975**

Median Age: **37.2**



Average Household Income: **\$99,282**

Median Household Income: **\$77,628**



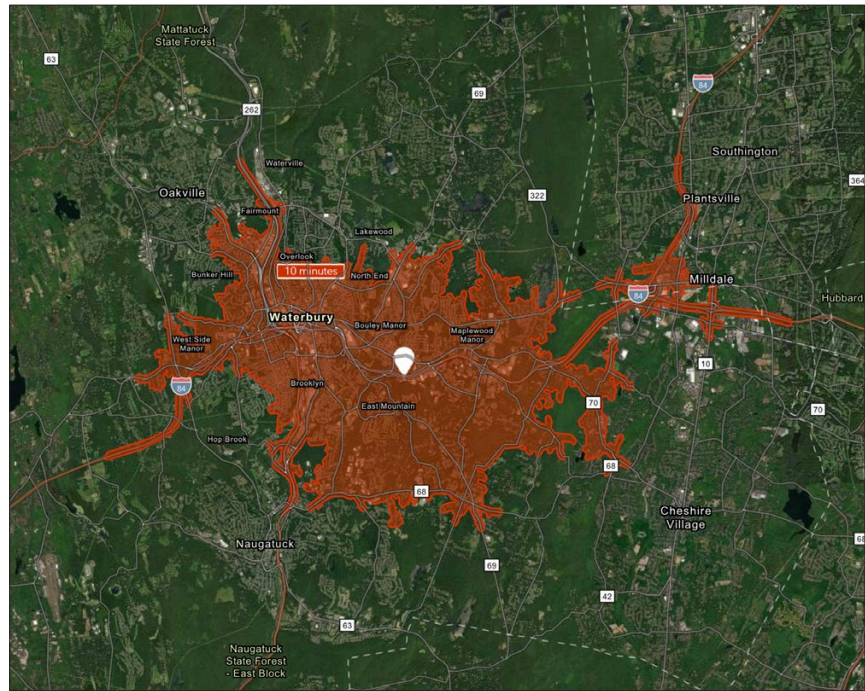
#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

10 MINUTE DRIVE TIME



## KEY FACTS

90,149

Population

\$54,203

Median Household Income

37.5

Median Age

90,706

Daytime Population

## TAPESTRY SEGMENTS

Fresh Ambitions

9,809 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

2,577 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

Single Thrifties

2,501 households

### Socioeconomic Traits

Young, mobile residents in Midwest and Southern metros often rent older duplexes or small apartments. Many are recent immigrants working part-time while pursuing education. Jobs include retail, food service, and manufacturing with short commutes.

### Household Types

Singles living alone; married

### Typical Housing

Multi-Units

## TOTAL RETAIL SALES

Includes F&B



\$635,822,507

## EDUCATION

Bachelor's Degree or Higher



20%

## OWNER OCCUPIED HOME VALUE

Average



\$343,652

## ANNUAL HOUSEHOLD SPENDING

\$2,740

Eating Out

\$1,682

Apparel & Services

\$5,122

Groceries

\$155

Computer & Hardware

\$4,978

Health Care



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.