

# 400 CAPTAIN NEVILLE DR

400 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

TWO PAD SITES AVAILABLE - APPROX 1-2 ACRES & 1.2 +/- ACRES

## AREA TENANTS



## PROPERTY INFORMATION

- Ground lease or build to suit
- Great Retail, Medical & Commercial location
- Located at exit 25A Interstate 84 with full east/west interchange access
- Interstate 84 visibility
- Local ownership/management

## SPACE DETAILS

- Available pad sites approx 1 - 2 acres
  - Pad 1: Approx 1 - 2 acres
  - Pad 2: 1.2 +/- acres

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,511	53,389	159,656
MEDIAN HH INC	\$74,220	\$77,837	\$80,741
AVERAGE HH INC	\$92,500	\$97,063	\$101,024



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FOR MORE INFORMATION CONTACT:

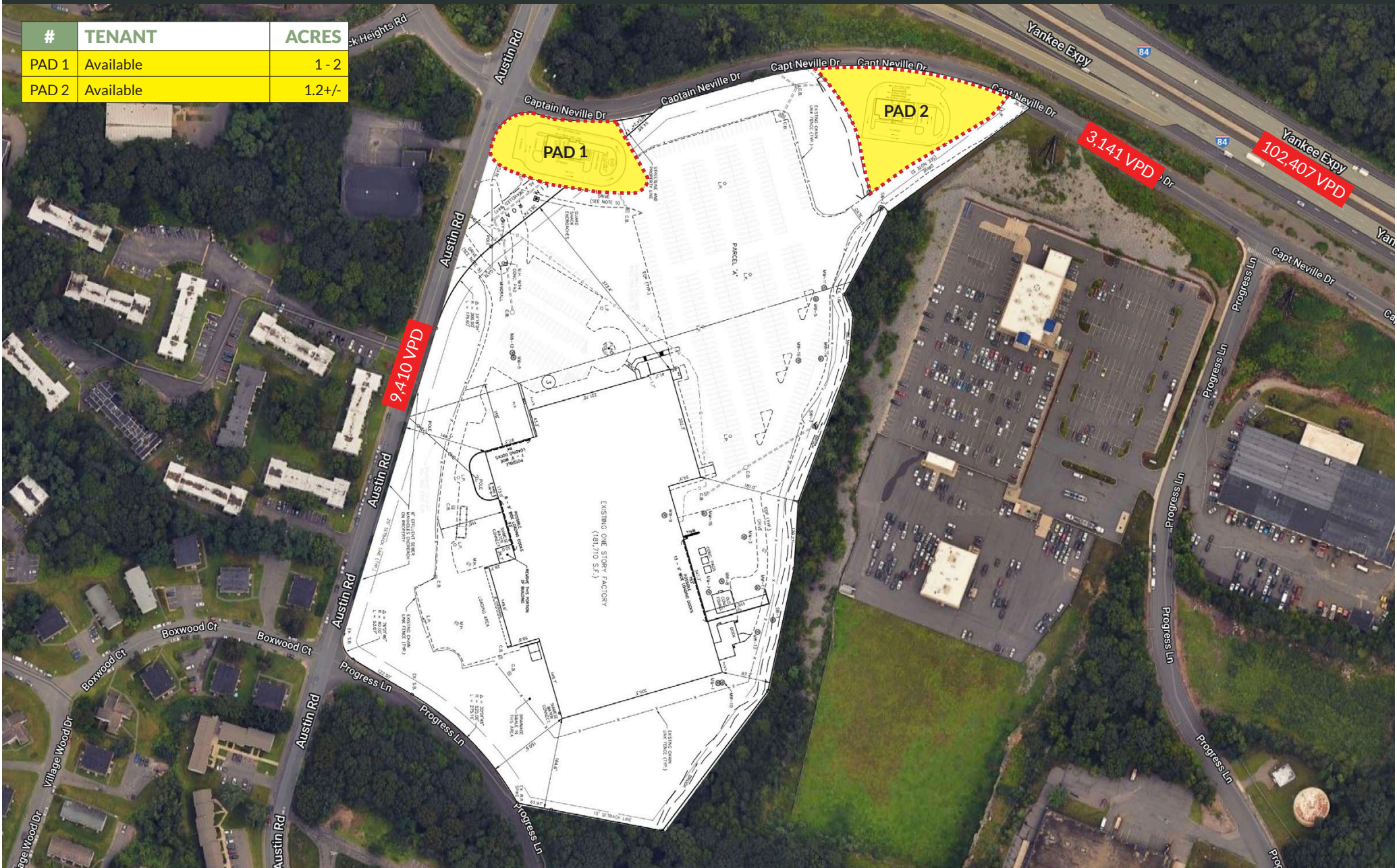
ROB ORIS | 203.641.7579 | [Rob@CharterRealty.com](mailto:Rob@CharterRealty.com)



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#	TENANT	ACRES
PAD 1	Available	1 - 2
PAD 2	Available	1.2+/-



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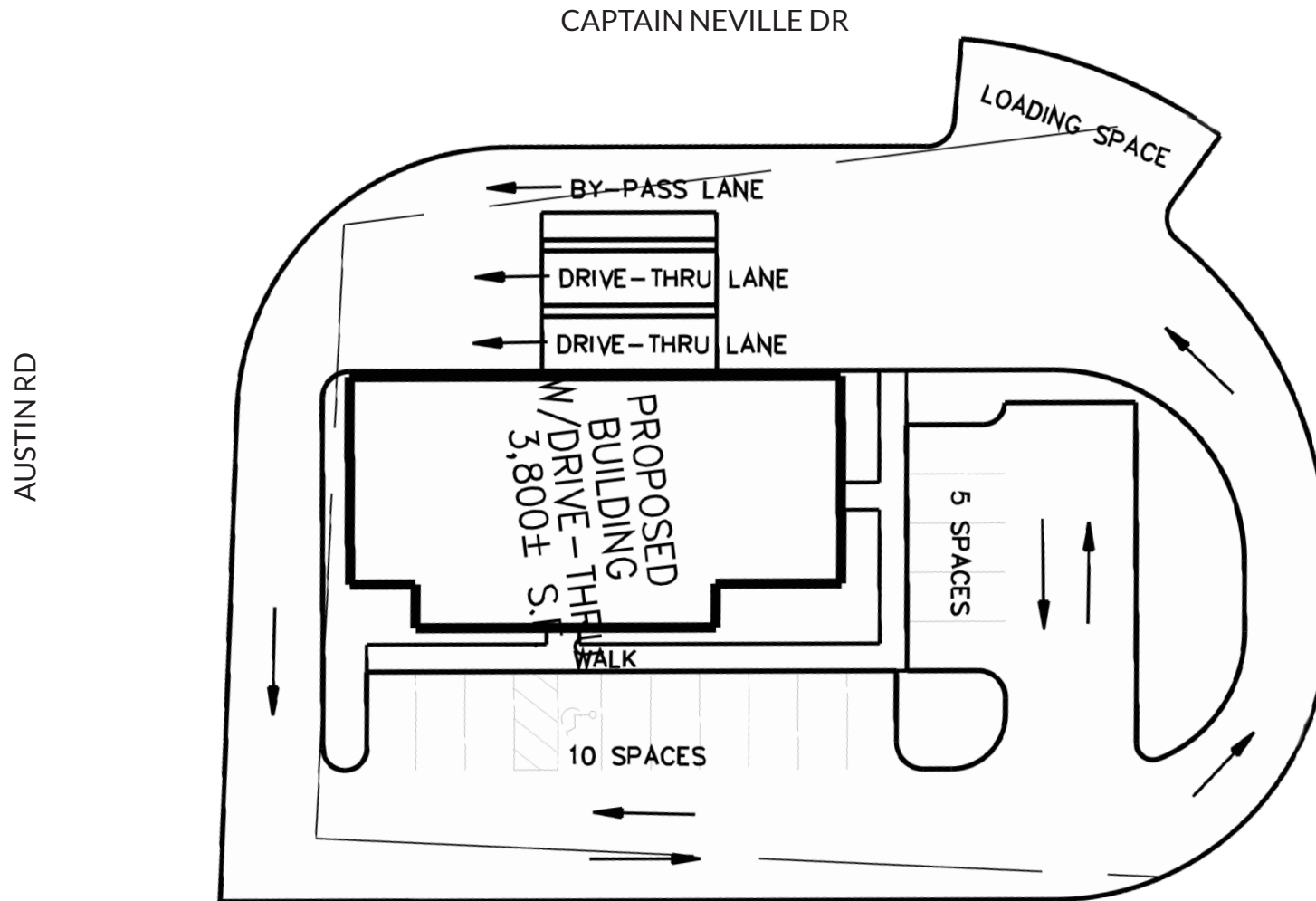


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PAD 1

FOR ILLUSTRATIVE PURPOSES ONLY



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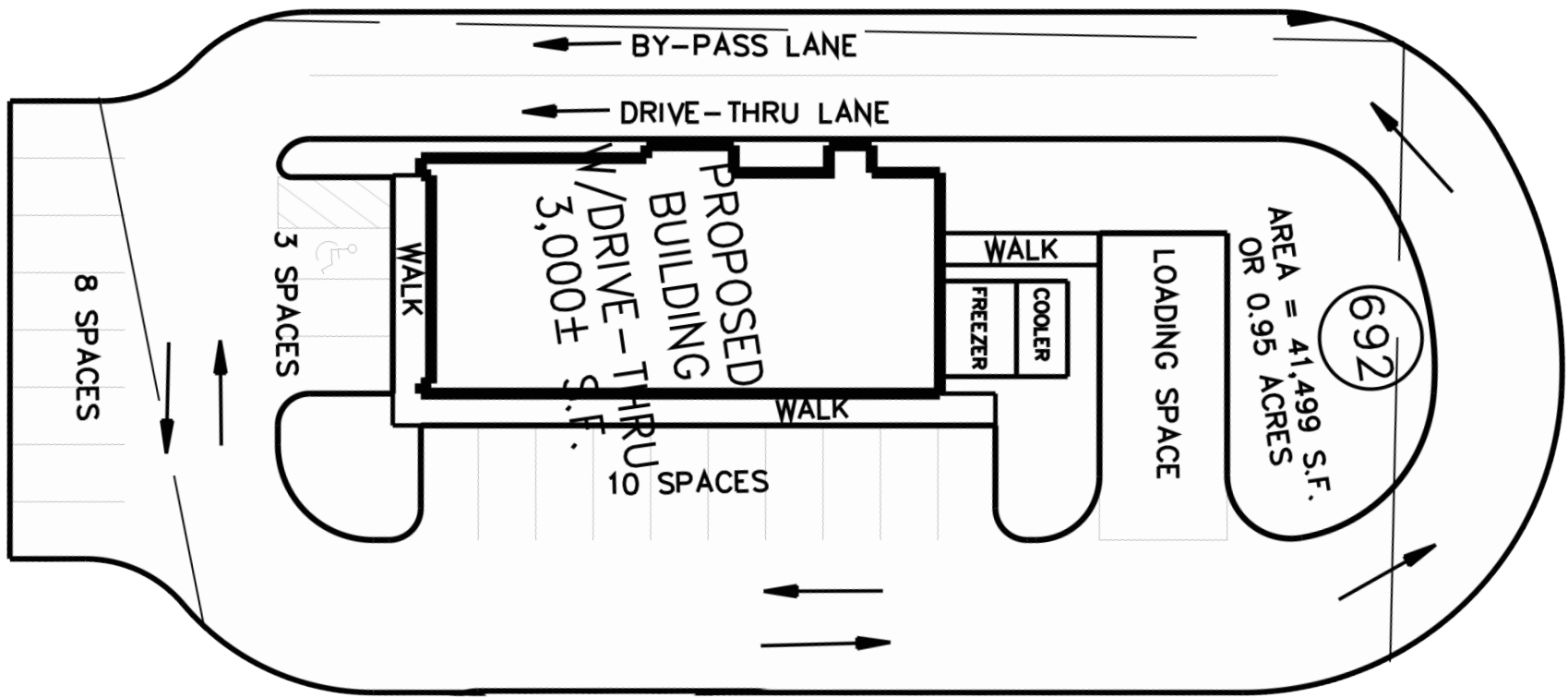
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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,511**

Households: **3,215**

Daytime Population: **5,693**

Median Age: **41.2**



Average Household Income: **\$92,500**

Median Household Income: **\$74,220**

### 3 MILE RADIUS:



Total Population: **53,389**

Households: **21,209**

Daytime Population: **34,170**

Median Age: **42.3**



Average Household Income: **\$97,063**

Median Household Income: **\$77,837**

### 5 MILE RADIUS:



Total Population: **159,656**

Households: **62,406**

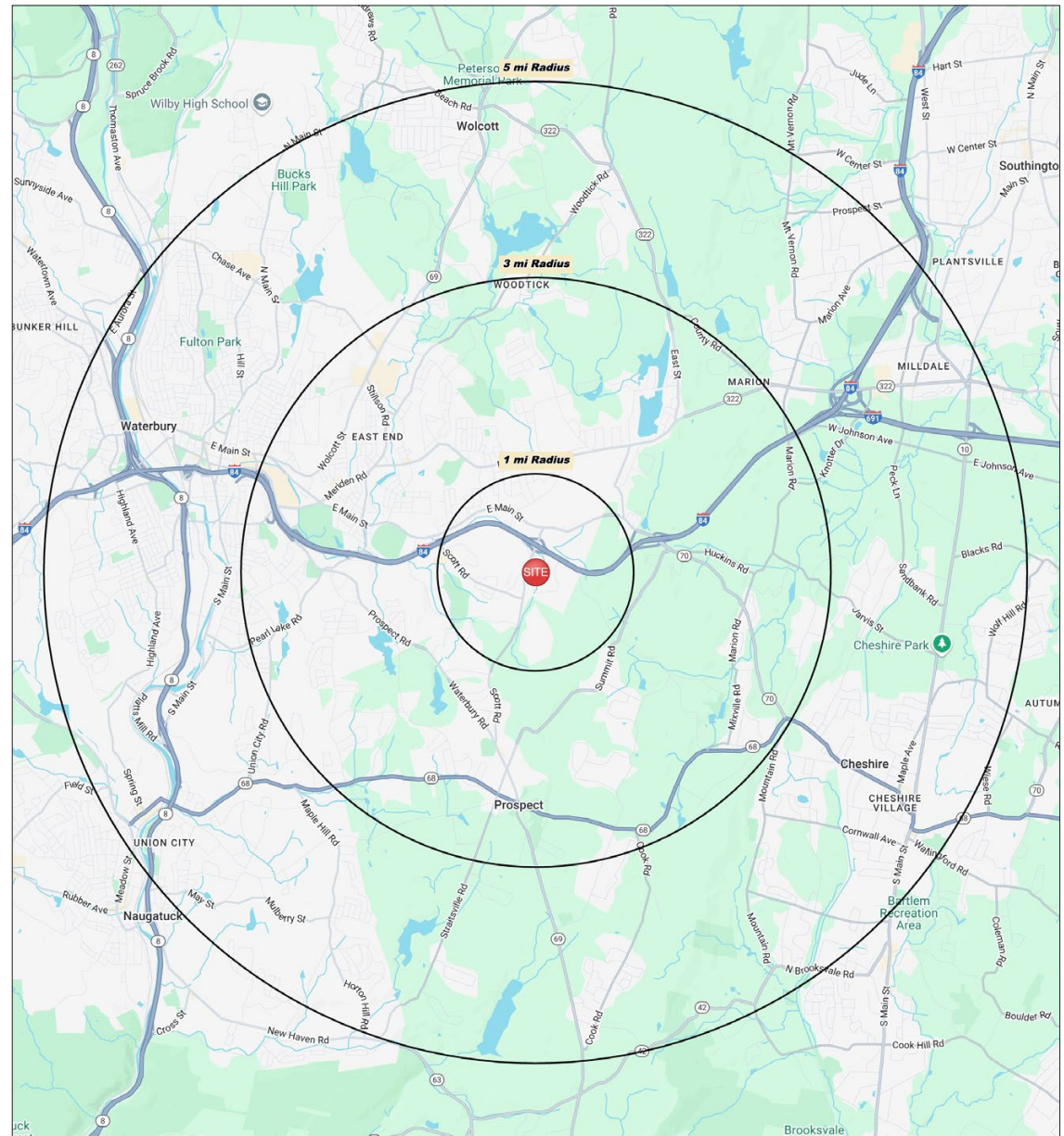
Daytime Population: **119,419**

Median Age: **41.1**



Average Household Income: **\$101,024**

Median Household Income: **\$80,741**



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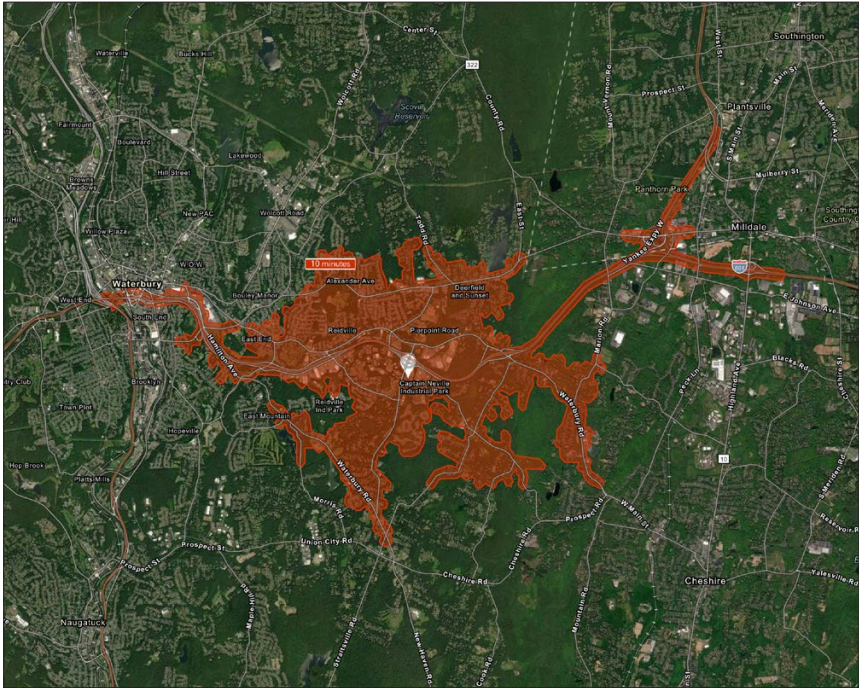
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10 MINUTE DRIVE TIME



## KEY FACTS

65,693

Population

\$56,233

Median Household Income

39.1

Median Age

65,700

Daytime Population

## TAPESTRY SEGMENTS

Fresh Ambitions

6,835 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

Savvy Suburbanites

3,219 households

### Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

### Household Types

Married couples

### Typical Housing

Single Family

Social Security Set

1,943 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



\$497,554,428

## EDUCATION

Bachelor's Degree or Higher



22%

## OWNER OCCUPIED HOME VALUE

Average



\$363,544

## ANNUAL HOUSEHOLD SPENDING

\$2,880

Eating Out

\$1,762

Apparel & Services

\$5,374

Groceries

\$162

Computer & Hardware

\$5,270

Health Care



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**PAD SITE 1**



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PAD SITE 2



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