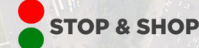


# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

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

## AREA TENANTS



## PROPERTY INFORMATION

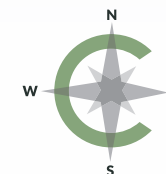
- Retail Pad Site - Ground Lease or Build to Suit
- 1.1 +/- acres
- High Traffic/High Growth Retail Service Area
- Direct full interchange access to Inter state 84 at Exits 23 and 25
- Great Interstate 84 Visibility
- Experienced local ownership / management
- Traffic Counts: I-84: 100,131 VPD  
Reidville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

## SPACE DETAILS

- Available 1.07 acre pad sites

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,331	95,442	179,047
MEDIAN HH INC	\$54,400	\$62,176	\$76,617
AVERAGE HH INC	\$76,187	\$79,412	\$94,542



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FOR MORE INFORMATION CONTACT:

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



# 184 KUKAS LANE

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#	TENANT	ACRES
PAD	Available	1.07



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# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **10,331**

Households: **4,202**

Daytime Population: **6,709**

Median Age: **42.5**



Average Household Income: **\$76,187**

Median Household Income: **\$54,400**

### 3 MILE RADIUS:



Total Population: **95,442**

Households: **37,833**

Daytime Population: **70,535**

Median Age: **40.8**



Average Household Income: **\$79,412**

Median Household Income: **\$62,176**

### 5 MILE RADIUS:



Total Population: **179,047**

Households: **70,548**

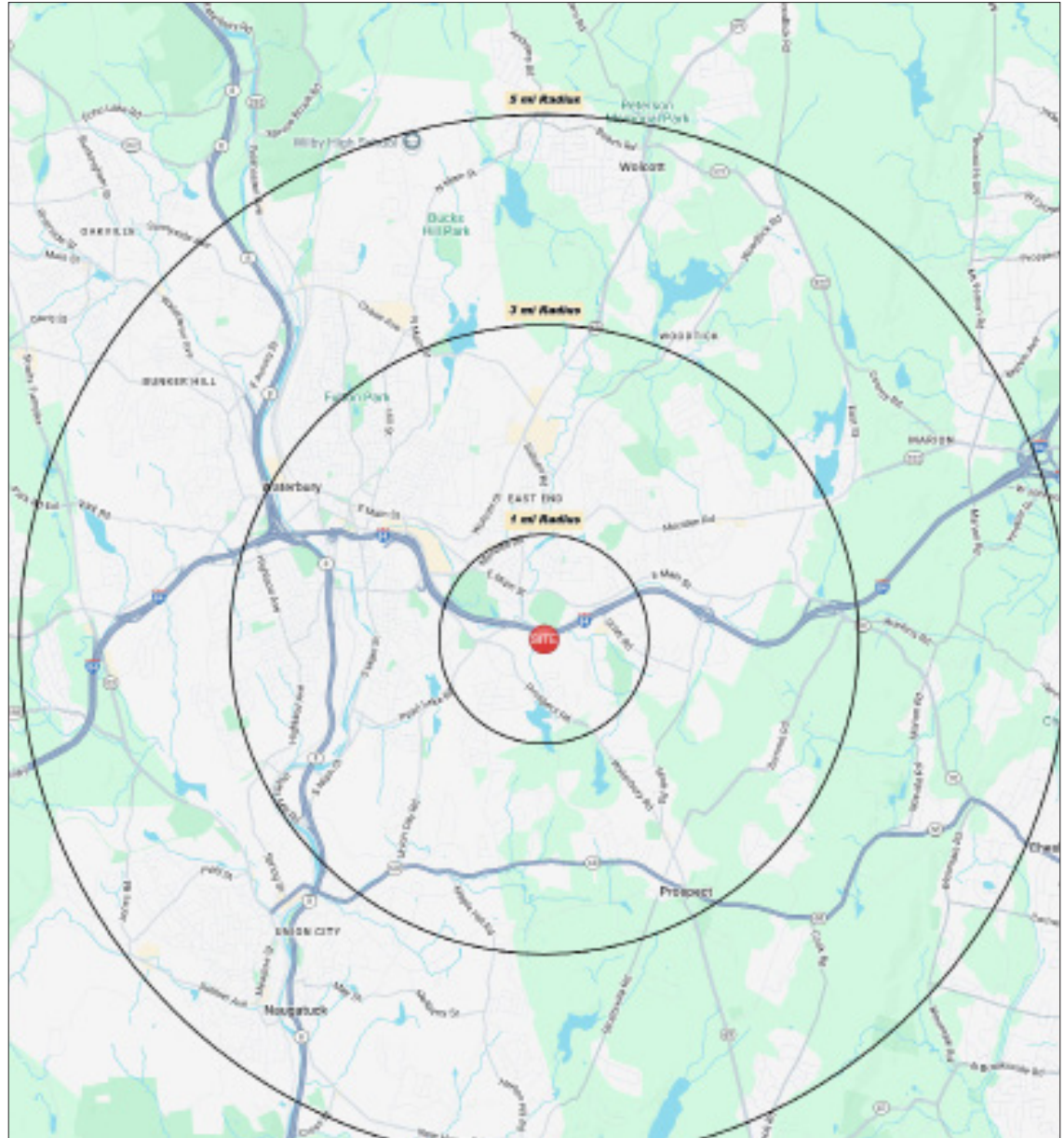
Daytime Population: **123,254**

Median Age: **40.8**



Average Household Income: **\$94,542**

Median Household Income: **\$76,617**



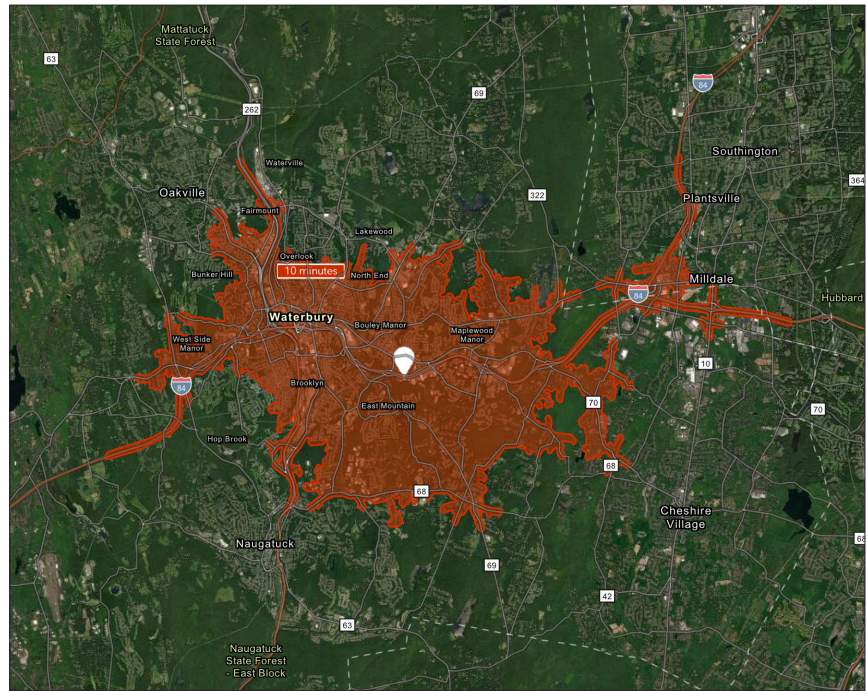
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# 184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

10 MINUTE DRIVE TIME



## KEY FACTS

90,526

Population

\$49,088

Median Household Income

37.2

Median Age

92,071

Daytime Population

## TAPESTRY SEGMENTS

### Front Porches

12,347 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

### Fresh Ambitions

8,437 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

### Parks & Rec

3,343 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



\$584,809,068

## EDUCATION

Bachelor's Degree  
or Higher



21%

## OWNER OCCUPIED HOME VALUE

Average



\$249,151

## ANNUAL HOUSEHOLD SPENDING

\$2,573

Eating  
Out

\$1,574

Apparel &  
Services

\$4,849

Groceries

\$185

Computer &  
Hardware

\$4,732

Health  
Care

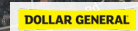


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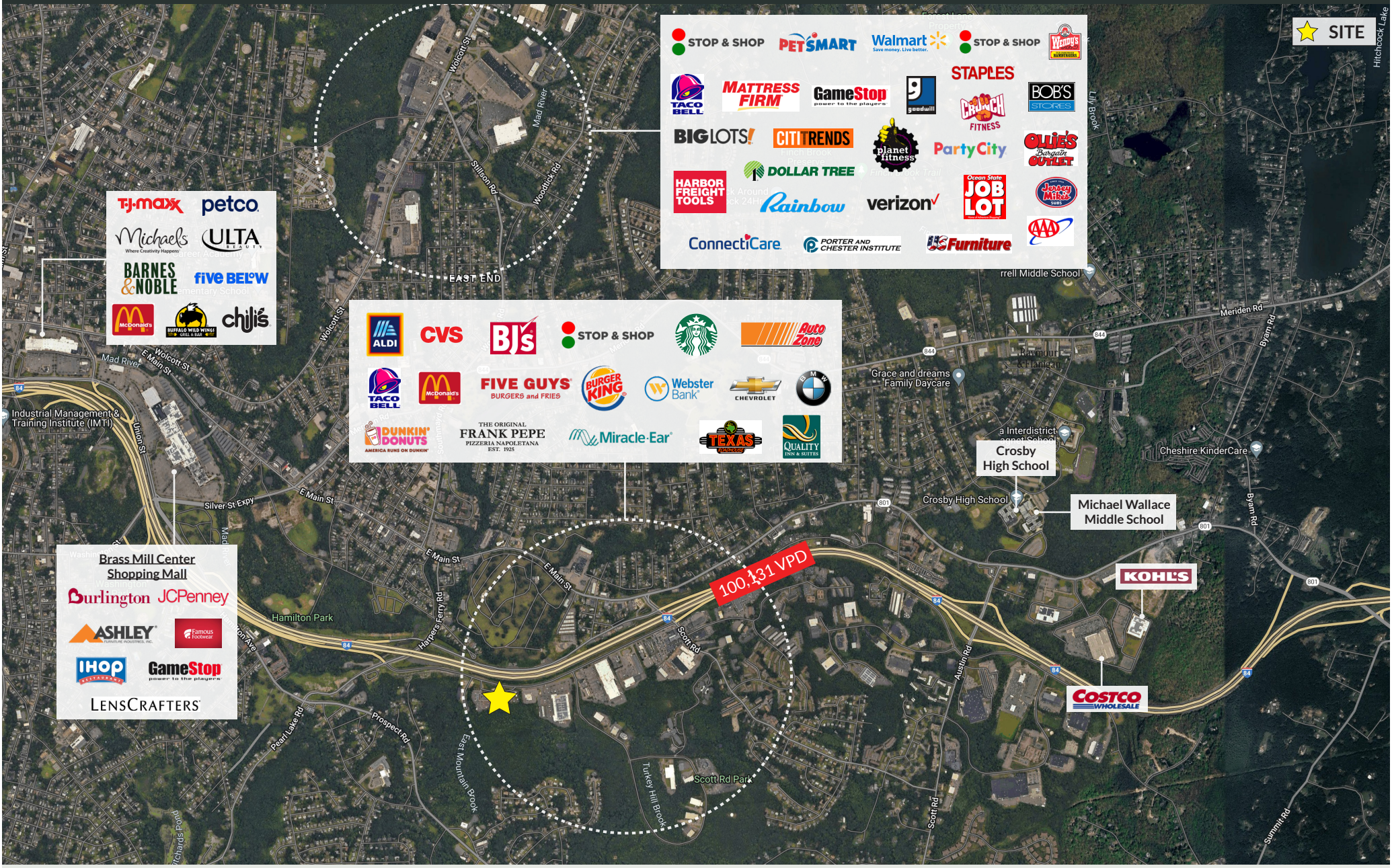
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# 184 KUKAS LANE

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**tj-maxx** **petco**  
**Michaels** **ULTA**  
**BARNES & NOBLE** **FIVE BELOW**  
**McDonald's** **chili's**

**ALDI** **CVS** **BJS** **STOP & SHOP** **Starbucks** **Auto Zone**  
**TACO BELL** **McDonald's** **FIVE GUYS** **BURGER KING** **Webster Bank** **CHEVROLET** **BMW**  
**DUNKIN' DONUTS** **FRANK PEPE** **Miracle-Ear** **TEXAS** **QUALITY**

**STOP & SHOP** **PETSMART** **Walmart** **STOP & SHOP** **Wendy's**  
**TACO BELL** **MATTRESS FIRM** **GameStop** **goodwill** **STAPLES**  
**BIG LOTS!** **CITITRENDS** **planet fitness** **Party City** **BOB'S STORES**  
**HARBOR FREIGHT TOOLS** **DOLLAR TREE** **Rainbow** **verizon** **JOB LOT** **AAA**  
**ConnectiCare** **PORTER AND CHESTER INSTITUTE** **Furniture**

**Brass Mill Center Shopping Mall**  
**Burlington JCPenney**  
**ASHLEY** **Famous Footwear**  
**IHOP** **GameStop**  
**LENSCRAFTERS**

**Michael Wallace Middle School**

**Crosby High School**

**KOHL'S**

**COSTCO WHOLESALE**



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