

184 KUKAS LANE

184 KUKAS LANE | WATERBURY, CT 06705

100% LEASED

AREA TENANTS



PROPERTY INFORMATION

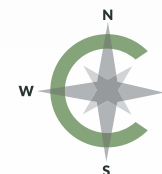
- Retail Pad Site - Ground Lease or Build to Suit
- 1.1 +/- acres
- High Traffic/High Growth Retail Service Area
- Direct full interchange access to Inter state 84 at Exits 23 and 25
- Great Interstate 84 Visibility
- Experienced local ownership / management
- Traffic Counts: I-84: 100,131 VPD
Reidville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

SPACE DETAILS

- 100% Leased

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:

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#	TENANT	ACRES
PAD	Leased	1.07



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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**

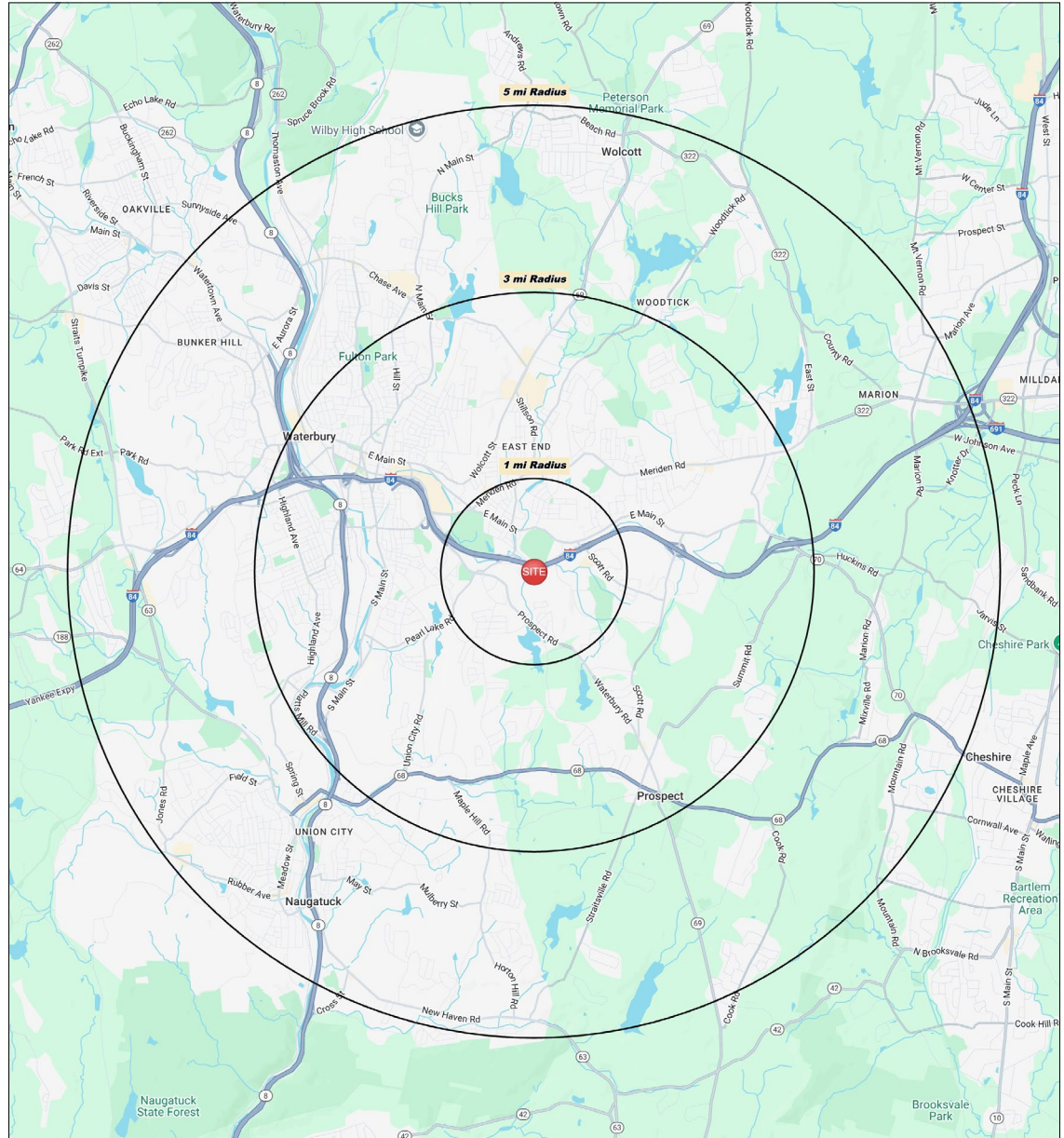
Daytime Population: **123,254**

Median Age: **40.8**



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

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



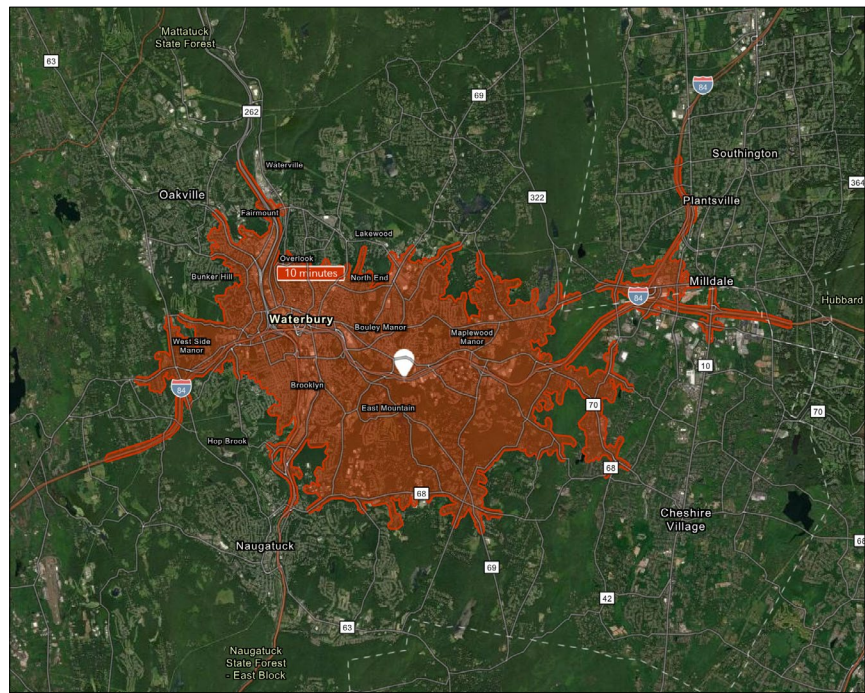
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10 MINUTE DRIVE TIME



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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