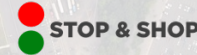


# 500 CAPTAIN NEVILLE DR

500 CAPTAIN NEVILLE DR | WATERBURY, CT 06705

AVAILABLE PAD SITES APPROX 1+ ACRES EACH OR 1 PAD APPROX 2+ ACRES

## AREA TENANTS



## PROPERTY INFORMATION

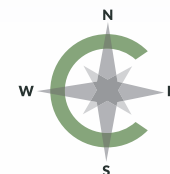
- Ground lease or build to suit
- (2) Pad Sites of approx. 1+ acre each or (1) Pad site of approx. 2+ acres
- Great Retail, Medical & Commercial location
- Located at exit 25A Interstate 84 with full east/west interchange access
- Interstate 84 visibility
- Local ownership/management

## SPACE DETAILS

- Available pad sites approx 1+ acres each or 1 pad approx 2+ acres

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,038	48,439	158,522
MEDIAN HH INC	\$70,466	\$81,609	\$81,831
AVERAGE HH INC	\$89,472	\$102,112	\$102,891



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FOR MORE INFORMATION CONTACT:

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

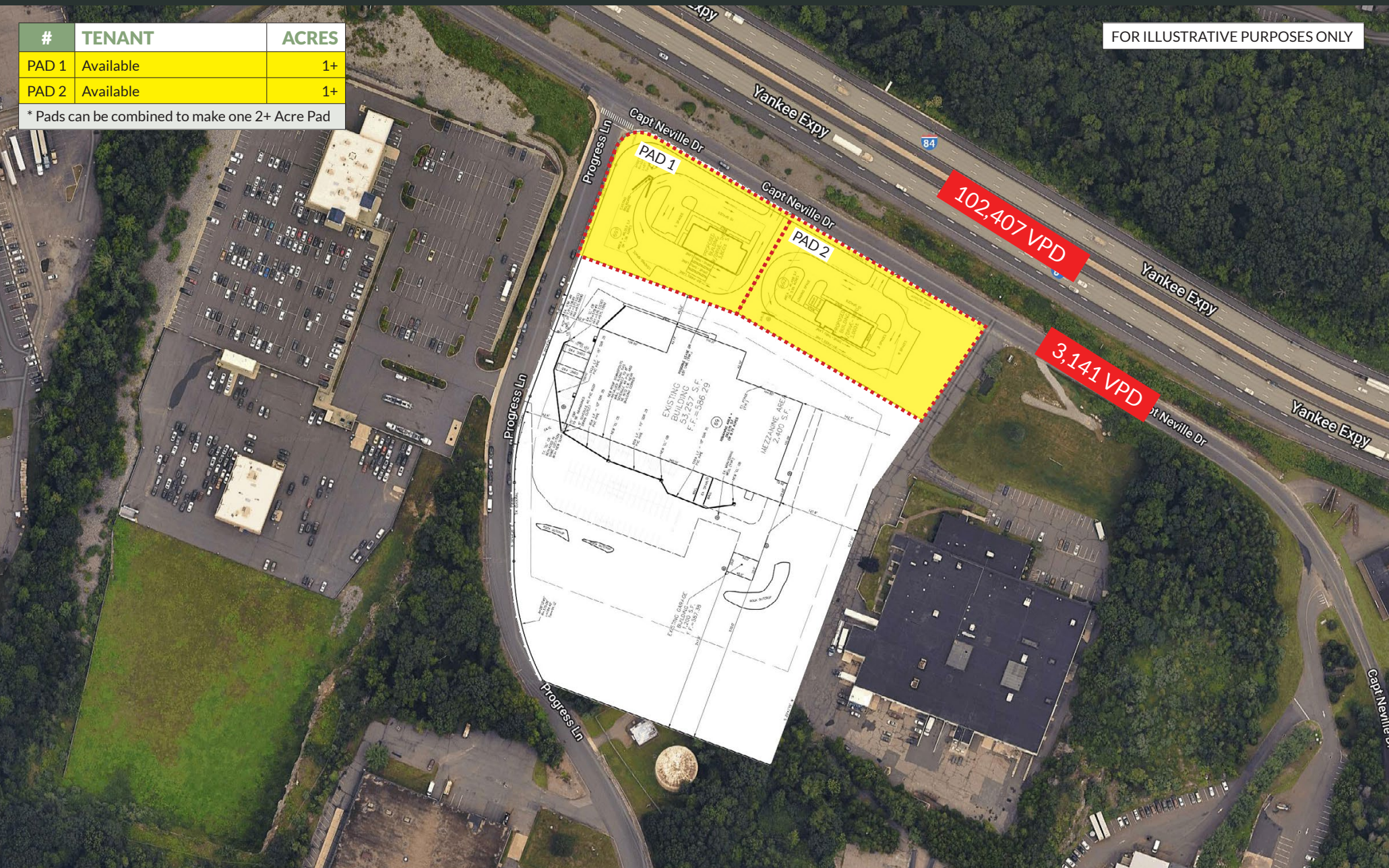


# 500 CAPTAIN NEVILLE DR

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#	TENANT	ACRES
PAD 1	Available	1+
PAD 2	Available	1+
* Pads can be combined to make one 2+ Acre Pad		

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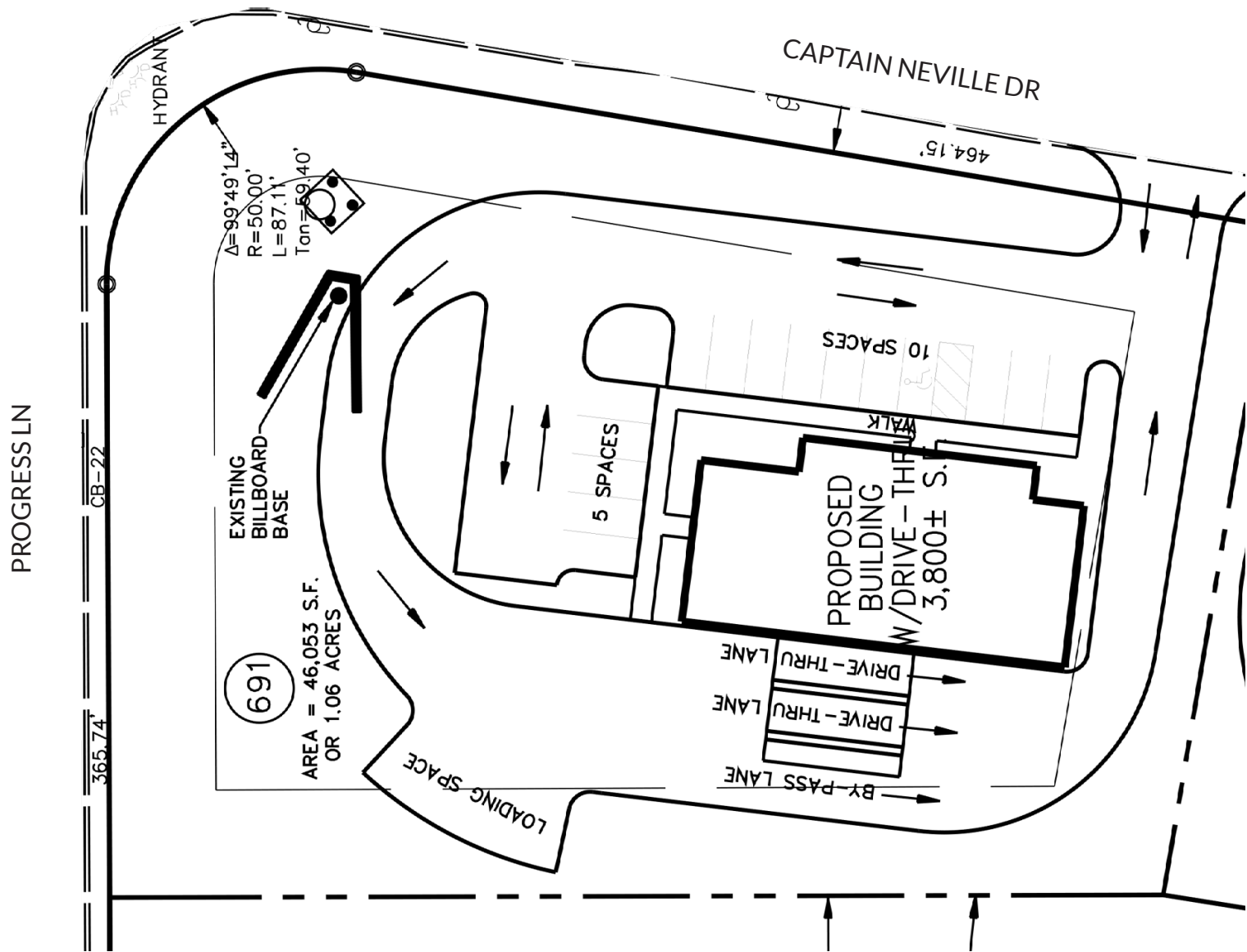


# 500 CAPTAIN NEVILLE DR

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PAD 1

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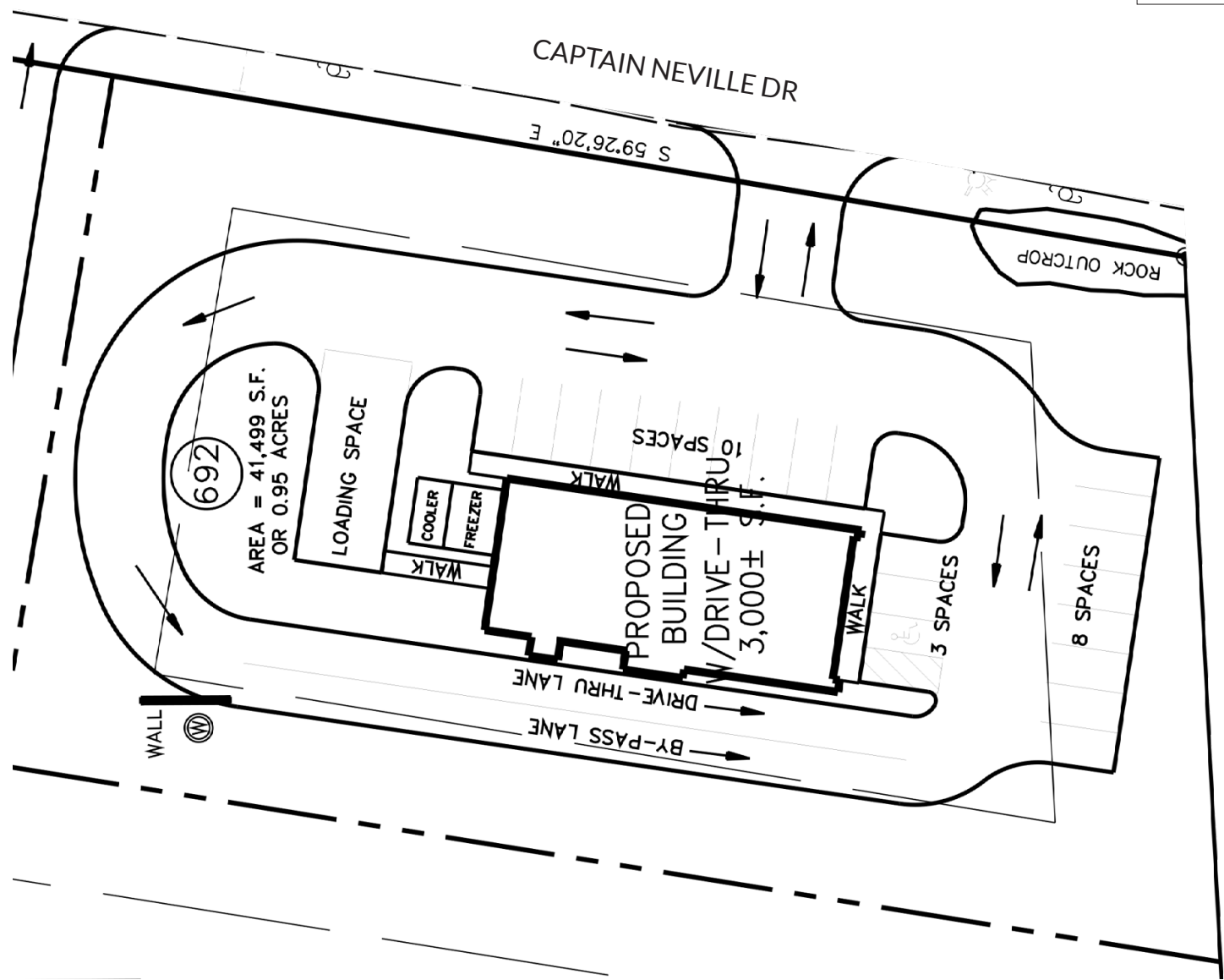


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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,038**

Households: **2,999**

Daytime Population: **5,274**

Median Age: **41.3**



Average Household Income: **\$89,472**

Median Household Income: **\$70,466**

### 3 MILE RADIUS:



Total Population: **48,439**

Households: **19,373**

Daytime Population: **33,062**

Median Age: **42.7**



Average Household Income: **\$102,112**

Median Household Income: **\$81,609**

### 5 MILE RADIUS:



Total Population: **158,522**

Households: **61,833**

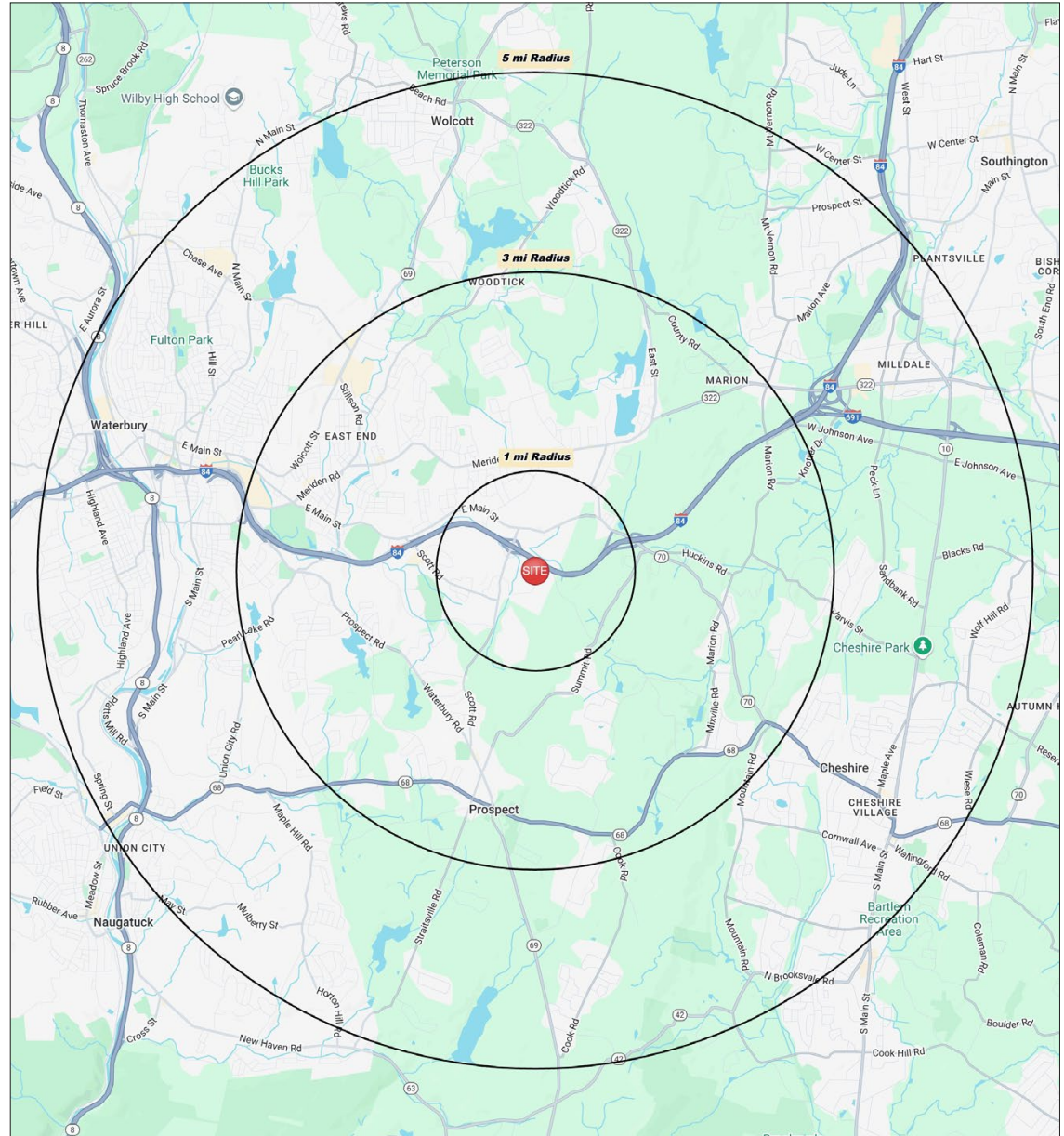
Daytime Population: **118,879**

Median Age: **41.1**



Average Household Income: **\$102,891**

Median Household Income: **\$81,831**



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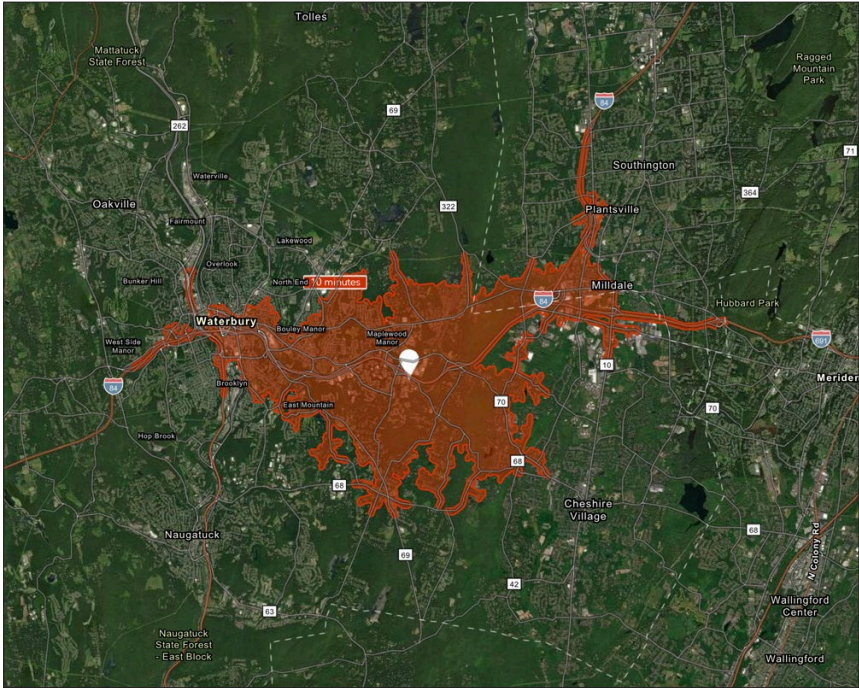
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# 500 CAPTAIN NEVILLE DR

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10 MINUTE DRIVE TIME



## KEY FACTS

50,174

Population

\$53,587

Median Household Income

38.0

Median Age

53,404

Daytime Population

## TAPESTRY SEGMENTS

### Front Porches

6,763 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

3,514 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

### Metro Fusion

1,339 households

#### Socioeconomic Traits

Many residents do not speak English fluently and have moved into their homes recently. They work hard to advance in their professions, including working weekends.

#### Household Types

Single-parent and single person households make up over half of all households.

#### Typical Housing

Multi-unit Rentals; Single Family

## TOTAL RETAIL SALES

Includes F&B



\$357,483,767

## EDUCATION

Bachelor's Degree or Higher



24%

## OWNER OCCUPIED HOME VALUE

Average



\$258,242

## ANNUAL HOUSEHOLD SPENDING

\$2,816

Eating Out

\$1,710

Apparel & Services

\$5,267

Groceries

\$202

Computer & Hardware

\$5,193

Health Care



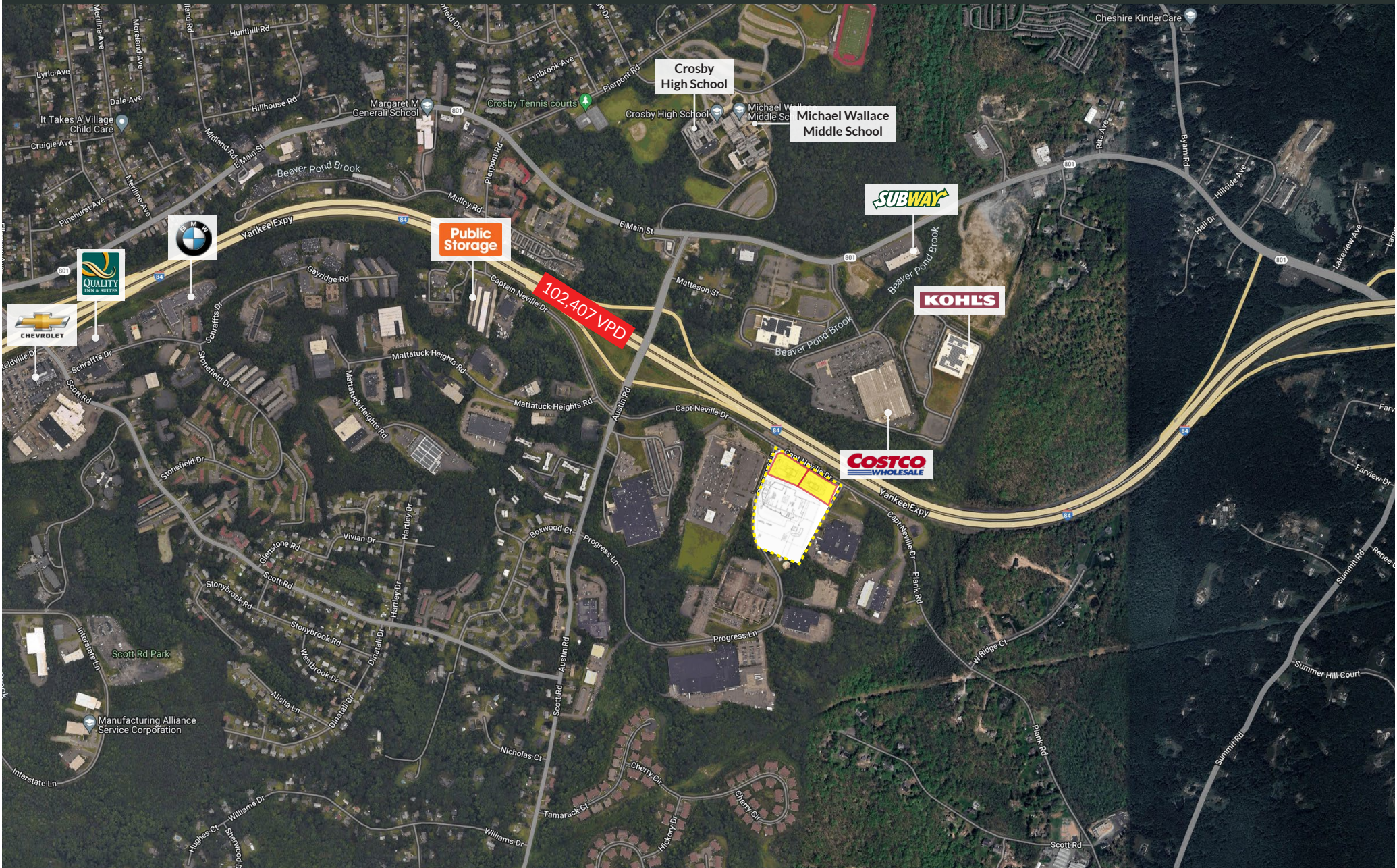
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