

WATERBURY RETAIL/PAD SITE

1012 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 6,665 SF

AREA TENANTS

Walmart
Save money. Live better.

TJ-maxx

STOP & SHOP

STAPLES



planet
fitness

Ocean State
JOB LOT

PROPERTY INFORMATION

- Located in the heart of Waterbury's primary retail corridor
- Potential retail opportunity with 7 garage bay doors or pad site
- Excellent street frontage and visibility on Wolcott Street with pylon signage
- Convenient access to and from I-84 & Route 8 thoroughfare
- New tenants on Wolcott Street include: TJ Maxx, PetSmart, and Stop & Shop
- Traffic Counts:
Wolcott Street - 20,641 VPD

AVAILABLE SPACE

- Available 6,665 sf

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,451	102,469	161,330
MEDIAN HH INC	\$52,689	\$60,850	\$73,265
AVERAGE HH INC	\$64,987	\$77,322	\$91,758



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

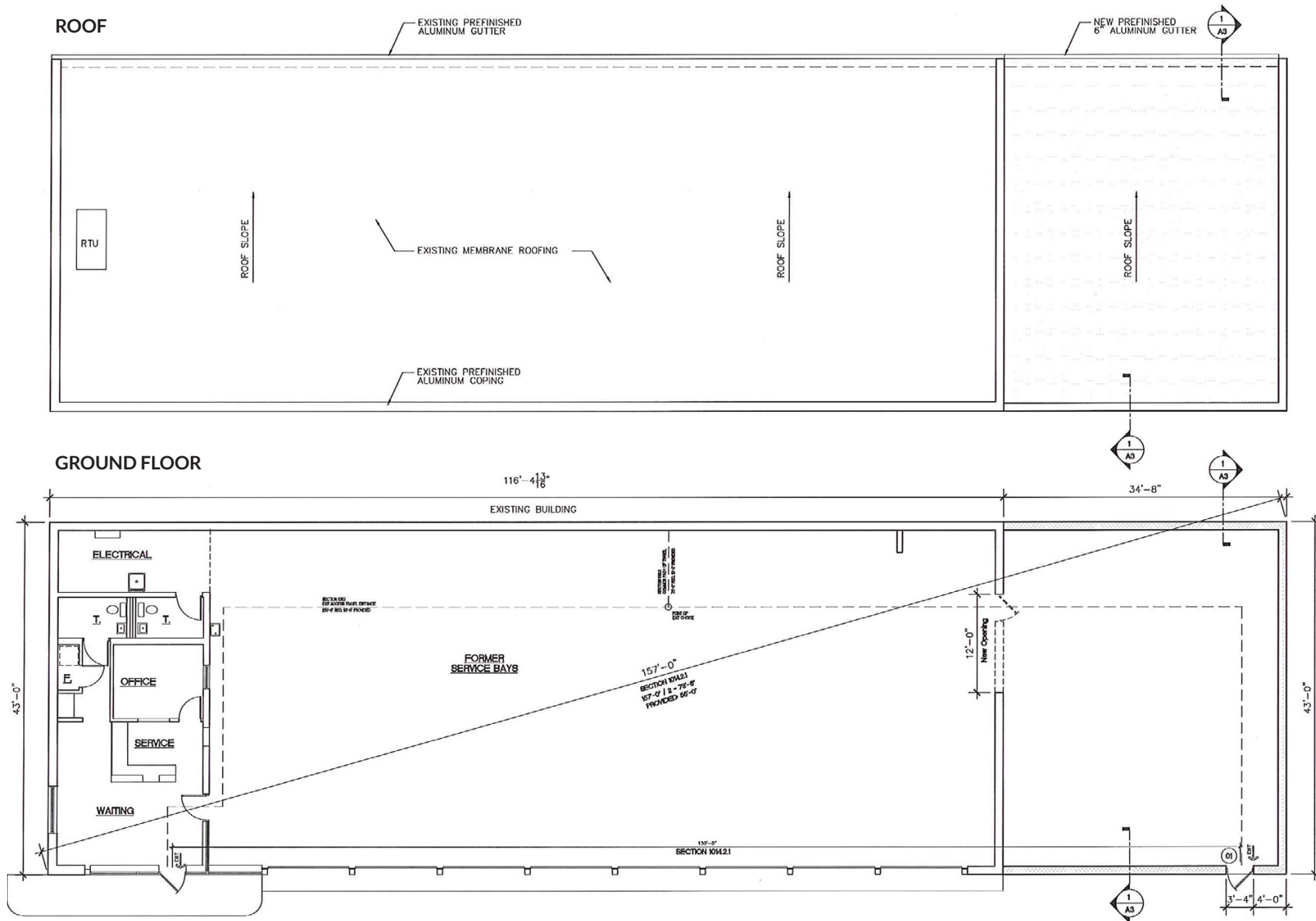
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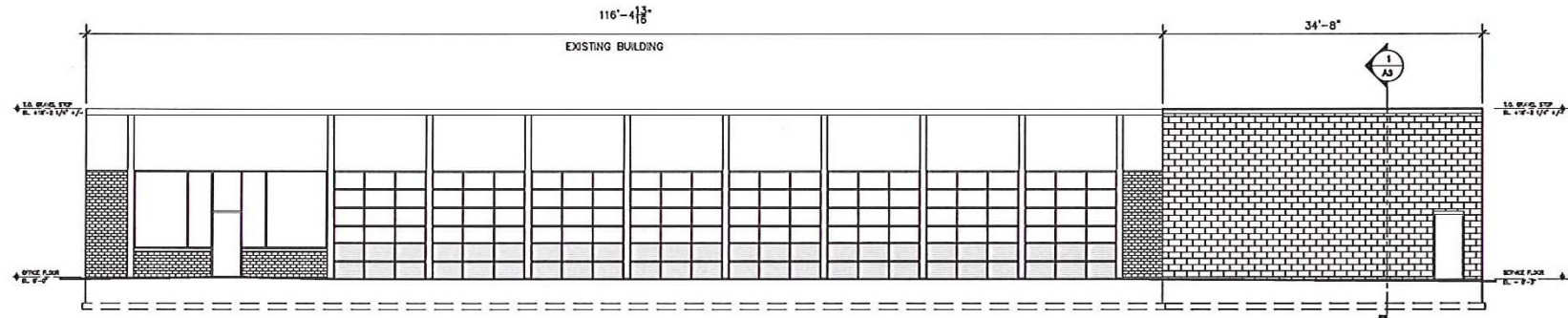


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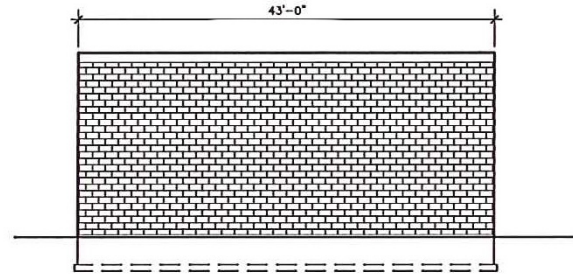
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



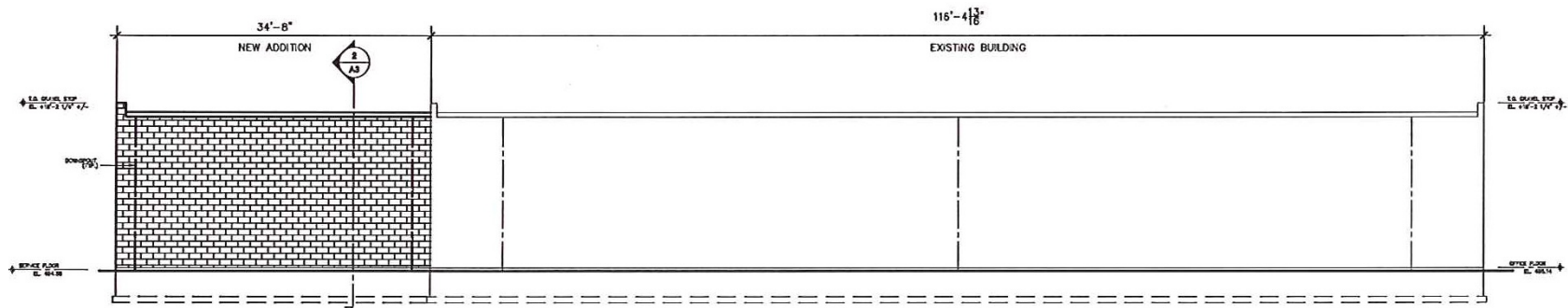
LEFT-SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **11,451**

Households: **4,658**

Daytime Population: **8,179**

Median Age: **41.0**



Average Household Income: **\$64,987**

Median Household Income: **\$52,689**

3 MILE RADIUS:



Total Population: **102,469**

Households: **40,119**

Daytime Population: **76,028**

Median Age: **40.7**



Average Household Income: **\$77,322**

Median Household Income: **\$60,850**

5 MILE RADIUS:



Total Population: **161,330**

Households: **63,504**

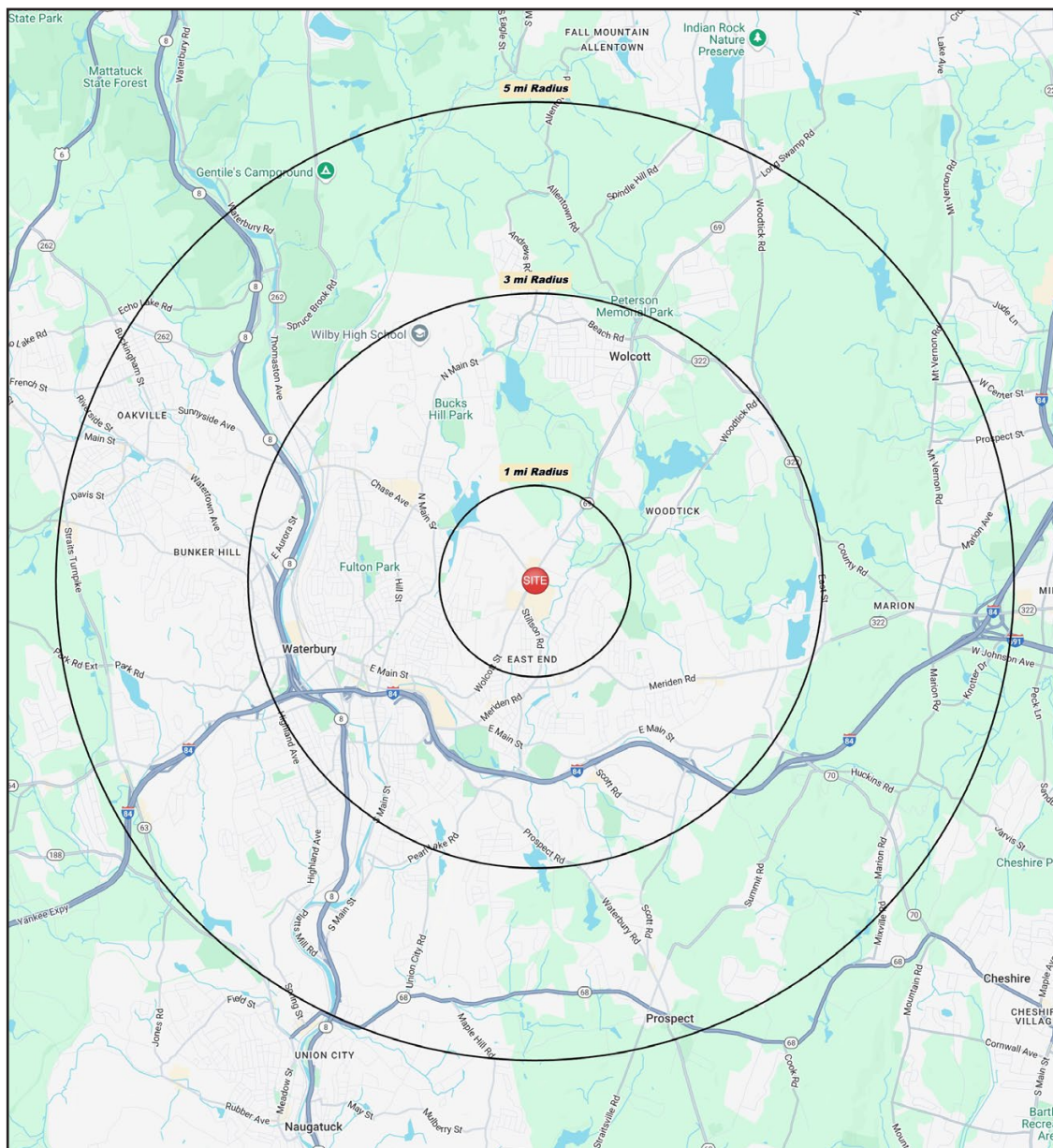
Daytime Population: **114,447**

Median Age: **41.0**



Average Household Income: **\$91,758**

Median Household Income: **\$73,265**



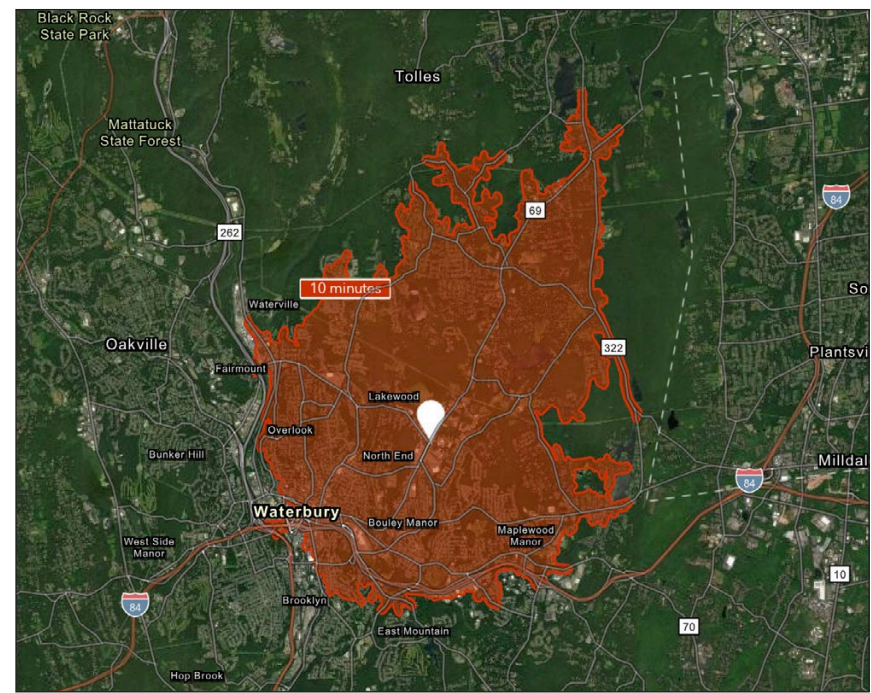
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10 MINUTE DRIVE TIME



KEY FACTS

77,179

Population

\$54,361

Median Household Income

37.6

Median Age

64,048

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions 8,373 households	Room to Roam 2,694 households	Social Security Set 2,041 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.	Socioeconomic Traits Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.	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 Single parents and married or cohabiting couples	Household Types Married couples with no kids	Household Types Singles living alone
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing High Rises

TOTAL RETAIL SALES

Includes F&B



\$544,785,064

EDUCATION

Bachelor's Degree or Higher



20%

OWNER OCCUPIED HOME VALUE

Average



\$361,695

ANNUAL HOUSEHOLD SPENDING

\$2,785

Eating Out

\$1,704

Apparel & Services

\$5,218

Groceries

\$156

Computer & Hardware

\$5,088

Health Care



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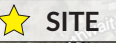


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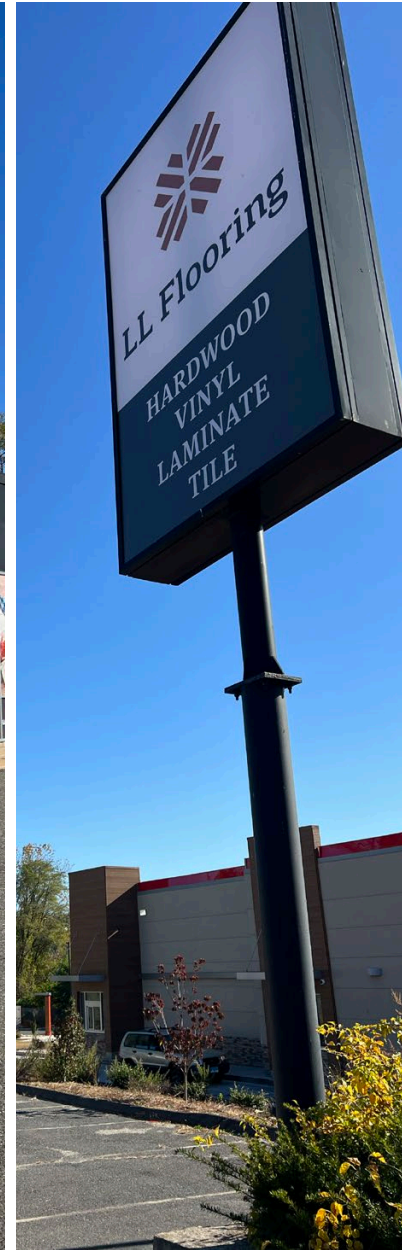


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