

# 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:

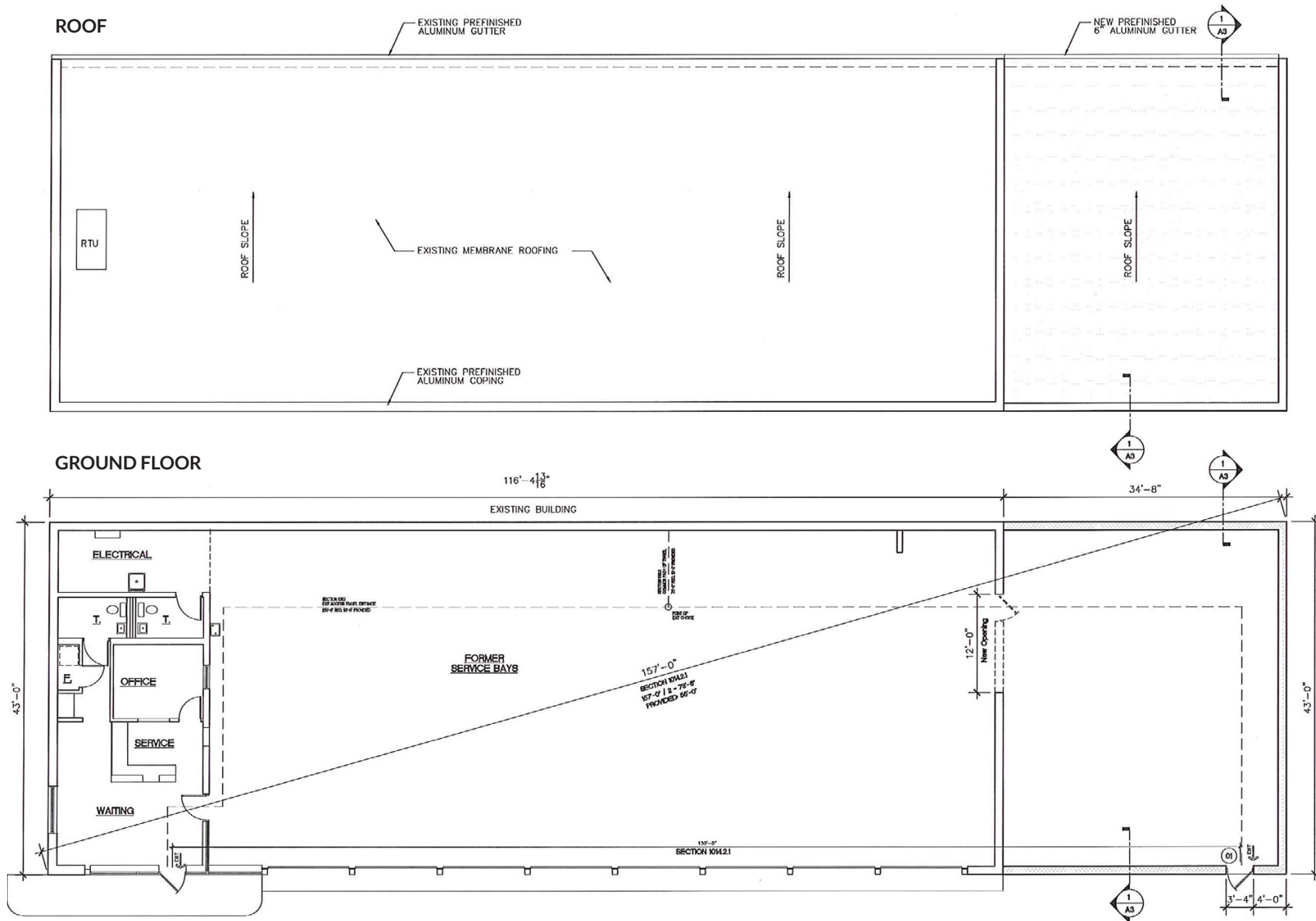
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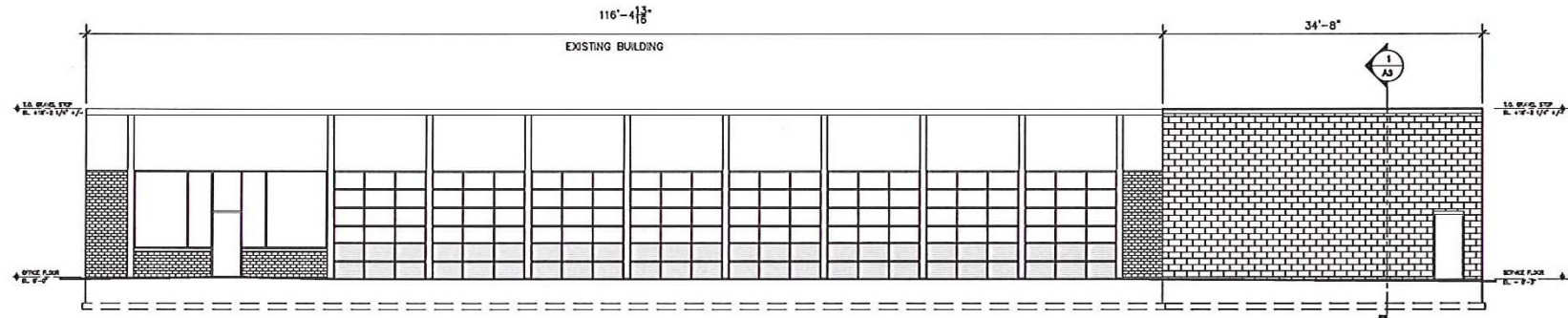


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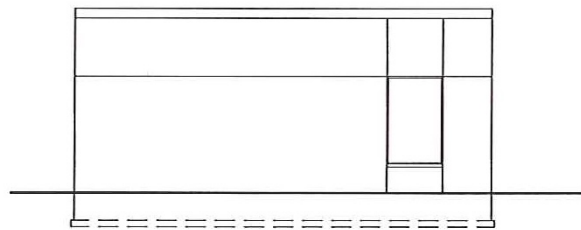
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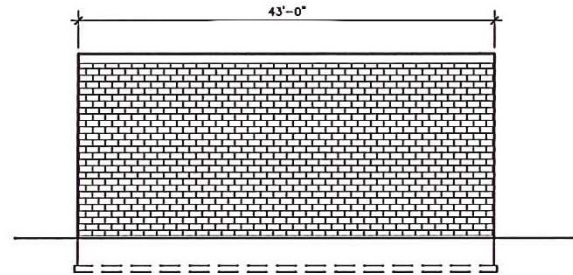
**FRONT ELEVATION**

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



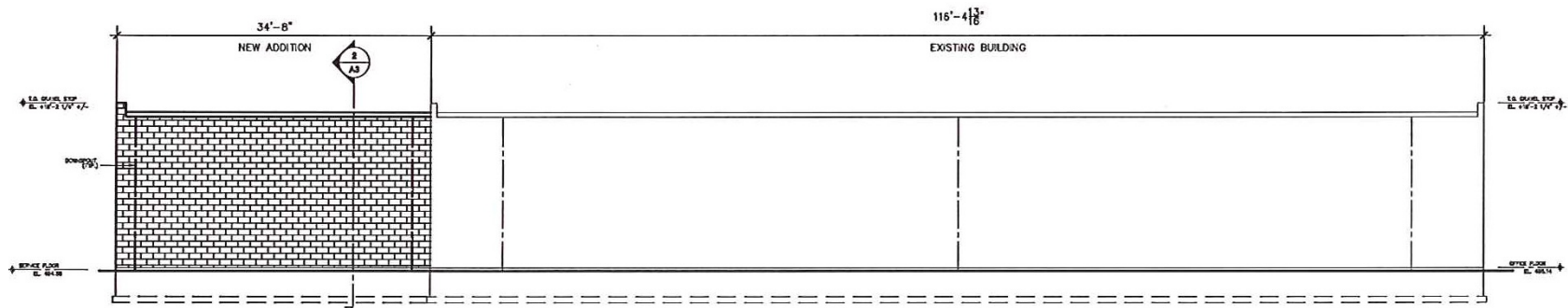
**LEFT-SIDE ELEVATION**

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**

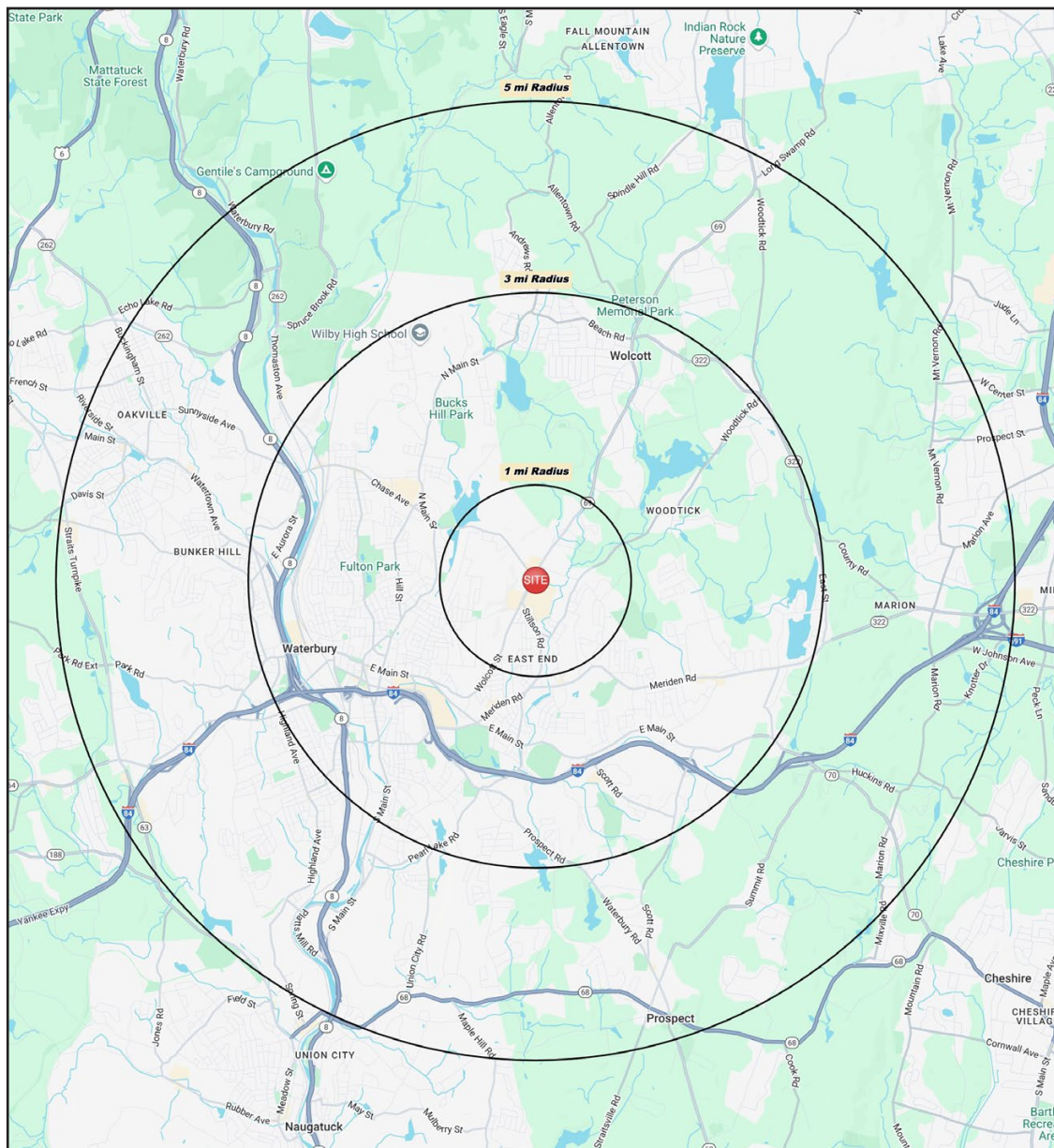
Daytime Population: **114,447**

Median Age: **41.0**



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

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



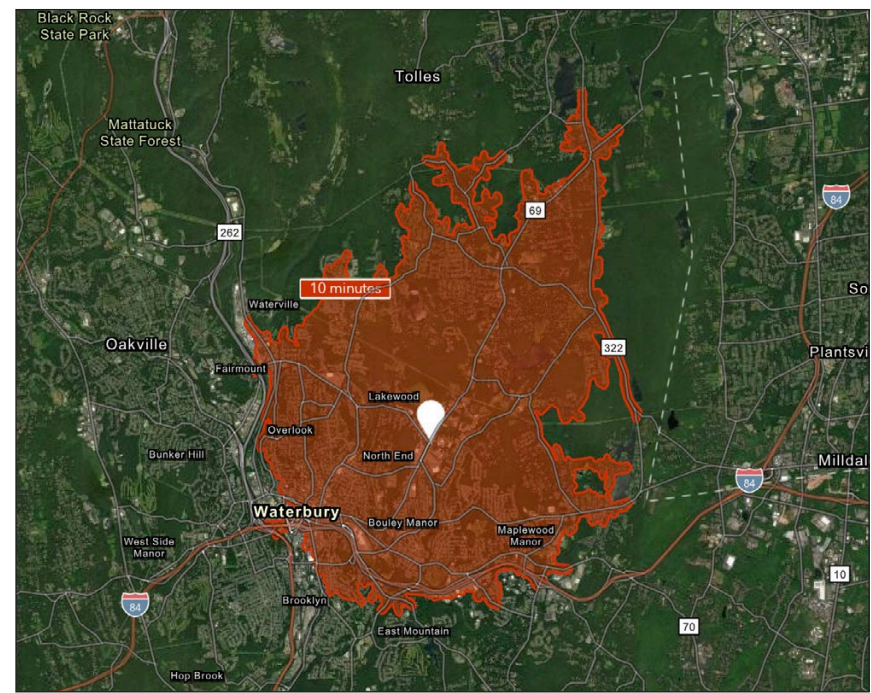
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10 MINUTE DRIVE TIME



## KEY FACTS

77,219

Population

37.4

Median Age

\$47,370

Median Household Income

73,816

Daytime Population

## TAPESTRY SEGMENTS

### Front Porches

9,893 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

7,365 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

2,931 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



\$492,132,221

## EDUCATION

Bachelor's Degree  
or Higher



20%

## OWNER OCCUPIED HOME VALUE

Average



\$249,785

## ANNUAL HOUSEHOLD SPENDING

\$2,553

Eating  
Out

\$1,566

Apparel &  
Services

\$4,819

Groceries

\$184

Computer &  
Hardware

\$4,682

Health  
Care



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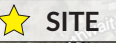
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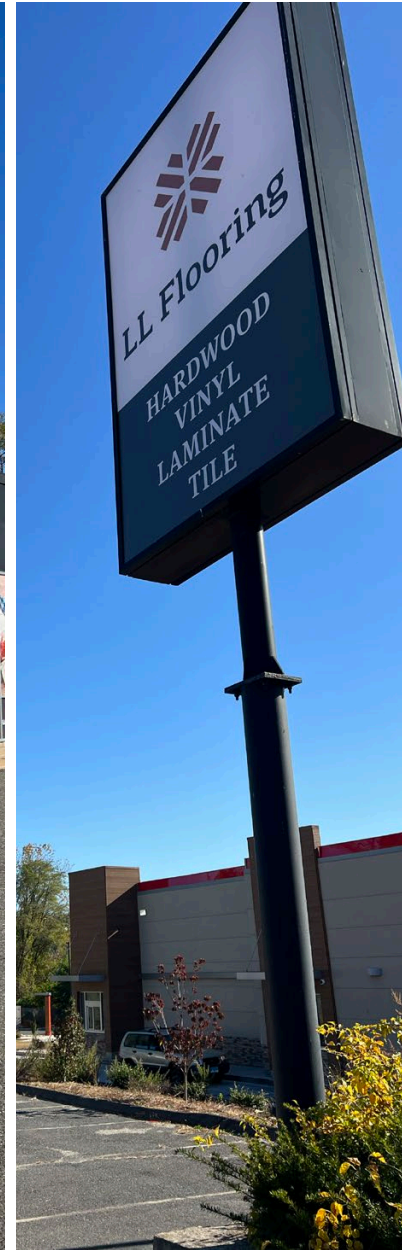
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