

WATERBURY SHOPPING CENTER

835 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 1,000 SF - 23,865 SF

AREA TENANTS



PROPERTY INFORMATION

- Newly Signed Pricerite, Grocery Anchored Center
- One Connecticut's most densely populated areas
- Excellent visibility, pylon signage, and signalized entrance
- Close proximity to I-84 & Route 8
- Abundant parking
- Traffic Counts:
Wilcott Street - 20,641 VPD

AVAILABLE SPACE

- Available 1,000 SF - 23,865 SF
- * Spaces can be combined

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,228	102,204	158,504
MEDIAN HH INC	\$47,064	\$60,468	\$72,502
AVERAGE HH INC	\$57,488	\$79,451	\$95,452



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

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Spaces 8 - 11 can be combined



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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	AAA	2,077
02	Clam Diggers	2,059
03	EJ Dental	1,178
04	Shape Up Smoothies	1,192
05	Reliable Dental	2,428
06	Cosmoprof	2,803
07A	Kidstown	5,309
07B	Once Upon A Child	5,700
08	Available*	17,938
09	Available*	1,583
10	Available*	3,344
11	Available*	1,000
12	US Furniture	28,500
13	Price Rite	34,500
14	Porter and Chester Institute	62,000
15	TD Bank	2,500
16	McDonalds	4,000
17	Jersey Mike's	2,146

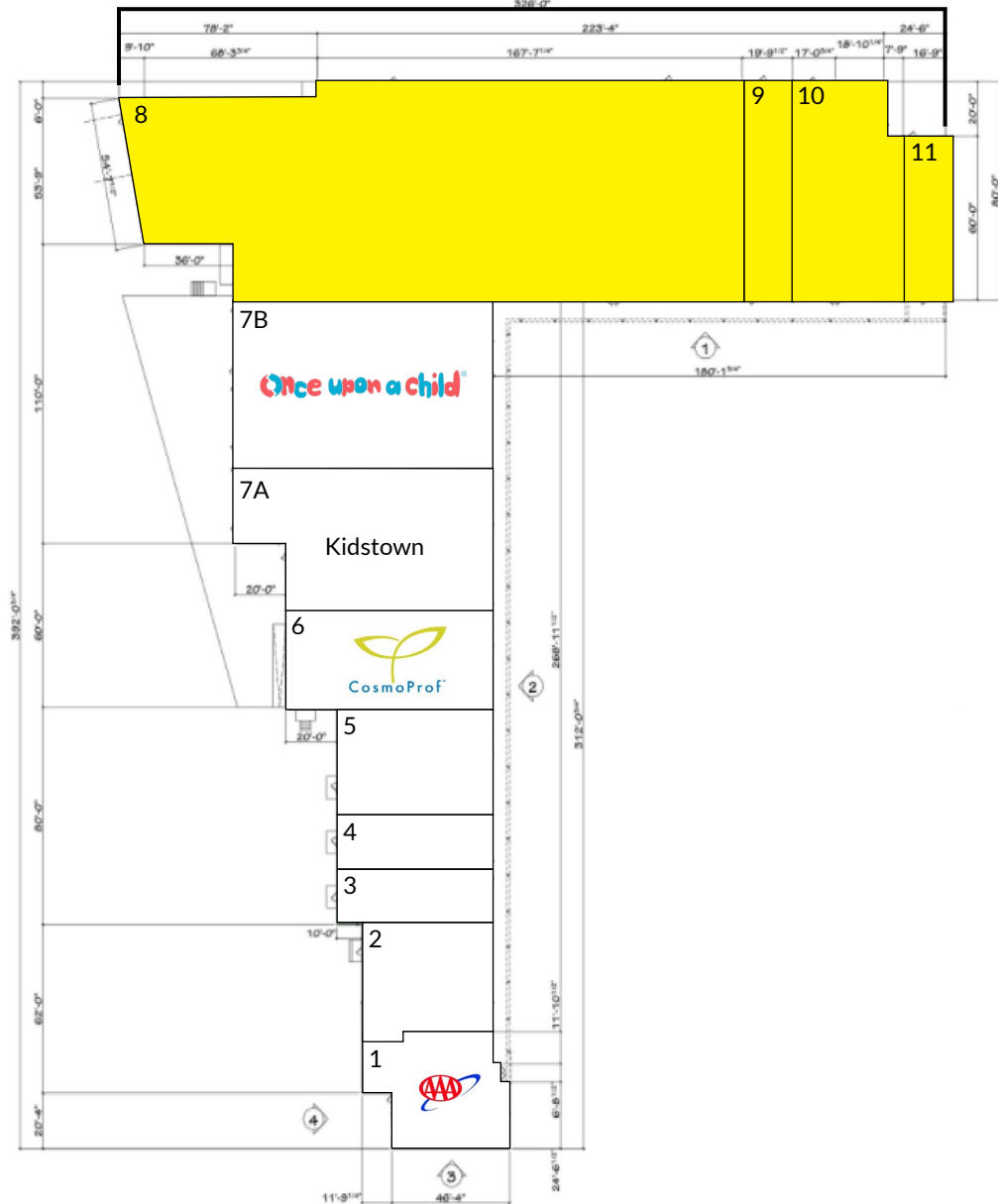
* Spaces can be combined

Available

Lease Out

Occupied

Spaces can be combined



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,228**

Households: **6,075**

Daytime Population: **9,787**

Median Age: **34.2**



Average Household Income: **\$57,488**

Median Household Income: **\$47,064**

3 MILE RADIUS:



Total Population: **102,204**

Households: **39,977**

Daytime Population: **74,325**

Median Age: **35.7**



Average Household Income: **\$79,451**

Median Household Income: **\$60,468**

5 MILE RADIUS:



Total Population: **158,504**

Households: **62,004**

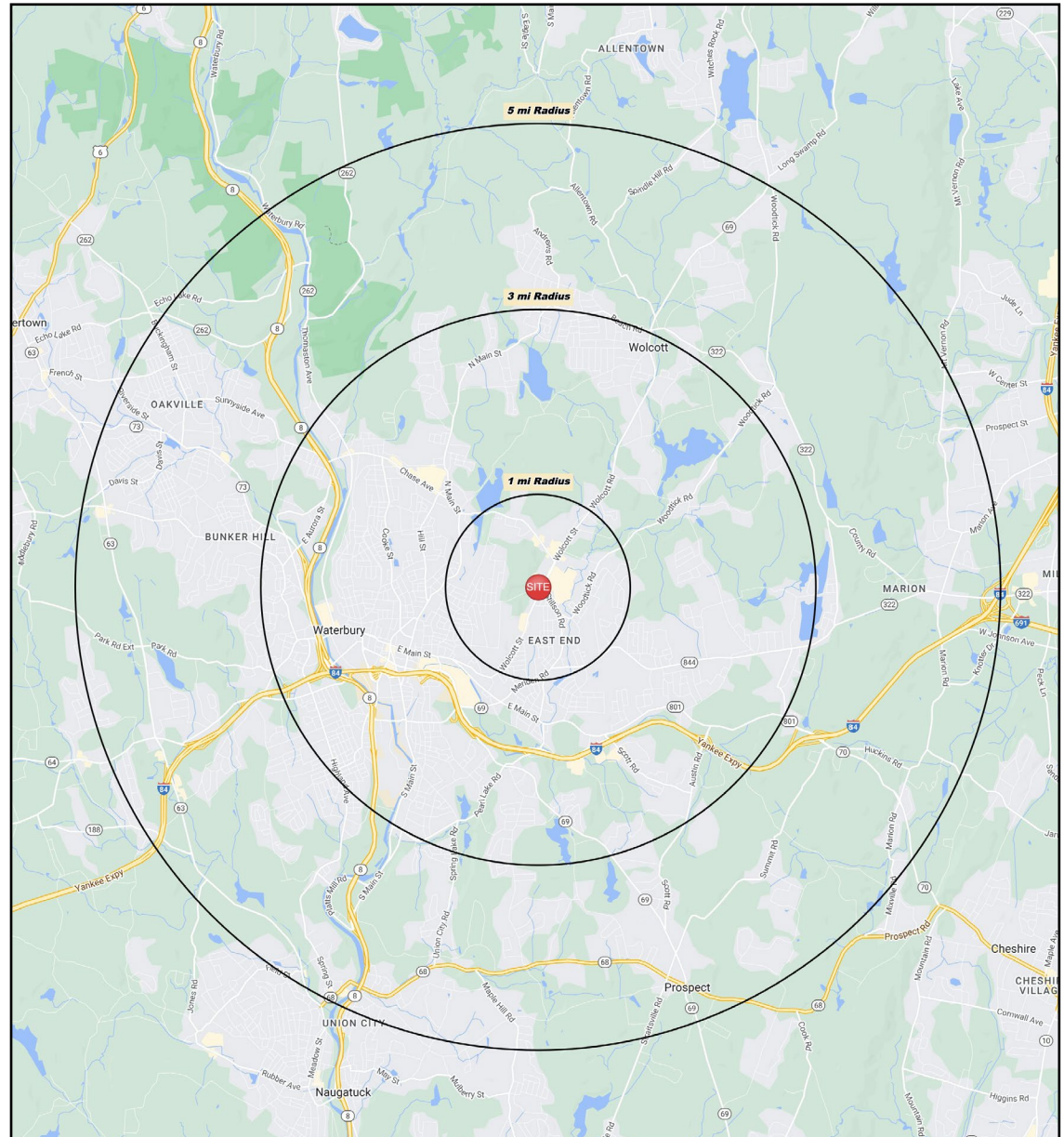
Daytime Population: **111,398**

Median Age: **37.4**



Average Household Income: **\$95,452**

Median Household Income: **\$72,502**



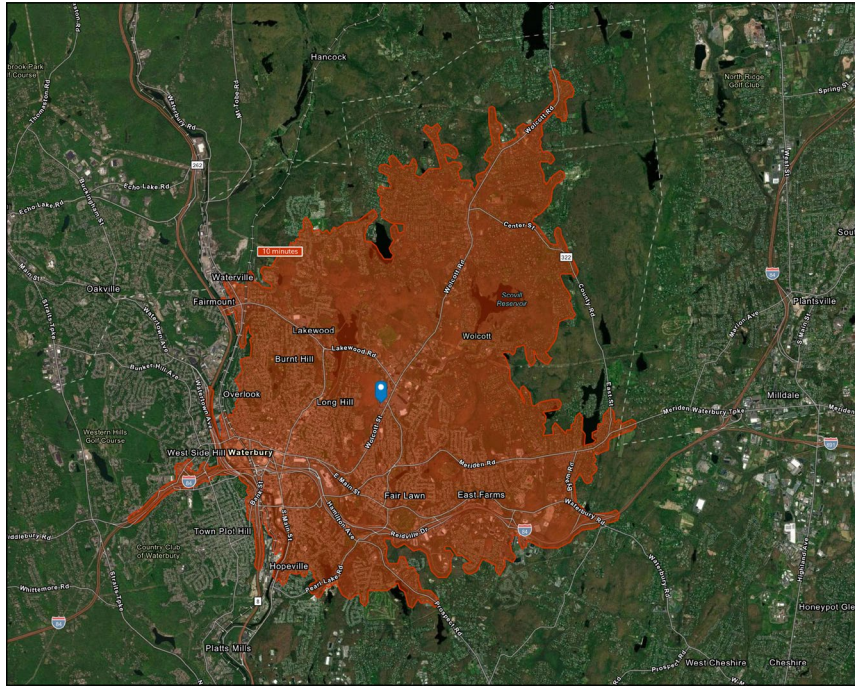
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10 MINUTE DRIVE TIME



KEY FACTS

86,526

Population

37.1

Median Age

\$47,585

Median Household Income

81,314

Daytime Population

TAPESTRY SEGMENTS

Front Porches

11,178 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

7,934 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

3,243 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



\$550,782,214

EDUCATION

Bachelor's Degree or Higher



20%

OWNER OCCUPIED HOME VALUE

Average



\$249,045

ANNUAL HOUSEHOLD SPENDING

\$2,553

Eating Out

\$1,563

Apparel & Services

\$4,810

Groceries

\$184

Computer & Hardware

\$4,675

Health Care



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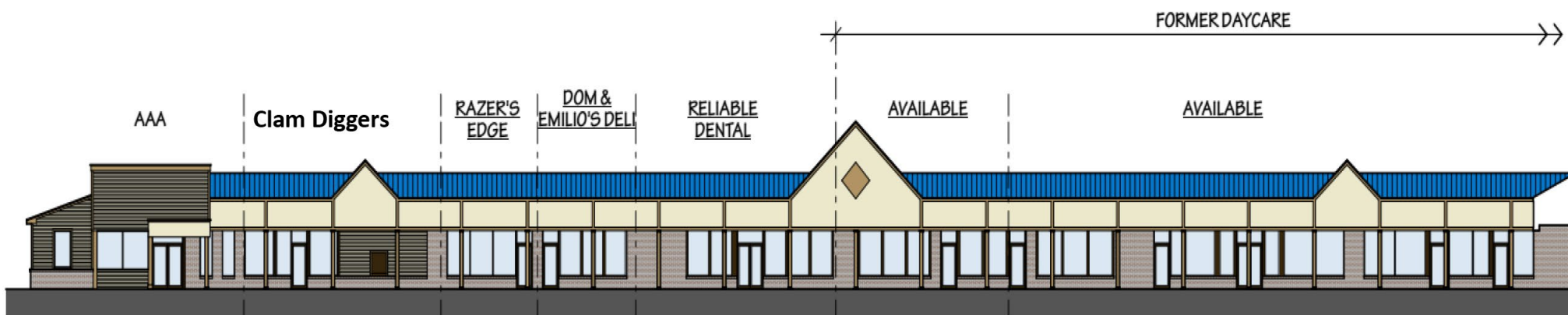
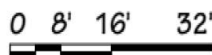
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1 ELEVATION
SCALE: 1/16" = 1'-0"



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