

AVAILABLE FOR LEASE 2,200 Square Feet 1051 Wolcott Street Waterbury, CT Lease Rate Reduction

Property Highlights

- Endcap Corner Location
- Curb Cuts on Wolcott Street and Lakewood Road
- High Traffic Area
- Full Traffic Signal
- Excellent Visibility
- High Density Area
- Area Tenants include:

Wal-Mart,

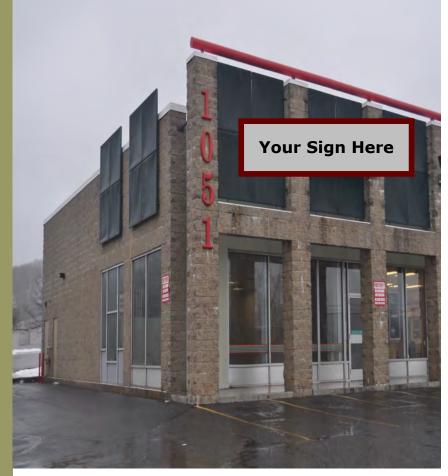
Staples,

Shop Rite,

Stop & Shop

- **5 Mile Population:** 156,268
- Wolcott Street Traffic Count: 25,600
- New Lease Rate:

\$18.00 Gross Plus Utilities



For Lease Rate and Additional Information, please contact the Exclusive Agent: Bob Bowden propserve@snet.net 203-573-0342 R. Calabrese Agency, LLC www.CalabreseAgency.com

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence. anet 17

SUBJECT PROPERTY

2 Taco B

Staples

Shop Rite

Stop 88

erow Ave

Sharon Rd

Blue Trail Dr

1000 ft

N

Lund Ave-

McDonalds Wendy's

enal

1:1

Pa

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Panera Bread 0 69

Framingham

Long Hill Rd

111

Sherman-

Google Earth sco Rd Pritchard Rd

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