



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.



Planet Fitness

↓ SUBJECT PROPERTY

Rite Aid

Taco Bell

Shop Rite

Staples

Stop & Shop

McDonalds Wendy's

Panera Bread

Bob's Stores

Wal-Mart

Sherman Ave

Lakewood Rd

Sharon Rd

69

Long Hill Rd

Richard Terrace

Rena Ln

Stillson Rd

Framingham Dr

Lund Ave

Woodtick Rd

Blue Trail Dr

Newport Dr

Pritchard Rd

Alwood Ave

Orchard Ln

Bellewood Ave

Irene Ave

