



AVAILABLE RETAIL PAD SITE
10,000 SF BUILDING FOOTPRINT
+- 1.5 ACRES

1249 WEST MAIN STREET WATERBURY, CT



OFFERING INFORMATION

1.5 ACRE PAD SITE IN
NEW RETAIL STRIP
CENTER
HIGH QUALITY AWARD
WINNING CONSTRUCTION

PROFESSIONAL AREA
HIGH TRAFFIC
OFF I 84 EXIT RAMP

BUILDING SIZE
10,000 SF

MARKET AREA DEMOS:
POPULATION: 150,000
INCOME: \$66,000
TRAFFIC COUNT: 17,200

ACCESS/VISIBILITY: Highly
visible building in this prime retail
area.

MARKET AREA: High traffic area
off I-84 near Waterbury Hospital

ADJACENT TO HIGH VOLUME
NEWLY CONSTRUCTED CVS

THIS CENTER IS 100% LEASED

1.5 ACRE EXPANSION AREA

GROUND LEASE \$65,000 NNN

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