

AVAILABLE Retail Pad Site

*1359 Thomaston Avenue
Waterbury, CT (New Haven County, CT)
41° 35'05.42N / 73° 02'59.77W*

**Pad Site
with Drive Thru
Permitted**

**Pricing Upon
Request**

**Join new Cumberland
Farms & Personal
Touch Car Wash**

For more information,
please contact the
Exclusive Agent:

Ralph L. Calabrese
rlc@calabreseagency.com

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Cheshire, CT 06410
203-573-0342

www.CalabreseAgency.com

Property Highlights

- ♦ Signalized intersection of Thomaston and Huntington Avenues
- ♦ Excellent visibility and access to the property
- ♦ 1/4 mile from Exit 36 of Route 8, providing convenient and easy access to this heavily traveled retail and commuter corridor
- ♦ Property ready for immediate development
- ♦ **Possible uses:** Quick service restaurant, bank, credit union, other retail and service related offerings

Traffic Counts

- ♦ **26,300 +/- cars per day at site**

Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
1mile:	10,360	3,957	\$54,413
3 miles:	81,664	31,624	\$59,710
5 miles:	148,823	51,920	\$67,9411

Visit our website to preview other retail properties at

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.



EXIT 36

SUBJECT PROPERTY
1359 Thomaston Avenue
Waterbury, CT



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Google Earth

Imagery Date: 4/20/2016 41°34'48.13" N 73°02'25.33" W elev 542 ft eye alt 7237 ft



Available Pad Site
1359 Thomaston Avenue
Waterbury, CT



EXIT 30

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Google Earth

Imagery Date: 4/20/2016 41°35'05.15" N 73°03'06.24" W elev 290 ft eye alt 1650 ft

1991






TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AR	6	Acer rubrum 'October Glory' TM	October Glory Maple	3"-3.5" Cal.	B & B	5' MIN. BRANCHING HT.
BH	4	Betula nigra 'Heritage'	Heritage River Birch	10" /12" HT.	B & B	MULTI-STEM
CK	1	Cornus kousa	Kousa Dogwood	2.5"-3.0" Cal.	B & B	SINGLESTEM
QR	13	Quercus rubra	Red Oak	3"-3.5" Cal.	B & B	5' MIN. BRANCHING HT.
ZG	9	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Cal.	B & B	5' MIN. BRANCHING HT.

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AD	Azalea x 'Delaware Valley White'	Valley White Azalea	18"-24" HT.	#3	FULL & DENSE
CH	Cornus alba 'Ballhalo' TM	Ivory Halo Dogwood	3'-4' HT.	#3	
FG	Fothergilla gardenii	Dwarf Fothergilla	3'-4' HT.	#3	
HB	Hydrangea macrophylla 'Endless Summer' TM	Endless Summer Hydrangea	24"-30" HT.	#3	
HQ	Hydrangea quercifolia 'Snowqueen'	Oakleaf Hydrangea	24"-30" HT.	#3	
IC	Ilex crenata 'Chesapeake'	Chesapeake Japanese Holly	4' HT. MIN.	#7	FULL & DENSE
IH	Ilex crenata 'Helleri'	Heller Japanese Holly	24"-30" HT.	#3	FULL & DENSE
IN	Ilex glabra 'Nigra'	Nigra Inkberry	24"-30" HT.	#3	FULL & DENSE
IS	Ilex glabra 'Shamrock'	Inkberry	18"-24" HT.	#3	FULL & DENSE
IV	Ilex verticillata	Winterberry	24"-30" HT.	#3	
IW	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry Holly	30"-36" HT.	#3	MALE POLLINATOR
IS2	Ilex verticillata 'Winter Red'	Winter Red Holly	3'-4" HT.	#3	
IM	Ilex x meserveae 'Blue Maid' TM	Blue Maid Holly	30"-36" HT.	#3	FULL & DENSE
IC3	Ilex x meserveae 'China Boy' TM	China Boy Holly	30"-36" HT.	#3	MALE POLLINATOR
IC2	Ilex x meserveae 'China Girl' TM	China Girl Holly	30"-36" HT.	#3	FULL & DENSE
JD	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	30"-36" HT.	#3	
PM	Microbiota decussata	Siberian Carpet Cypress	15" SP. MIN.	#1	
MD	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	30"-36" HT.	#3	FULL & DENSE
RE2	Rhododendron azalea 'Elite Azalea'	Azalea	24"-30" HT.	#3	FULL & DENSE
RC	Rhododendron x chinoides	Chinoides Rhododendron	30"-36" HT.	#3	FULL & DENSE
RP	Rhododendron x PJM 'Compacta'	PJM Rhododendron	24"-30" HT.	#3	FULL & DENSE
RE	Rhododendron x 'English Roseum'	English Roseum Rhododendron	30"-36" HT.	#6	FULL & DENSE
RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"-24" SPD.	#3	
VP	Viburnum plicatum tomentosum 'Shasta'	Shasta Japanese Snowball	3'-4' HT.	#6	
WG	Weigela florida Fine Wine	Finn Wine Weigela	24"-30" HT.	#3	

Available Pad Site

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED CEDAR MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH SHALL BE USED.
5. ALL PLANTING BEDS ARE TO REMAIN FREE OF WEEDS DURING THE 1 YEAR GUARANTEE PERIOD.
6. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
7. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
9. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
10. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
11. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
12. ALL SEED MIXES SPECIFIED BY NEW ENGLAND WETLAND PLANTS INC. 800 MAIN ST. AMHERST, MA (413) 256-1752 OR APPROVED EQUIVALENT.



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|-----|-----------------|---|-----|------------------|---|
| (A) | INSTALL 31-0552 |  | (D) | EXISTING 41-4810 |  |
| (B) | INSTALL 31-0153 |  | (E) | INSTALL 31-1119 |  |
| (C) | INSTALL 31-1619 |  | | | |

NEW ENGLAND WETMIX™ • 2700 SF
SEED THE AREAS ONLY TO LIMIT SHOWN ON PLAN. EARLY SPRING AND LATE FALL PLANTING IS RECOMMENDED. PRIOR TO PERMANENT SNOW COVER, LIGHTLY RAKE TO ENSURE PROPER SOIL-SEED CONTACT. WHEN PLANTING IN SPRING OR SUMMER, WATERING MAY BE REQUIRED. A LIGHT MULCH OF CLEAN WEED FREE SHREDDED STRAW IS RECOMMENDED, AMONG THE SOIL WITH ORGANIC MATTER SUCH AS LEAF COMPOST.
APPLICATION RATE: 1LB5/2500 SQ.FT/ LB

NEW ENGLAND WILDFLOWER MIX™ • 12,000 SF
SEED THE UPPER AREAS OF THE BASINS AND PERIMETER AREAS, AS SHOWN. BEST RESULTS ARE OBTAINED WITH EARLY SPRING SEEDING. SUMMER SEEDING CAN BE SUCCESSFUL. W/ A LIGHT MULCH OF WEED FREE STRAW TO CONSERVE MOISTURE. SPRING IS RECOMMENDED. FERTILIZATION IS NOT REQUIRED UNLESS SOILS ARE PARTICULARLY INFERTILE.
APPLICATION RATE: 23LB5/ARCE 1900 SQ.FT/ LB

SEDED LAWN MIX
50% LESCO Kentucky Bluegrass
50% LESCO Turf-Type Perennial Ryegrass

