

Retail Ground Lease

143-183 Chase Avenue

Waterbury, CT

Pricing:

\$85,000 NNN per annum

1.25 +/- acres

Excellent Bank, Restaurant, Gas Station/ Convenience Store Location



For more information please contact:

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Traffic Count

- 20,400 cars per day at site

Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
1 mile:	10,779	4,244	\$57,215
3 miles:	91,945	34,391	\$53,053
5 miles:	151,037	57,910	\$60,983

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.

143 - 183 Chase Avenue
Waterbury, CT



- Subway
- Dollar Tree
- Radio Shack
- Aspen Dental
- Payless Shoes
- Sylvan Learning Center
- Gym Nation



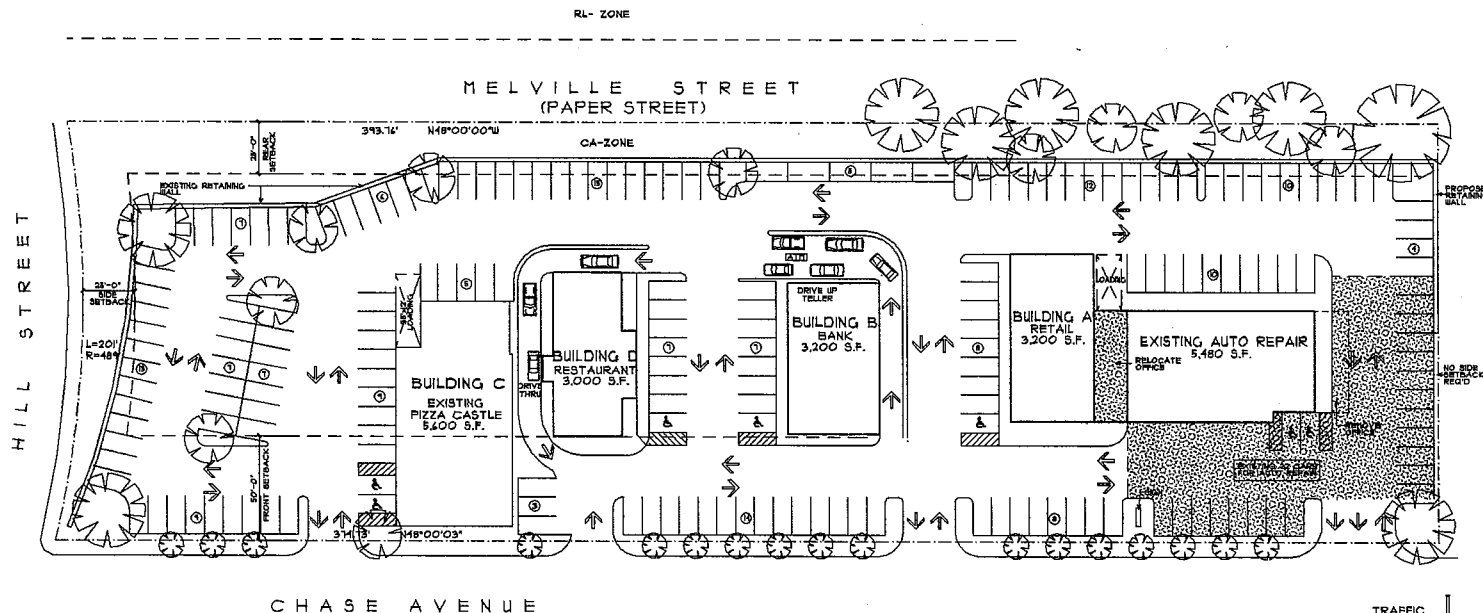
Subject Site



2010 1991

© 2011 Google 41°34'49.70" N 73°02'00.82" W elev 500 ft

Eye alt 5340 ft



PROPOSED SITE PLAN

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED		PROVIDED
	CA	CA	CA
PRESENT ZONE	-	-	-
USE	-	-	-
MIN. LOT AREA	10,000 S.F.	13,100 S.F.±	
MIN. LOT WIDTH	100'	65'±	
MIN. FRONT YARD	50'	6' EXISTING±	50'+ OTHERS
SIDE YARD (CORNER)	25'	15'±	
SIDE YARD (OTHER)	N/R	4'±	
REAR YARD	25'	6'±	
BUILDING HEIGHT	1 STORY 40'	30'±	
MAX. BLDG COVERAGE	10%	15.4%	

± EXISTING NON-CONFORMING

PARKING REQUIREMENT

REQUIRED PARKING:
 BLDG A- RETAIL
 1 PER 200 S.F. = 3,200 S.F. = 16 SPACES
 200
 BLDG B- BANK
 1 PER 100 S.F. = 3,200 S.F. = 32 SPACES
 100
 BLDG C- AS RESTAURANT (EXISTING)
 1 PER 100 S.F. = 5,400 S.F. = 54 SPACES
 100
 BLDG D- RESTAURANT w/ DRIVE UP
 1 PER 50 S.F. = 3,000 S.F. = 60 SPACES
 50
 REQUIRED: 144 SPACES
 PROVIDED: 171 SPACES

MERRELL ASSOCIATES
 ARCHITECTS & ENGINEERS
 89 WEST MAIN STREET ■ 753-6876 ■ WATERBURY, CONN. ■

REVISIONS

3/24/10	

PRELIMINARY PLAN

SITE STUDY
 CHASE AVENUE
 WATERBURY, CT

PROJECT # 0844
 DATE: 3/19/10
 DRAWN BY: ALP

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