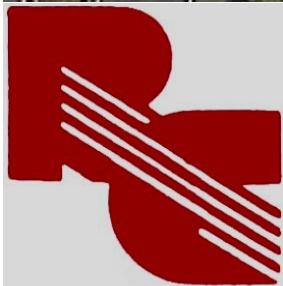


# AVAILABLE RETAIL PAD SITE

*For Sale or Ground Lease*  
**185 KUKAS LANE**  
**WATERBURY, CT**

**1.1 +/- Acres Retail Pad Site**  
Conveniently located in a high traffic retail service area. Excellent visibility between Exits 25 and 25A of I-84. Near BJ's, Texas Roadhouse, Stop & Shop, Raymour & Flanigan, Burger King, McDonald's, Aldi's, Dunkin Donuts  
**Existing Tenant Income**

**3 Mile Demographics**  
Population: 92,278  
Income: \$61,888  
Traffic Count: 90,000  
ADT on I-84



*For more information, please contact the Exclusive Agent:*

**Bob Bowden**     [propserve@snet.net](mailto:propserve@snet.net)

**R. CALABRESE AGENCY, LLC**

*CalabreseAgency.com*

**(203) 573-0342**

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.

**AVAILABLE—RETAIL PAD SITE**  
*For Sale or Ground Lease*  
**185 KUKAS LANE, WATERBURY, CT**



# AVAILABLE—RETAIL PAD SITE

*For Sale or Ground Lease*

## 185 KUKAS LANE, WATERBURY, CT

