



# Available Retail Pad Site GROUND LEASE

**Exceptional Highway Presence,  
Access & Visibility**

**815 Hamilton Ave., Waterbury, CT 06706**  
41°32'23.83"N 73°01'31.58"W

## **Pad Site is in close proximity to:**

Brass Mill—Mall  
(1,100,000 SF)

Macy's, Sears, JC Penney,  
Burlington Coat Factory

McDonald's, Chili's, TGI  
Fridays, TJ Maxx

### ***In addition to:***

Texas Roadhouse  
BJ's Wholesale Club  
Stop & Shop,  
Raymour & Flanigan  
CVS, Aldi's  
Costco, Kohls  
Restaurant Depot

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

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## **Property Highlights:**

- ⇒ **Size:** 2 +/- Acres
- ⇒ **Location:** Prominently positioned at signalized on and off ramps at Exit 23 of I-84.
- ⇒ **Visible** from I-84.
- ⇒ **Traffic Count:** I-84 Eastbound 62,400 ADT, Westbound 64,400 ADT, Hamilton Avenue 16,600 ADT
- ⇒ **Utilities:** Sewer, Water, and Gas

**Pricing Upon Request**

## **DEMOGRAPHICS**

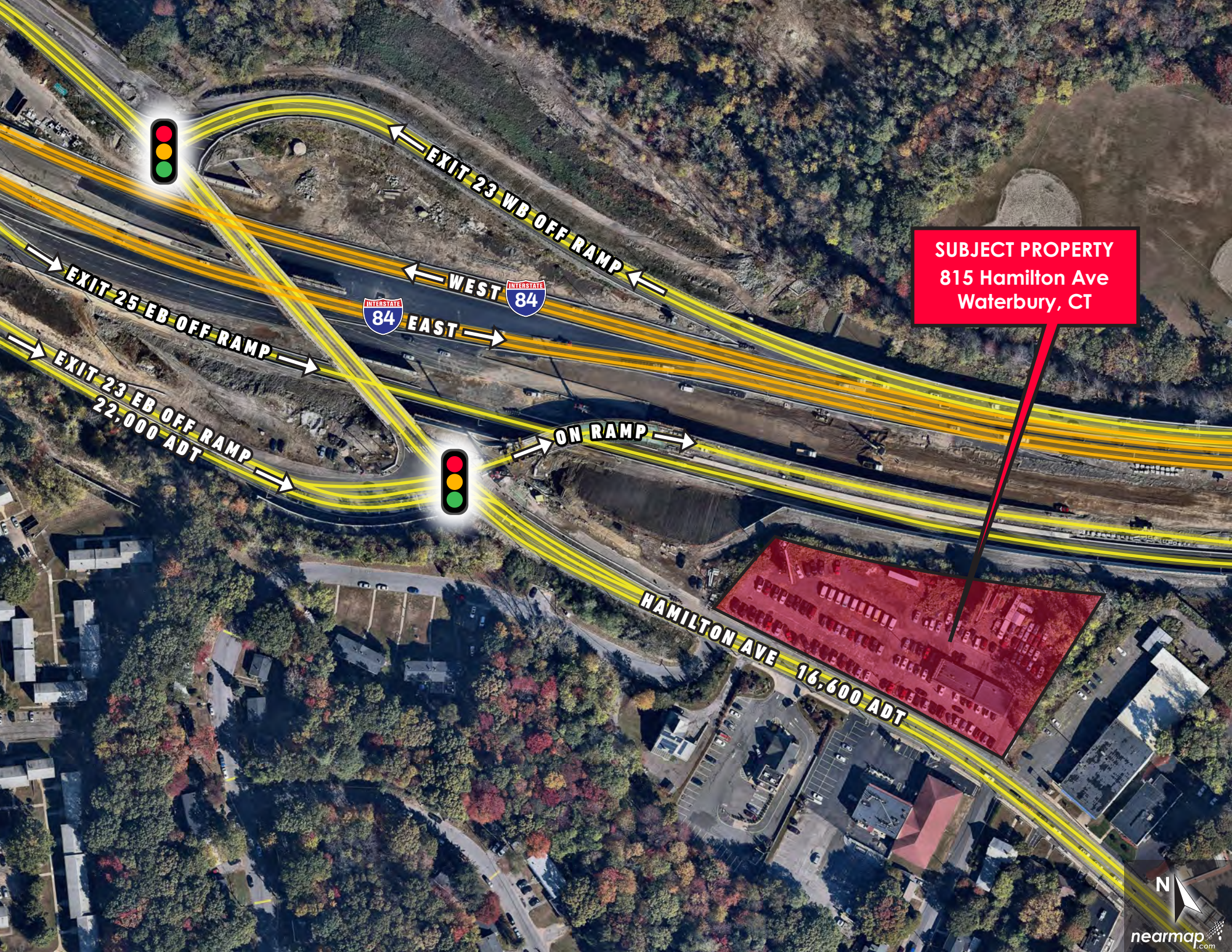
	<u>AVG. HOUSEHOLD</u>	
<u>POPULATION</u>	<u># HOUSEHOLDS</u>	<u>INCOME</u>
1 mile: 15,649	1 mile: 6,009	1 mile: \$56,465
3 miles: 98,503	3 miles: 39,152	3 miles: \$56,197
5 miles: 170,518	5 miles: 67,551	5 miles: \$70,667

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.









**SUBJECT PROPERTY**  
815 Hamilton Ave  
Waterbury, CT

EXIT 23 WB OFF RAMP

WEST  
INTERSTATE 84  
EAST

EXIT 25 EB OFF RAMP

EXIT 23 EB OFF RAMP  
22,000 ADT

ON RAMP

HAMILTON AVE  
16,600 ADT