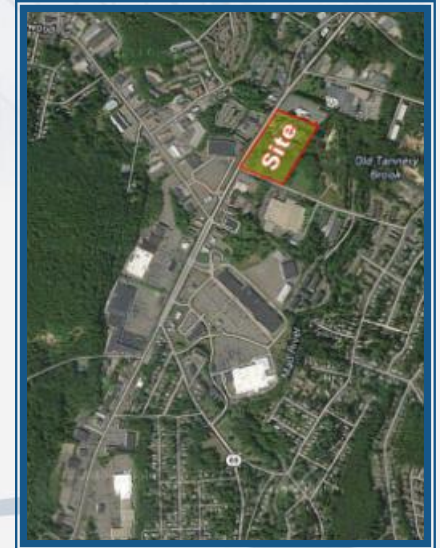
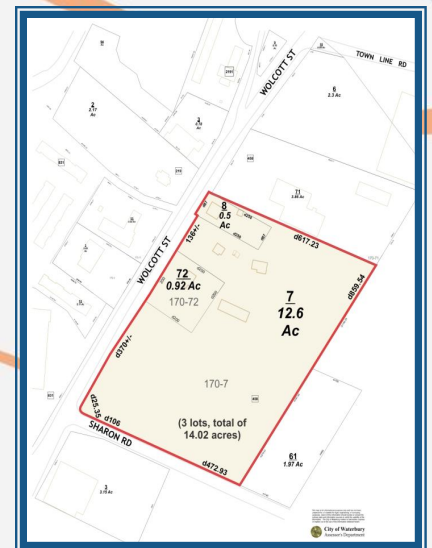


**For Lease**



**Development Site for Lease**

Sabre Realty Group is pleased to present for ground lease this approximate 14 acre commercial development site on Wolcott Street. The site is located at the corner of Sharon Road and Wolcott Street with approximately 750 feet of frontage on Wolcott Street. This portion of Wolcott Street is one of the most heavily traveled roads in Waterbury with a traffic count of 19,000. The location is less than 3 miles from Interstate 84, and is a major retail corridor with multiple large shopping centers in close proximity. The Limited Industrial Zone will allow for a variety of uses. Offered as a Ground Lease; build to suit may be considered.



**Offered at \$.75 per sq ft**

Data has been gathered from various sources. Broker has made best efforts to verify the information, but does not guarantee its accuracy.

**Contact: Fred Ryon - o: 203 388-8030 - c: 203-915-0621**

**www.SabreRealtyGroup.com**  
**Commercial Real Estate & Appraisal Services**  
 Purchase - Sale - Lease - Investment

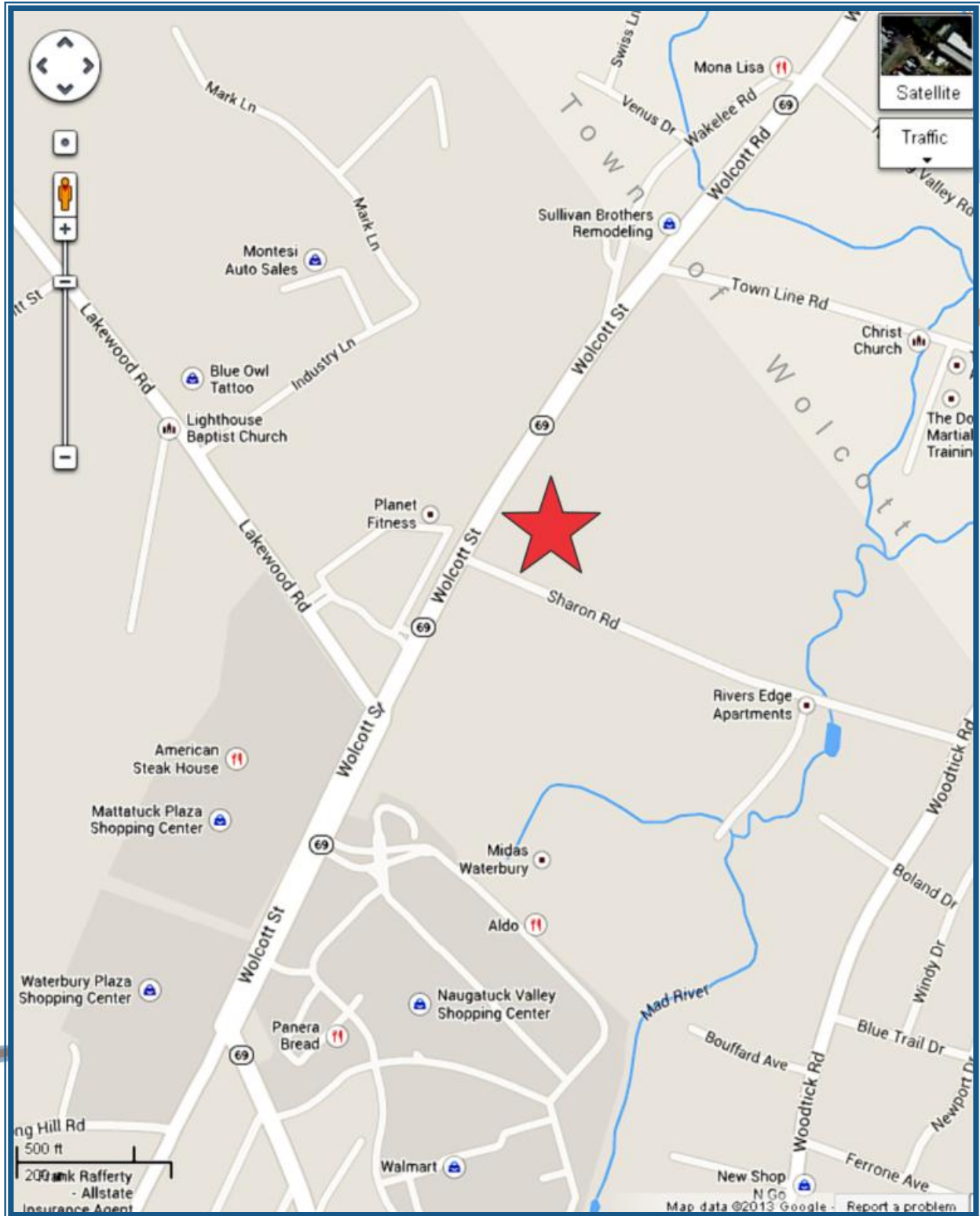
**Office: (203) 388-8030**  
**Fax: (203) 388-8031**  
**28 Rapids Road, Stamford, CT 06905**



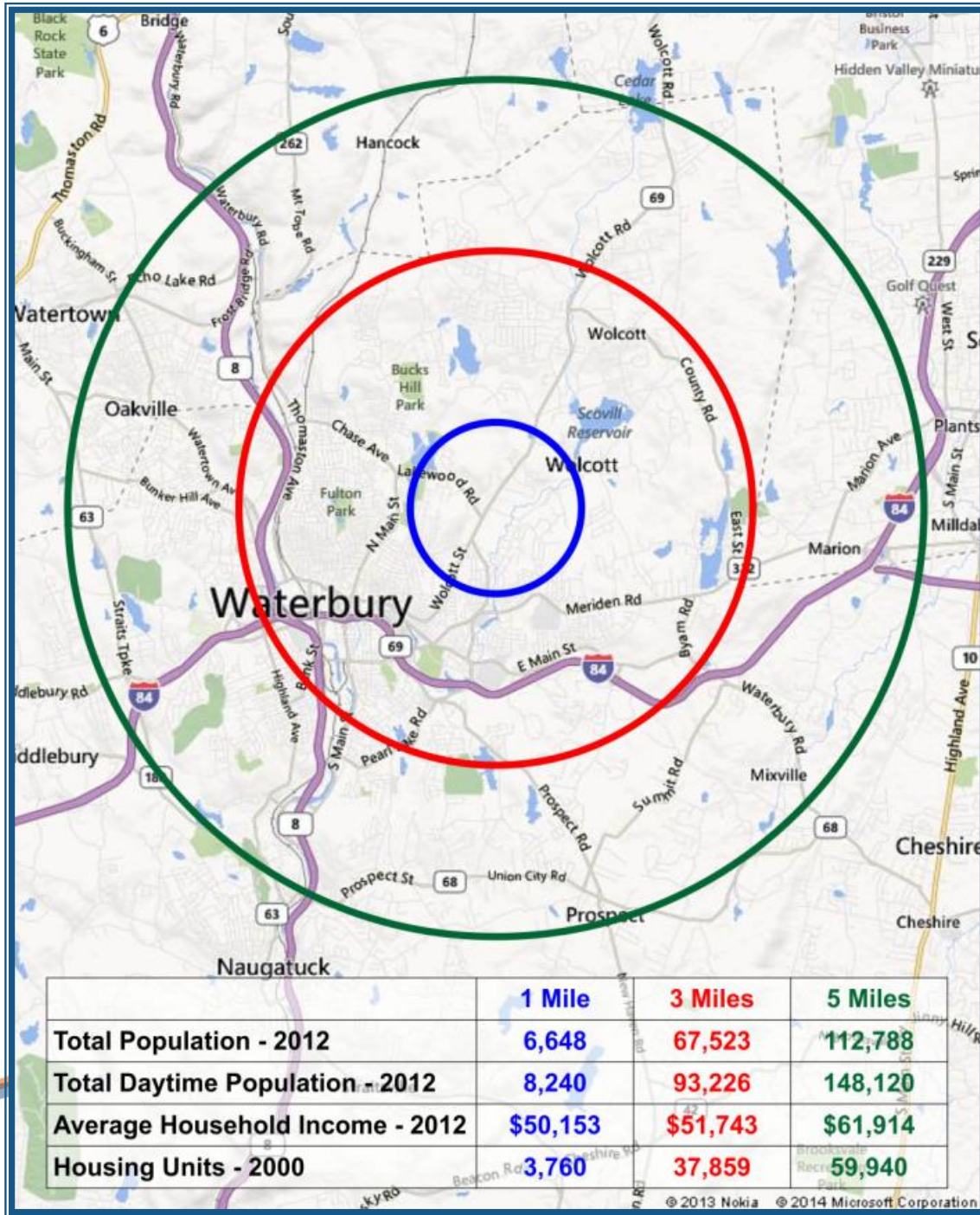




# Street Map

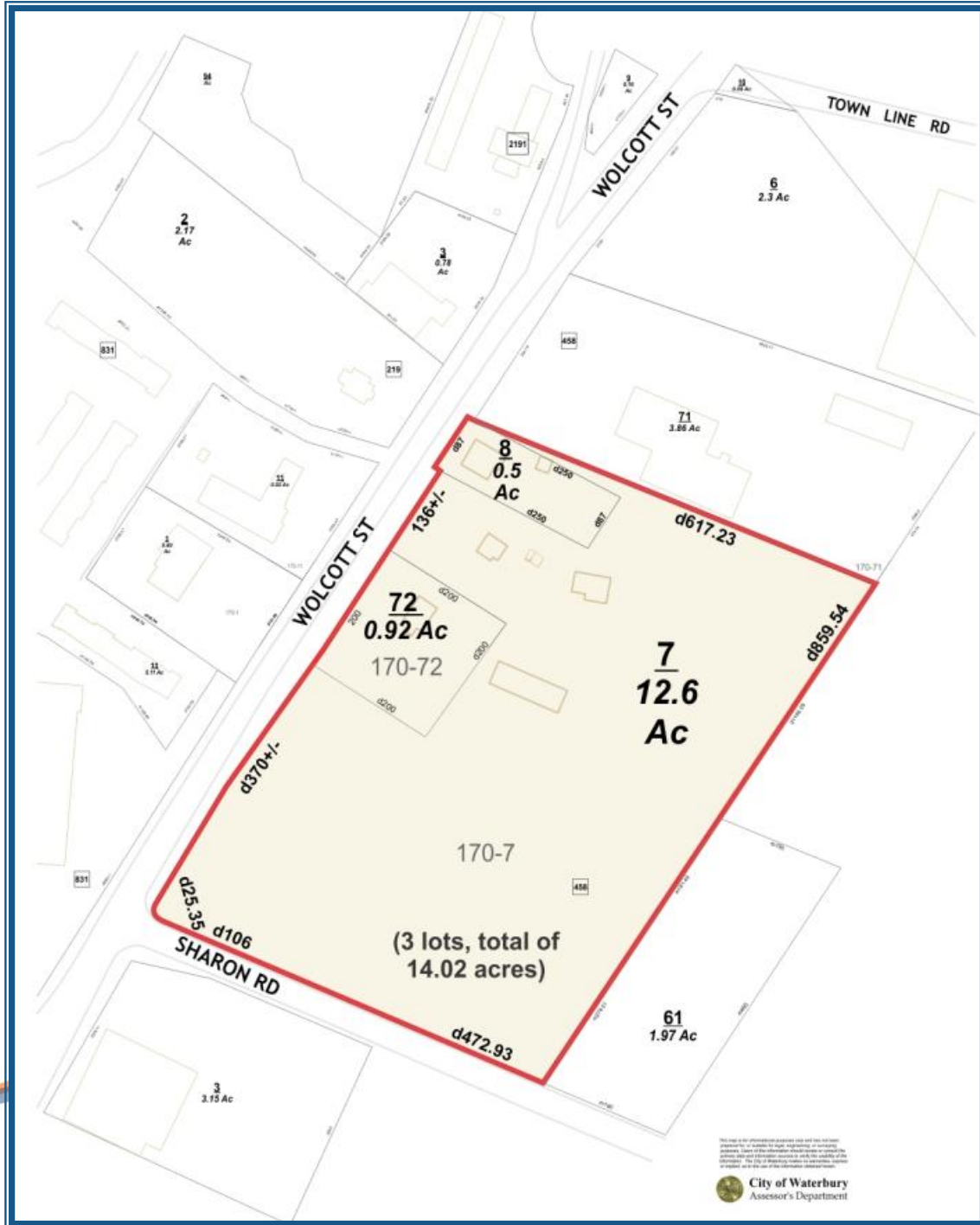


# Radial Map





# Plot Plan





## Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Male Population	3,550	42,692	71,961
2013 Female Population	3,791	46,837	78,338
2013 Total Population: Adult	5,712	66,123	112,896
2013 Total Daytime Population	7,368	90,929	151,080
2013 Total Employees	3,145	37,483	65,415
2013 Total Population: Median Age	36	35	37
2013 Total Population: Adult Median Age	45	46	47
2013 White alone	4,082	52,141	101,405
2013 Black or African American alone	1,993	18,188	23,378
2013 American Indian and Alaska Native alone	41	484	708
2013 Asian alone	219	1,538	2,627
2013 Native Hawaiian and OPI alone	n/a	29	41
2013 Some Other Race alone	678	13,034	16,385
2013 Two or More Races alone	328	4,115	5,755
2013 Hispanic	1,707	28,525	36,854
2013 Not Hispanic	5,634	61,004	113,445

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	3,233	36,146	59,198
2000 Occupied Housing Units	2,987	32,729	54,697
2000 Owner Occupied Housing Units	1,331	15,143	30,590
2000 Renter Occupied Housing Units	1,656	17,586	24,107
2000 Vacant Housings Units	246	3,417	4,501

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household Income: Median	\$41,469	\$40,818	\$49,814
2013 Household Income: Average	\$48,280	\$53,424	\$62,280
2013 Per Capita Income	\$20,460	\$20,614	\$24,135



## Demographics

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Children's/Infants clothing stores	\$873,331	\$10,708,902	\$17,284,150
2013 Jewelry stores	\$460,406	\$5,840,899	\$9,304,287
2013 Men's clothing stores	\$816,054	\$8,964,539	\$15,432,093
2013 Shoe stores	\$575,711	\$10,361,669	\$17,954,373
2013 Women's clothing stores	\$1,518,075	\$17,783,892	\$30,195,098
2013 Automobile dealers	\$9,845,102	\$130,651,180	\$219,163,365
2013 Automotive parts and accessories stores	\$2,404,852	\$29,531,312	\$48,709,595
2013 Other motor vehicle dealers	\$848,932	\$5,720,165	\$9,984,054
2013 Tire dealers	\$1,185,048	\$13,818,461	\$22,752,333
2013 Hardware stores	\$39,442	\$247,701	\$431,446
2013 Home centers	\$189,573	\$2,280,840	\$3,999,458
2013 Nursery and garden centers	\$214,513	\$3,068,366	\$5,036,573
2013 Outdoor power equipment stores	\$248,787	\$3,280,243	\$5,132,368
2013 Paint and wallpaper stores	\$13,470	\$189,362	\$374,071
2013 Appliance, television, and other electronics stores	\$1,787,427	\$18,279,870	\$31,644,325
2013 Computer and software stores	\$3,859,940	\$45,127,256	\$75,459,101
2013 Beer, wine, and liquor stores	\$778,669	\$7,580,839	\$12,667,619
2013 Convenience stores	\$2,825,477	\$35,736,050	\$59,928,356
2013 Restaurant Expenditures	\$2,751,448	\$36,698,383	\$61,359,254
2013 Supermarkets and other grocery stores	\$11,261,709	\$130,877,556	\$215,000,711
2013 Furniture stores	\$1,039,524	\$13,336,031	\$21,865,524
2013 Home furnishings stores	\$2,716,798	\$31,938,553	\$52,105,934
2013 General merchandise stores	\$15,045,440	\$173,457,109	\$287,030,526
2013 Gasoline stations with convenience stores	\$9,290,027	\$110,433,962	\$184,411,267
2013 Other gasoline stations	\$6,771,682	\$78,597,954	\$131,218,148
2013 Department stores (excl leased depts)	\$14,585,034	\$167,616,212	\$277,726,242
2013 General merchandise stores	\$15,045,440	\$173,457,109	\$287,030,526
2013 Other health and personal care stores	\$1,017,342	\$12,041,363	\$19,652,347
2013 Pharmacies and drug stores	\$3,029,229	\$37,014,379	\$60,961,016
2013 Pet and pet supplies stores	\$872,032	\$10,391,404	\$17,130,410
2013 Hobby, toy, and game stores	\$277,174	\$3,510,081	\$5,621,748
2013 Sporting goods stores	\$234,130	\$2,964,646	\$5,160,878