

# Waterbury Pad Sites Available

400 & 500 Captain Neville Drive, Waterbury, CT 06705

±1-2 Acres Available For Sale or Lease



**Questions? Contact Us.**

**Greg Jones**

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## Highlights

- Ground Lease or Build-to-Suit
- Ideal Location for Retail, Medical, or Banking
- Direct Access to Exit 25A off Interstate 84 with over 111,000 AADT
- Local Ownership and Management

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	7,501	53,370	159,783
Households	3,214	21,253	62,638
Avg HH Income	\$93,126	\$97,989	\$101,942
Daytime Employees	2,892	16,182	64,483



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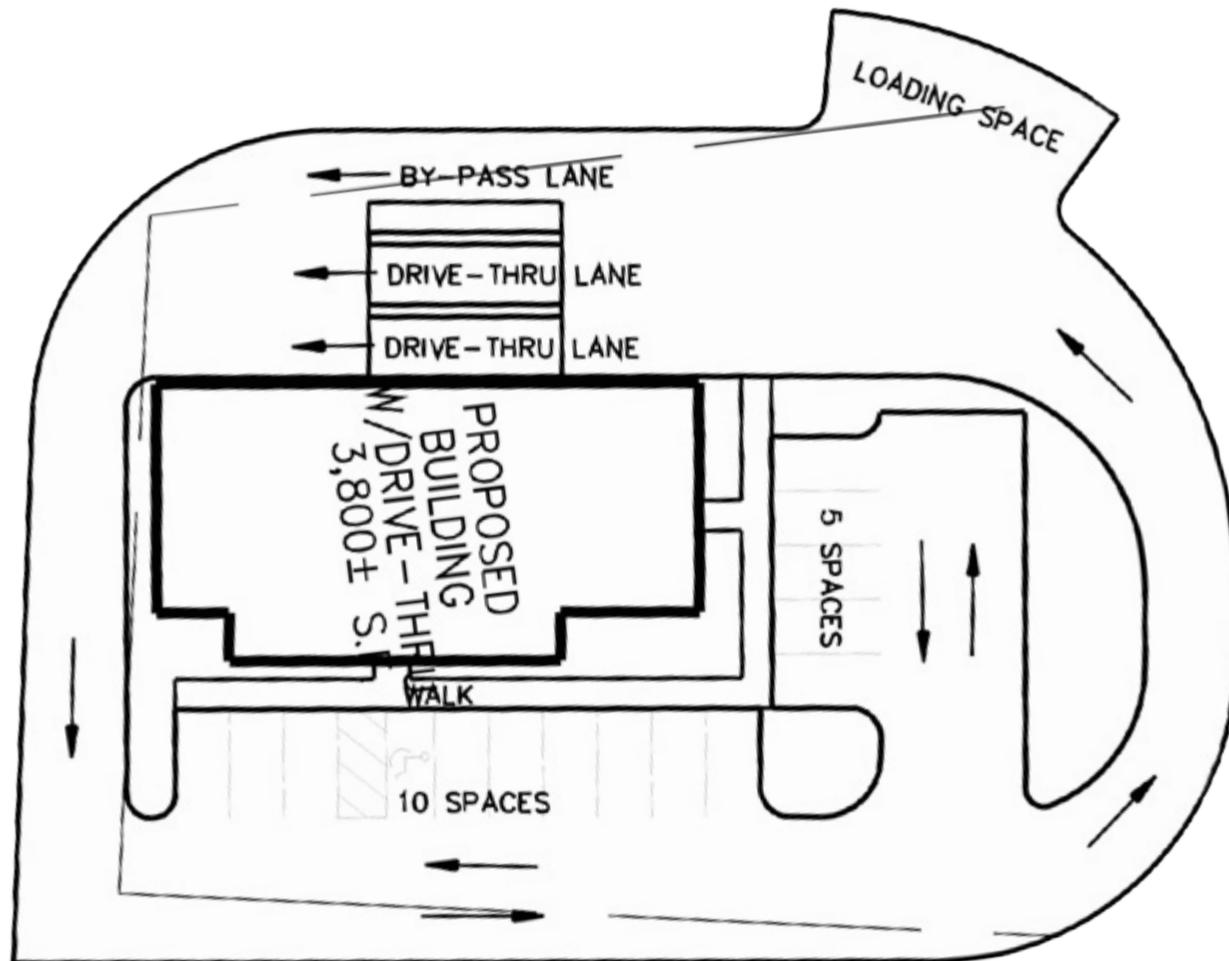
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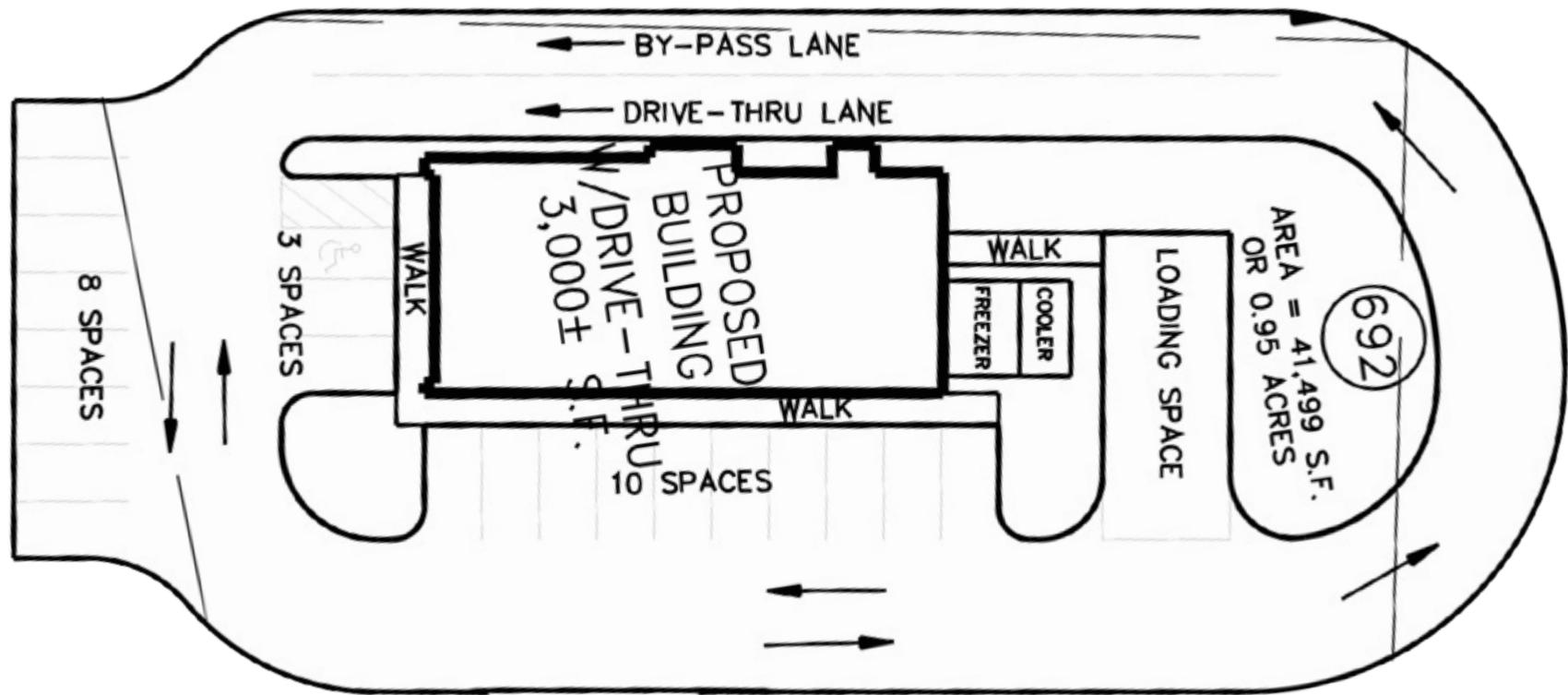
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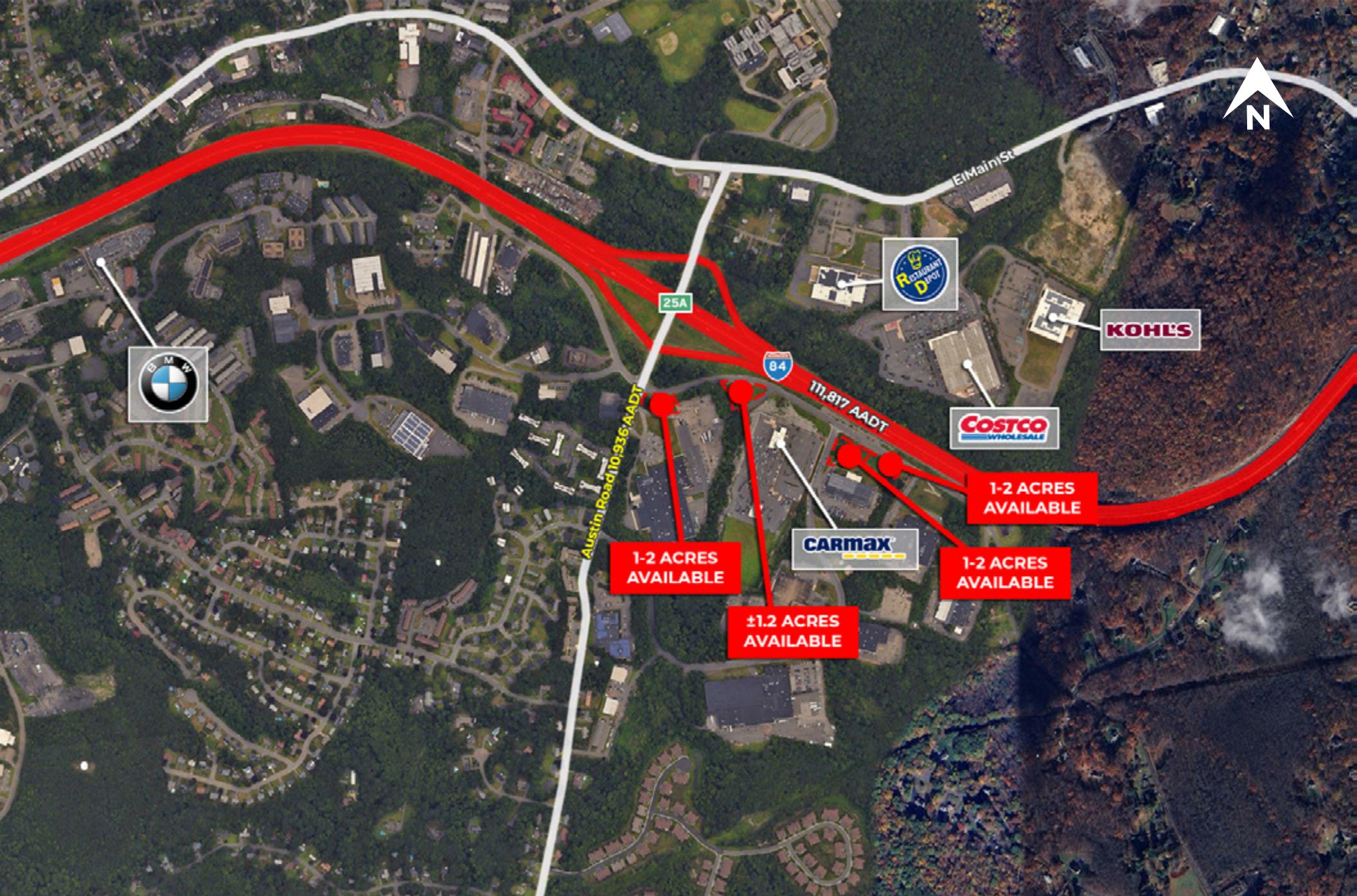
# Zoom Aerial



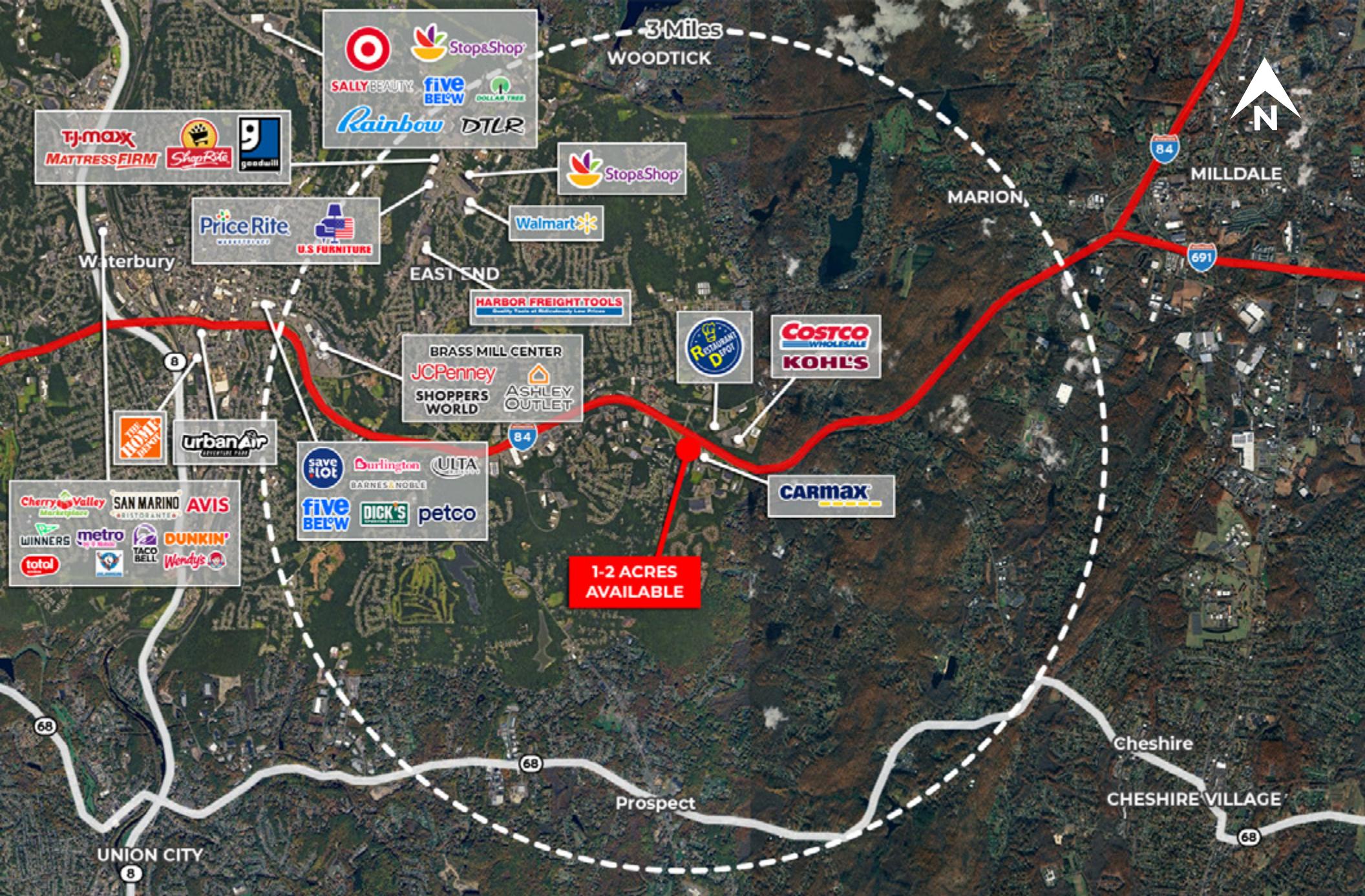
# Concept 01



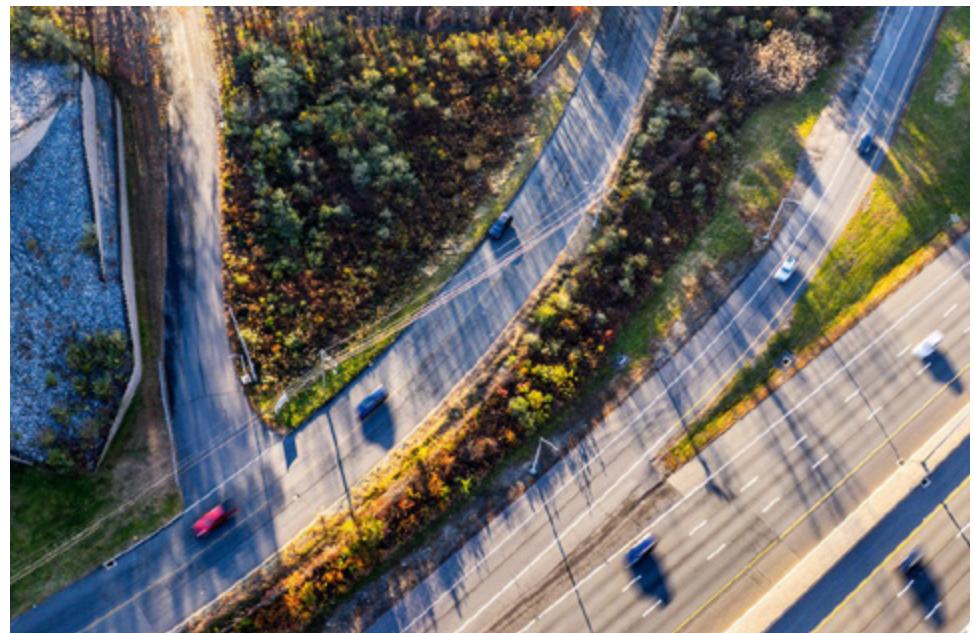
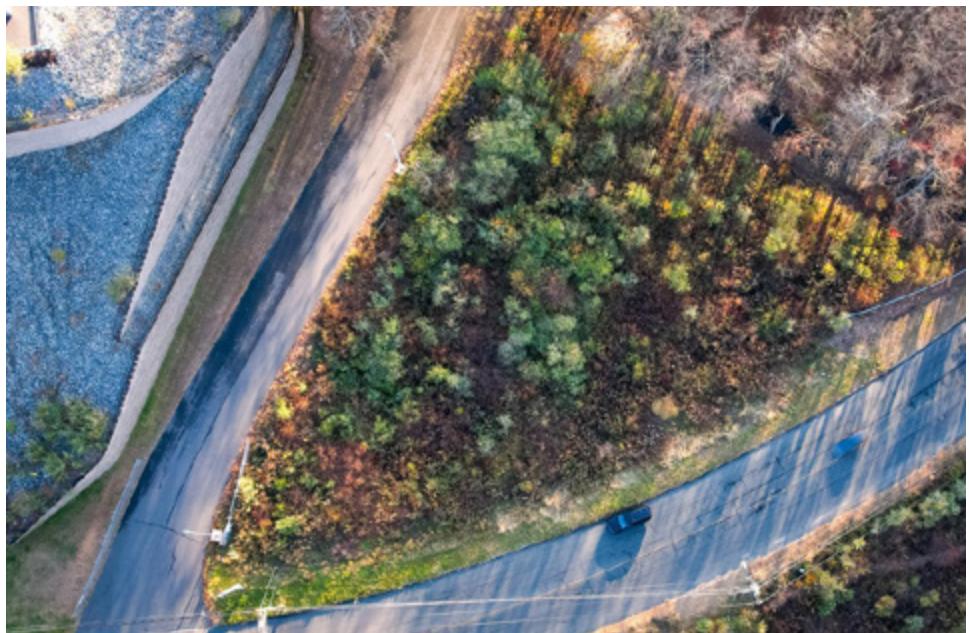
# Concept 02



# Local Aerial



# Market Aerial



# Site Photos