

WATERBURY RETAIL

855 LAKEWOOD ROAD | WATERBURY, CT



**FOR LEASE: 18,124 SF - 37,225 SF
& PROPOSED PAD SITE**

- » **FOR SALE: 87,975 SF**
- » Located at key intersection in Waterbury
- » Great presence on heavily traveled roads
- » Abundant parking
- » High ceilings

ASKING RENT: \$12.00 NNN

ASKING PRICE: \$6,750,000

DEMOGRAPHICS

	3-Miles	5-Miles	7-Miles
Population	95,286	154,439	236,085
Median Household Income	\$60,675	\$71,832	\$84,253
Avg. Household Income	\$80,426	\$94,525	\$109,277

AREA TENANTS



**A TRUE EXCLUSIVE...
CALL FOR THE
DETAILS!**

AGENTS:
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AVAILABLE SPACES		
02	CAN BE COMBINED	18,124 SF
03		19,101 SF
05	PROPOSED PAD SITE	

CURRENT TENANTS		
01	Wheeler Clinic	25,710 SF
04	Planet Fitness	25,010 SF



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