

LEASE RENOVATED OFFICE SPACE AVAILABLE - WATERBURY, CT

146 Highland Ave Waterbury, CT 06708



PROPERTY DESCRIPTION

2,516 sf office or retail space available on Highland Avenue in Waterbury. Its location, a stone throws away from Routes 8 and 84, make this space convenient for your use. Parking is plentiful and a professional landlord keeps the property immaculate. Attorneys, accountants, real estate offices, not for profits, and retail users should plan on touring this property. Rent is a reasonable \$12.00 a foot NNN. Available immediately!

PROPERTY HIGHLIGHTS

- 2,516 square feet, currently well-appointed offices
- safe and convenient to routes 8 and 84
- 45 free, unassigned parking space
- Professional property management

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,516 SF
Lot Size:	30,910 SF
Building Size:	7,590 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	38,181	66,796	128,314
Total Population	99,248	170,815	326,482
Average HH Income	\$75,450	\$91,499	\$115,383

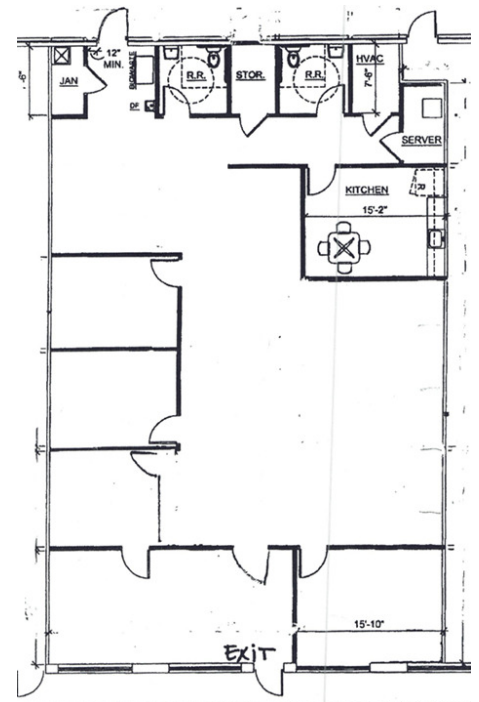
Mario Longobucco
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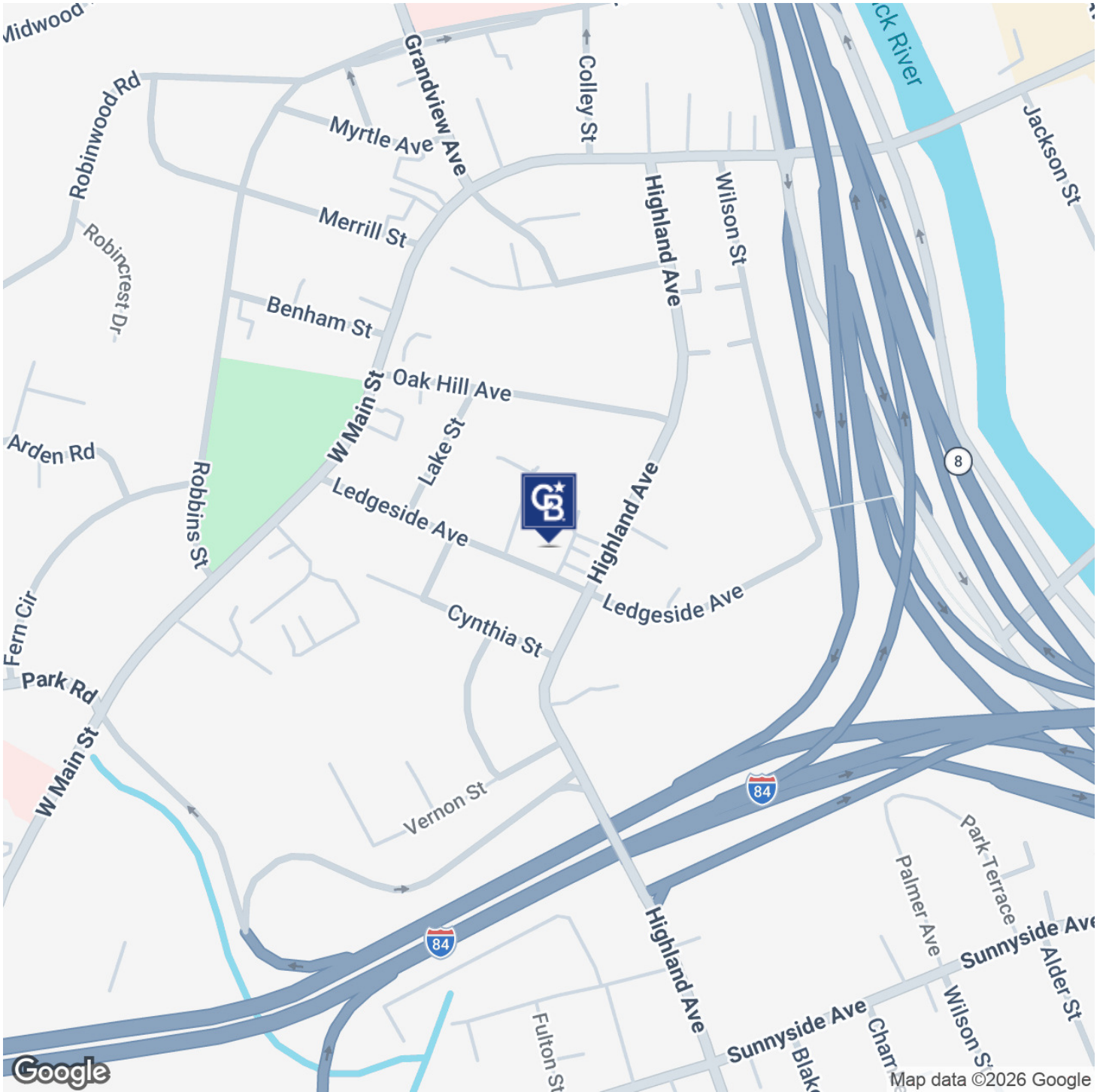


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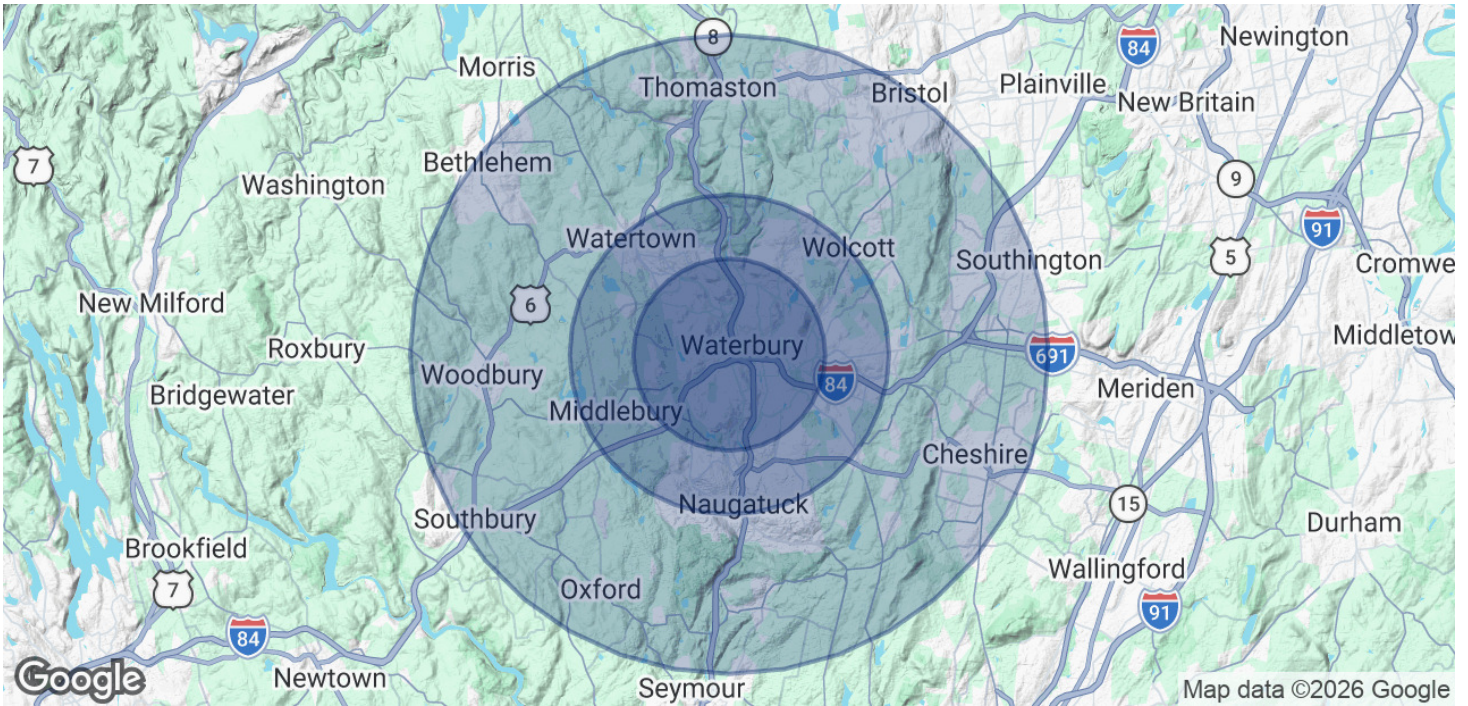
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	99,248	170,815	326,482
Average Age	39	40	42
Average Age (Male)	37	39	41
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	38,181	66,796	128,314
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$75,450	\$91,499	\$115,383
Average House Value	\$220,939	\$254,315	\$327,089

Demographics data derived from AlphaMap

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