

**WATERFORD,
CONNECTICUT
FOR LEASE**



Waterford, Connecticut
845 Hartford Turnpike (Waterford Station)

- Excellent Location North of the NEC Route 85 (Hartford Tpk) & I-95
- Across From Crystal Mall
- Adjacent to Waterford Commons Shopping Center
- Fully Signalized Ingress/Egress at Route 85

Location 41.377463°, -72.144061°

Size 79,000 sf plus Freestanding Restaurant Pad

Area Retail 788,000 sf Crystal Mall, Target, Pier 1, Dick's, Best Buy, Michael's, DSW, Five Below, Petco, Toys R Us, Walmart, Home Depot, BJ's, Books a Million, Bob's Stores, OfficeMax, Staples, Marshalls, Burlington Coat

Rent Call for details

Traffic Counts 29,000 +/- cars per day on Hartford Tpk (Rt 85)
67,000 +/- cars per day on I-95

Demographics	1 mile	3 miles	5 miles	7 miles
Population	1,056	31,910	79,470	115,430
Households	392	11,829	30,366	43,528
Avg. HH Income	\$99,013	\$61,511	\$73,330	\$80,108
Daytime Pop.	1,4875	27,670	61,296	86,978

Contact Jack Hayes
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