

# 771 LAKEWOOD ROAD, WATERBURY, CT



## FOR SALE OR FOR LEASE: 34,340 SF (2.72 ACRES)

(28,772 SF RETAIL BUILDING +  
5,568 SF SERVICE GARAGE  
OUTPARCEL)

- » Two large Pylon Signs (Lakewood Road & Industry Lane)
- » 18,000 Average Daily Traffic

### DEMOGRAPHICS

|                         | 1-Mile   | 3-Miles  | 5-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 |

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

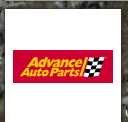
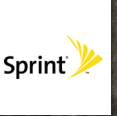
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LAKEWOOD ROAD / 19,000 VPD

25,000 VPD

WOLCOTT STREET

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