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**Price: \$2,100,000 (\$82.64/SF) - 25,412 SF**

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<b>County:</b>	New Haven	<b>Occupancy:</b>	100%
<b>PropertyType:</b>	Shopping Center	<b>Cap Rate:</b>	6.90%
	Strip Center	<b>Year Built:</b>	1989
<b>Lot Size:</b>	1.58 Acres		

**Property Description**

25,412 +/- S/F retail center situated on 1.58 acres. Fully leased. Daily traffic count 23,800. Zoned CA  
THIS PROPERTY IS BEING SOLD ALONG WITH 50 OAK TREE AVENUE, WATERBURY, CT.  
THE COMBINED ASKING PRICE IF \$3,350,000.00

**Location Description**

This area is a heavy retail center area. Wolcott Street is home to many retail centers including large grocery stores, banks, restaurants, 10-screen theater, etc.



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**Price: \$1,250,000 (\$148.49/SF) - 8,418 SF**

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<b>County:</b>	New Haven	<b>Cap Rate:</b>	6.70%
<b>PropertyType:</b>	Shopping Center	<b>Year Built:</b>	1999
	Strip Center		
<b>Lot Size:</b>	.58 Acres		

**Property Description**

8,418 s/f retail center situated on .58 acres. Fully leased. Long term tenants. Easy maintenance. Built 1999. THIS PROPERTY IS BEING SOLD ALONG WITH 579-581 WOLCOTT STREET, WATERBURY, CT. THE COMBINED ASKING PRICE IS \$3,350,000.00

**Location Description**

East end location of Waterbury. East Main Street is a heavily travelled area.