

**1225 Thomaston Avenue, Waterbury, CT**

Retail Investment Property for Sale at \$765,000.00



**INVESTMENT OPPORTUNITY WITH A FORTUNE 500 COMPANY TENANT:** 6,615 RSF one-story building on 0.67 acres for sale with ample parking. Renovated in 2011. Fully leased to a single tenant, PPG Paints (formerly Painter's Supply) with a corporate guarantee from a Fortune 500 company. The projected 2018 NOI is \$65,052.69 with an 8.5% CAP rate.

Near top national retailers including Target, CVS, McDonald's, Sears, Subway, Dollar General, Starbucks, Radio Shack, AutoZone, Family Dollar, Kmart, Staples, 7 Eleven and TJ Maxx. Located less than 1 mile from Route 8, Exit 36.

Also available for sale as part of a 2 Property Investment Portfolio.

**The Site**

<b>Space Available:</b>	6,615 RSF
<b>Total Building Size:</b>	6,615 RSF
<b>Land:</b>	0.67 acres
<b>Real Estate Taxes:</b>	\$29,783.48 (2018)
<b>Zoning:</b>	IG
<b>Year Built:</b>	1962, renovated in 2011
<b>Construction:</b>	Masonry
<b>Stories:</b>	One
<b>Tenancy:</b>	Single
<b>Occupancy:</b>	100%

**Three Mile Demographics**

<b>Population:</b>	82,852
<b>Median HH Income:</b>	\$42,178

**Financial Information**

<b>Cap Rate:</b>	8.5%
<b>Projected 2018 NOI:</b>	\$65,052.69

**Features**

<b>Traffic Count::</b>	8,000 Average Daily Traffic Volume
<b>Parking:</b>	Ample

**Utilities**

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas

**Five Mile Demographics**

<b>Population:</b>	145,073
<b>Median HH Income:</b>	\$51,889

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