

486 Straits Turnpike

±3.2 Acres For Sale/Lease

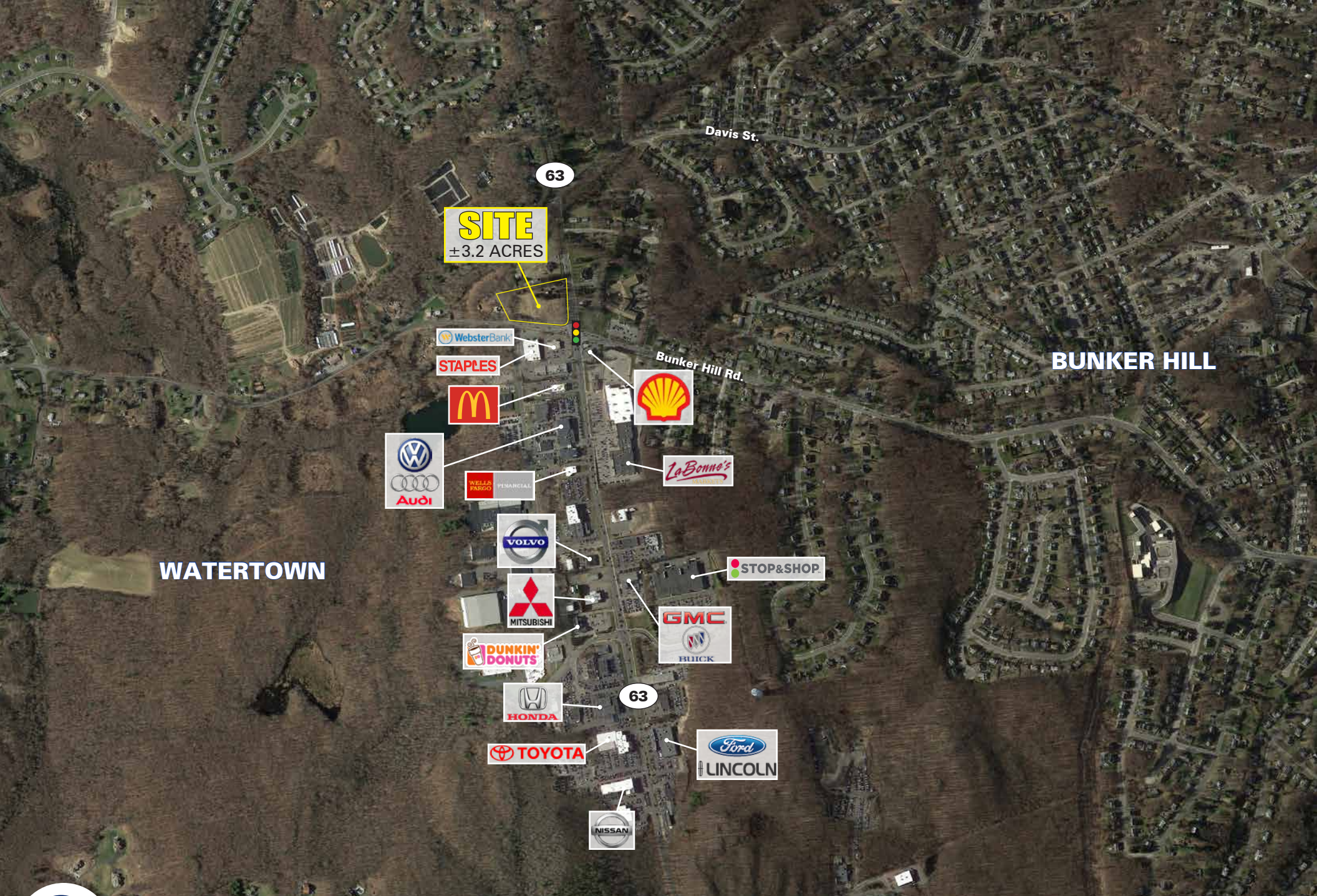
- Located at signalized intersection (Route 63 & Bunker Hill Road)
- Ideal for pharmacy, medical, restaurant, bank, gas/convenience store
- Excellent visibility & exposure
- Traffic counts:
Route 63: 17,100 ADT
Bunker Hill Road: 9,300 ADT

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,070	56,317	96,441
Med HH Income	\$105,649	\$110,265	\$114,044



Chris Kelly

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SITE
± 3.2 ACRES

63

Davis St.

WebsterBank

STAPLES



Bunker Hill Rd.

BUNKER HILL



WELLS FARGO FINANCIAL

LaBonne's

WATERTOWN



STOP & SHOP



DUNKIN' DONUTS

63



TOYOTA



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WATERTOWN

SITE

63

STAPLES

LaBonne's

STOP&SHOP

WF KAYNOR
TECHNICAL
HIGH SCHOOL

73

8

STOP&SHOP



Save
a lot

WATERBURY

Michael's
petco
TJ-maxx
Save
a lot
BARNES & NOBLE

Western
Connecticut
State
University

Naugatuck Valley
Community College

PETSMART

BRASS MILL
CENTER

macy's JCPenney
REGAL CINEMAS OLD NAVY
Burlington DICK'S
SPORTING GOODS

63



8



WATERTOWN, CT

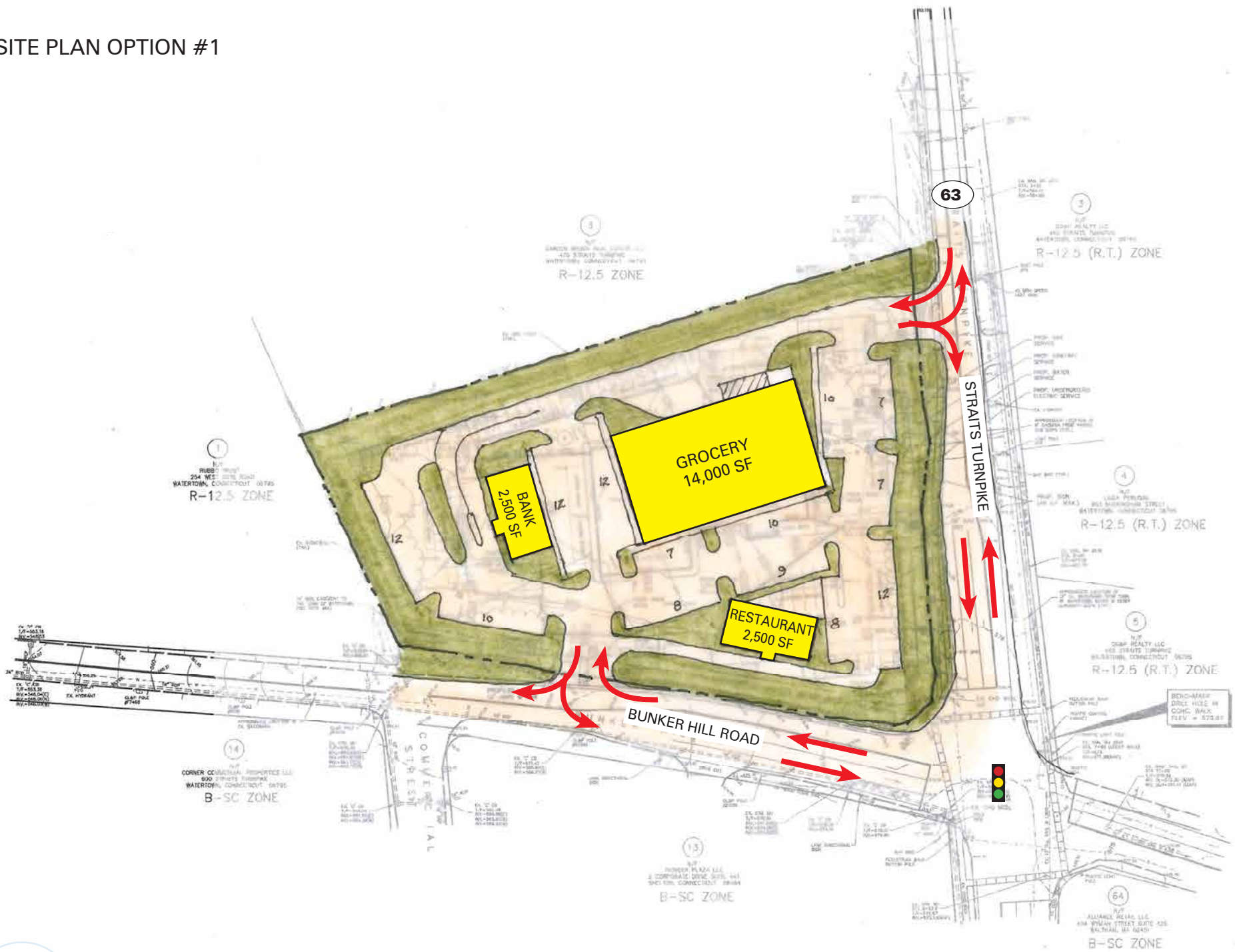
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SITE PLAN OPTION #1



WATERTOWN, CT
486 Straits Turnpike

SITE PLAN

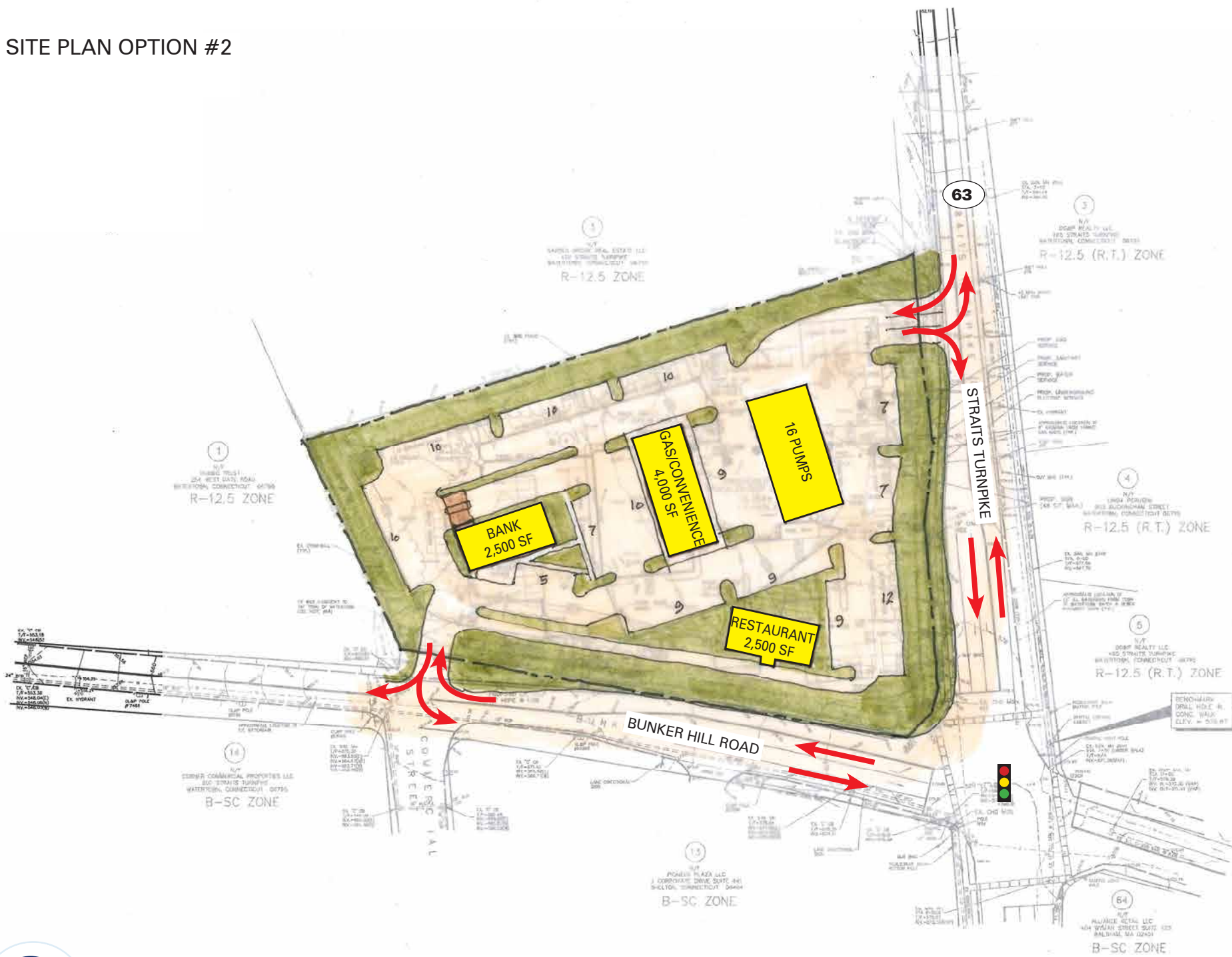
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SITE PLAN OPTION #2



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SITE PLAN