

OFFERING MEMORANDUM

Medical/Office Space For Lease

70 Hemingway Park Road, Watertown, CT



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM

Table Of Contents



PROPERTY SUMMARY

Property Overview
Offering Overview
Business Key Facts
Market Profile

LOCATION SUMMARY

Location Information
Google Map
Aerial Map

PHOTOS

Interior Photos

PROFESSIONAL BIO

Contact Information

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



70 Hemingway Park Road presents a rare opportunity to lease a fully contiguous 4,140 square foot standalone medical office building in Watertown, Connecticut. Positioned within an established professional medical corridor, the property offers full-building identity, operational control, and prominent exterior signage visibility, attributes increasingly limited in today's suburban healthcare market.

The single-story configuration supports efficient patient flow and clinical adaptability, while 19 on-site surface parking spaces (4.59/1,000 SF ratio, including covered spaces) provide convenient access for patients and staff.

- Potential Use : Office/Medical
- 19 Surface Parking Spaces
- 4,140 SF Contiguous Space Available
- Single-Tenant Building
- Flexible 3-15 Year Lease Terms
- Built in 1955

Pricing: \$21.00/SF NNN

OFFERING OVERVIEW



PROPERTY IDEAL FOR

Dialysis centers, multi-physician practices, outpatient surgical centers, behavioral health providers, primary and specialty care groups, dental practices, therapy providers, and professional office users seeking long-term presence in a stable suburban market.

The property serves a well-established suburban population characterized by strong homeownership, middle-to-upper income households, and stable long-term residency patterns.

Two dominant lifestyle segments (k3 and k4) define the surrounding trade area:

- Median age range: 40–46 years
- High homeownership rates: 78%–80%
- Median household income: \$77,000–\$88,000
- Median net worth: \$291,000–\$317,000
- Low unemployment: approximately 3.4%–3.5%
- Suburban development with consistent population stability

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

BUSINESS KEY FACTS

Key Statistics

1 mile

415

Total Businesses

4,649

Total Employees

\$762M

Total Sales

4.8%

Unemployment Rate

Daytime Population

1 mile



6,382

Total Population



7,552

Total Daytime Population

Ratio of daytime to total population:

1.18

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type

1 mile



11.3

Avg Number of Employees



132.2 ↑

Total Business Per Sq Mi
This is 221.1% higher than **Naugatuck Valley Planning Region**

1 mile

Top 25 Largest Businesses in Area



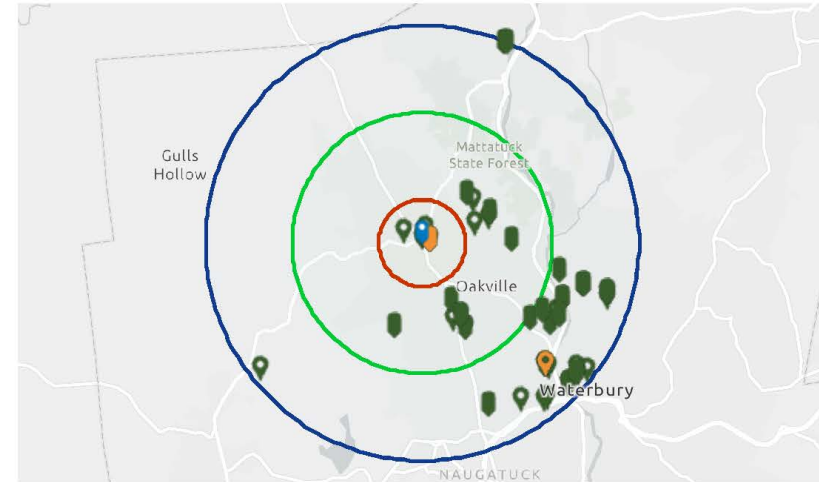
25*

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

The Siemon Company	Independent	\$276M
--------------------	-------------	--------

Most Employees

Grandview Adult Behavioral Health	Independent	1,500
-----------------------------------	-------------	-------

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



About the Workforce

1 mile



Services



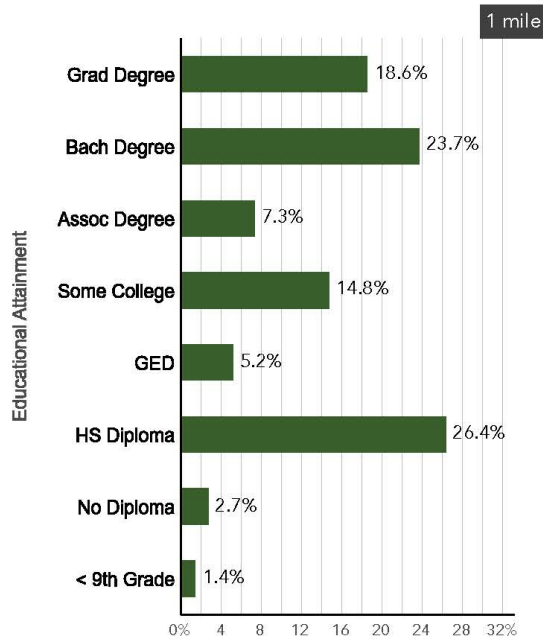
15.9%

Trades/Skilled Labor



61.6%

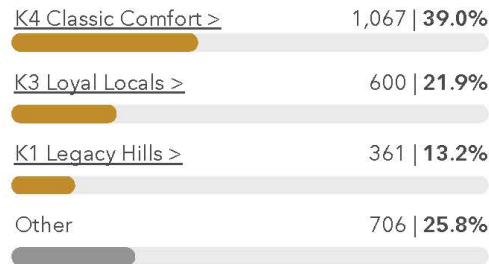
Office Based



Tapestry

1 mile

Top 3 segments by household count



[View comparison table](#)

About the Community

1 mile

1 mile

1 mile



Pop Growth Rate is 143.8% lower than United States



108

Wealth Index
Below 100 = low
Above 100 = high



0.2% ↓

Housing Units Growth Rate is 74% lower than United States.

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 06795 (Watertown)	States Connecticut	United States of America United States
Restaurants	3.45	2.41	2.28	2.92	2.87	2.45
Health Care & Social Assistance	7.21	3.45	5.31	5.04	4.85	3.76
Retail	9.71	5.82	5.30	7.59	5.39	4.59
Manufacturing	3.45	2.34	2.07	3.36	1.86	1.32
Finance & Insurance	3.60	1.29	1.28	2.41	2.23	1.79
Professional & Tech Services	5.48	2.84	3.12	4.01	4.79	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



MARKET PROFILE (0-5 mile radius)

Population Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Population	6,508	21,803	46,660
2020 Total Population	6,452	21,450	47,743
2020 Group Quarters	95	281	672
2025 Total Population	6,382	21,452	48,029
2025 Group Quarters	92	271	655
2030 Total Population	6,304	21,430	48,012
2025-2030 Annual Rate	-0.25%	-0.02%	-0.01%
2025 Total Daytime Population	7,552	17,049	44,912
Workers	4,436	6,800	20,348
Residents	3,116	10,249	24,564

Household Summary			
2010 Total Households	2,710	8,121	17,598
2010 Average Household Size	2.36	2.65	2.61
2020 Total Households	2,710	8,199	18,218
2020 Average Household Size	2.35	2.58	2.58
2025 Total Households	2,734	8,353	18,617
2025 Average Household Size	2.30	2.54	2.54



MARKET PROFILE (continued)

2030 Total Households	2,736	8,428	18,824
2030 Average Household Size	2.27	2.51	2.52
2025-2030 Annual Rate	0.01%	0.18%	0.22%
2025 Families	1,828	5,728	11,920
2025 Average Family Size	2.82	3.07	3.15
2030 Families	1,823	5,760	12,009
2030 Average Family Size	2.78	3.03	3.11
2025-2030 Growth Rate	-0.1%	0.1%	0.1%

Median Household Income

2025	\$87,404	\$83,341	\$65,526
2030	\$98,161	\$90,521	\$70,815

i **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

© 2026 Esri



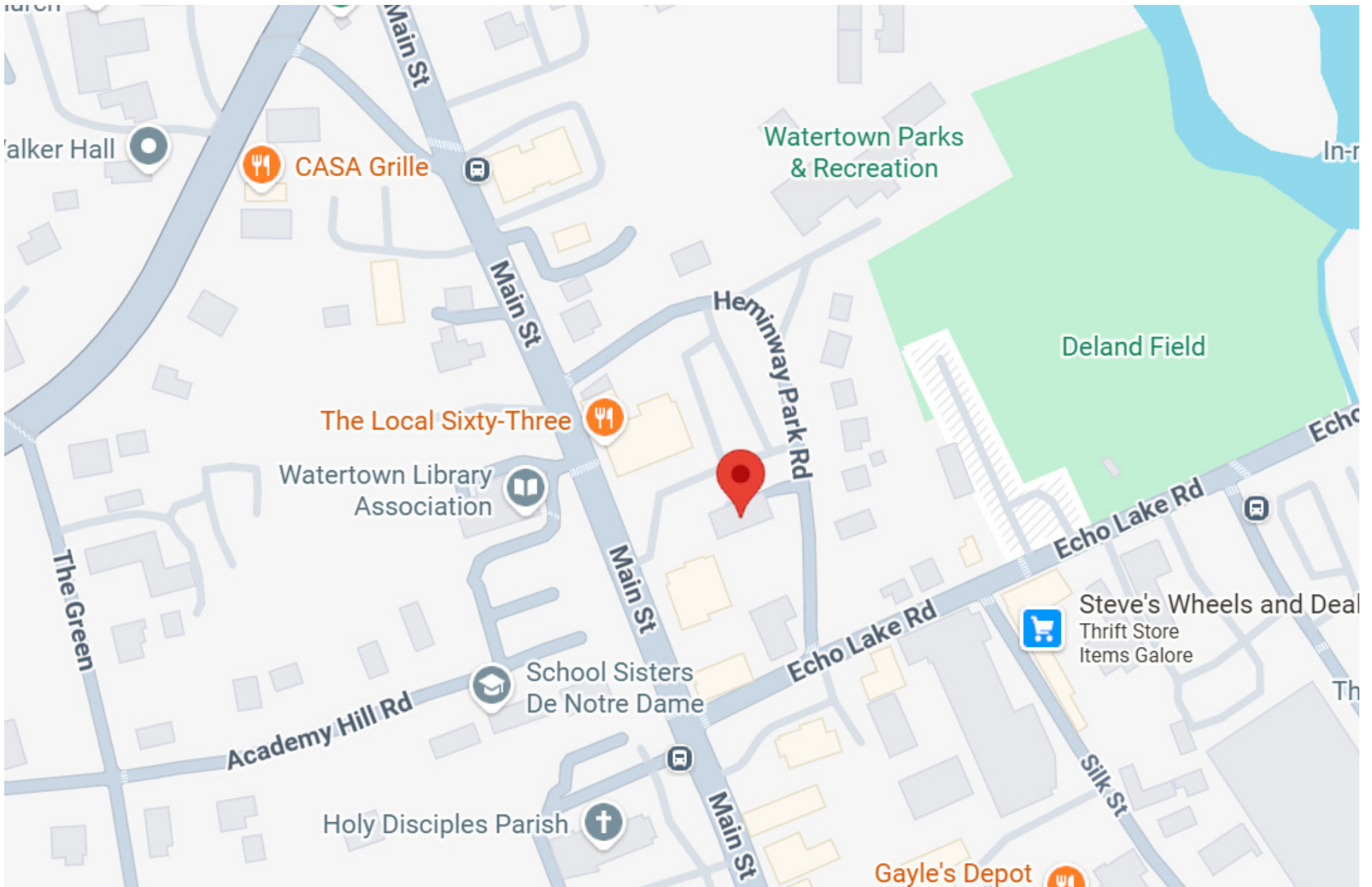
LOCATION INFORMATION



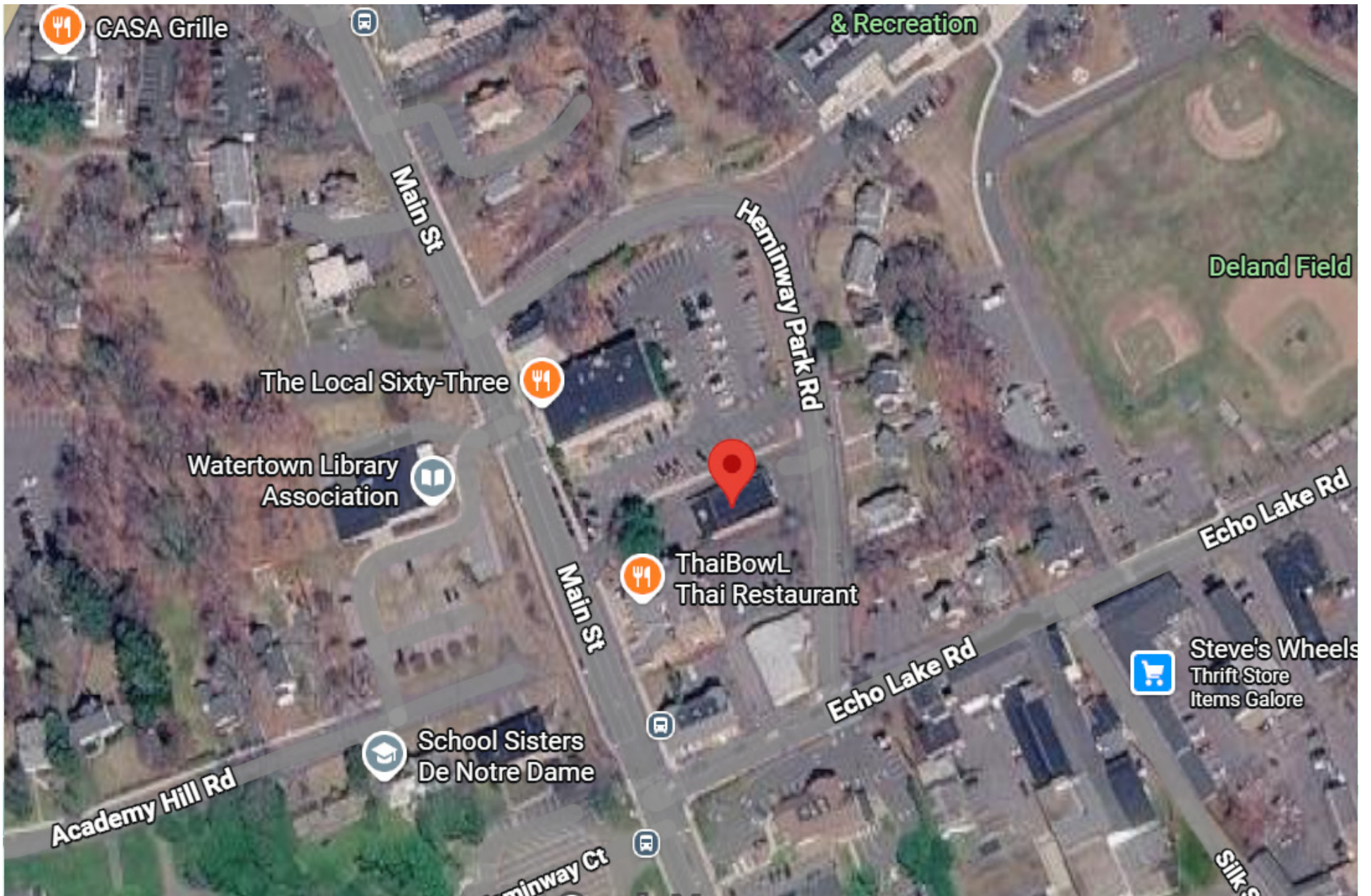
Strategically positioned in the highly desirable SE Litchfield County submarket, the property benefits from strong regional access and placement within an established professional corridor. Surrounded by stable residential density and conveniently accessible to neighboring communities, the location supports consistent visibility and ease of access for patients and professional users alike.

Located near Waterbury, Middlebury, Thomaston, Woodbury, and the Naugatuck Valley, the property serves a broad suburban trade area across Litchfield County and greater New Haven County.

GOOGLE MAP



AERIAL MAP



70 Hemingway Park Road, Watertown, CT

PHOTOS







Robyn Letourneau

REALTOR®

Office Address here

860-918-3945

robynletourneau@bhhsne.com

robynletourneau.bhhsneproperties.com

**BERKSHIRE
HATHAWAY** | NEW ENGLAND
HOMESERVICES | PROPERTIES

 COMMERCIAL DIVISIONSM

COMMERCIAL & INVESTMENT REAL ESTATE ADVISOR

Robyn Letourneau is a Connecticut-based commercial and investment real estate advisor specializing in retail, office, medical, multifamily, mixed-use, and development properties throughout Central and Eastern Connecticut. Serving markets including East Hampton, Marlborough, Glastonbury, Hebron, Coventry, and surrounding counties, she advises investors, developers, business owners, and medical professionals on acquisitions, leasing, tenant representation, and development strategy.

Known for her strategy-first, numbers-driven approach, Robyn evaluates each opportunity through the lens of financial performance, market positioning, and long-term asset value. Her advisory services include submarket analysis, lease structuring, site selection, return modeling, and negotiation strategies designed to protect downside risk while maximizing upside potential.

With deep local market knowledge and a disciplined, investment-focused mindset, Robyn provides clients with clarity, transparency, and guidance that extends well beyond the transaction — aligning every real estate decision with broader financial and operational goals.



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM