

# FOR LEASE

650 Wolcott Street, Waterbury, CT



## MATTATUCK PLAZA

- **Prime Retail Space Available!**
- **Former Portion of Big Lots 9,017 SF+/- with Dock**
- **Competitively priced at \$9.95 PSF plus Nets**

Gerry D. Matthews  
203.753.5800  
[matthewscre@gmail.com](mailto:matthewscre@gmail.com)  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

650 Wolcott Street, Waterbury, CT

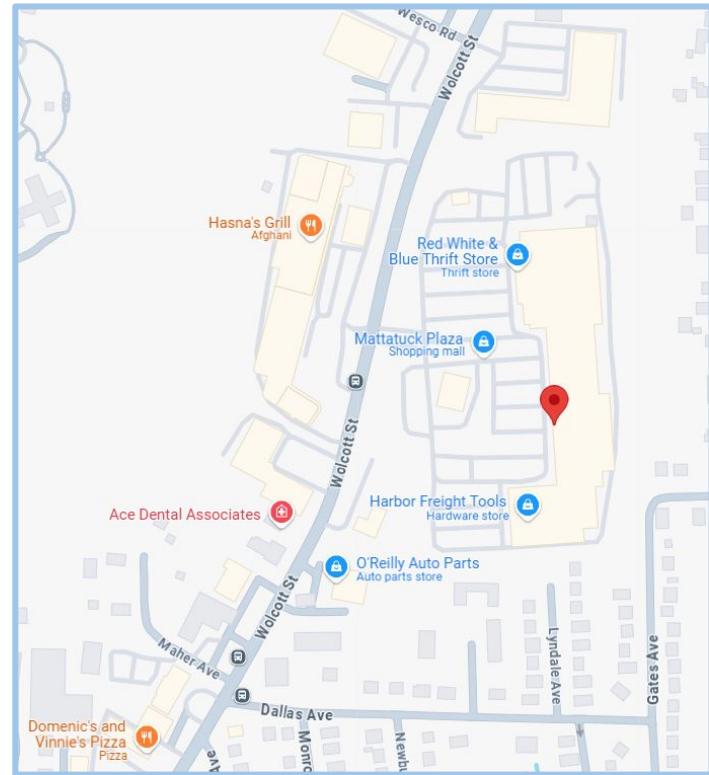
MATTHEWS COMMERCIAL PROPERTIES

## BUILDING INFO

Total Available SF	9,017 SF+/-
Ceiling Height	14' under Drop Ceiling 17' under Bar Joists
Roof	Rubber
Interior Construction	Finished
Exterior Construction	Block
Parking	Excellent
Zoning	Commercial

## MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	City
Water	City
Air Conditioning	Central
Type of Heat	Gas
Lease Rate	\$9.95 PSF plus Nets estimated at \$7.32 PSF



## MATTATUCK PLAZA

Suite	Tenant	SF
5	Red White & Blue Thrift	28,570
10	Available	9,017
20	Leased	6,000
30	Bella Discount Wine & Liquor	2,400
40	Precision Wash & Dry	5,280
60	Citi Trends	11,920
70	Dollar Tree	13,472
80	Braids & Waxing	1,872
90	Leased	9,512
95	Norm's Gym	9,987
100	Harbor Freight	16,813
105	Game X Change	2,300
110	T-Mobile	1,500
115	Popeye's	2,500
120	Aroma Joe's Coffee	1,580

Gerry D. Matthews

203.753.5800

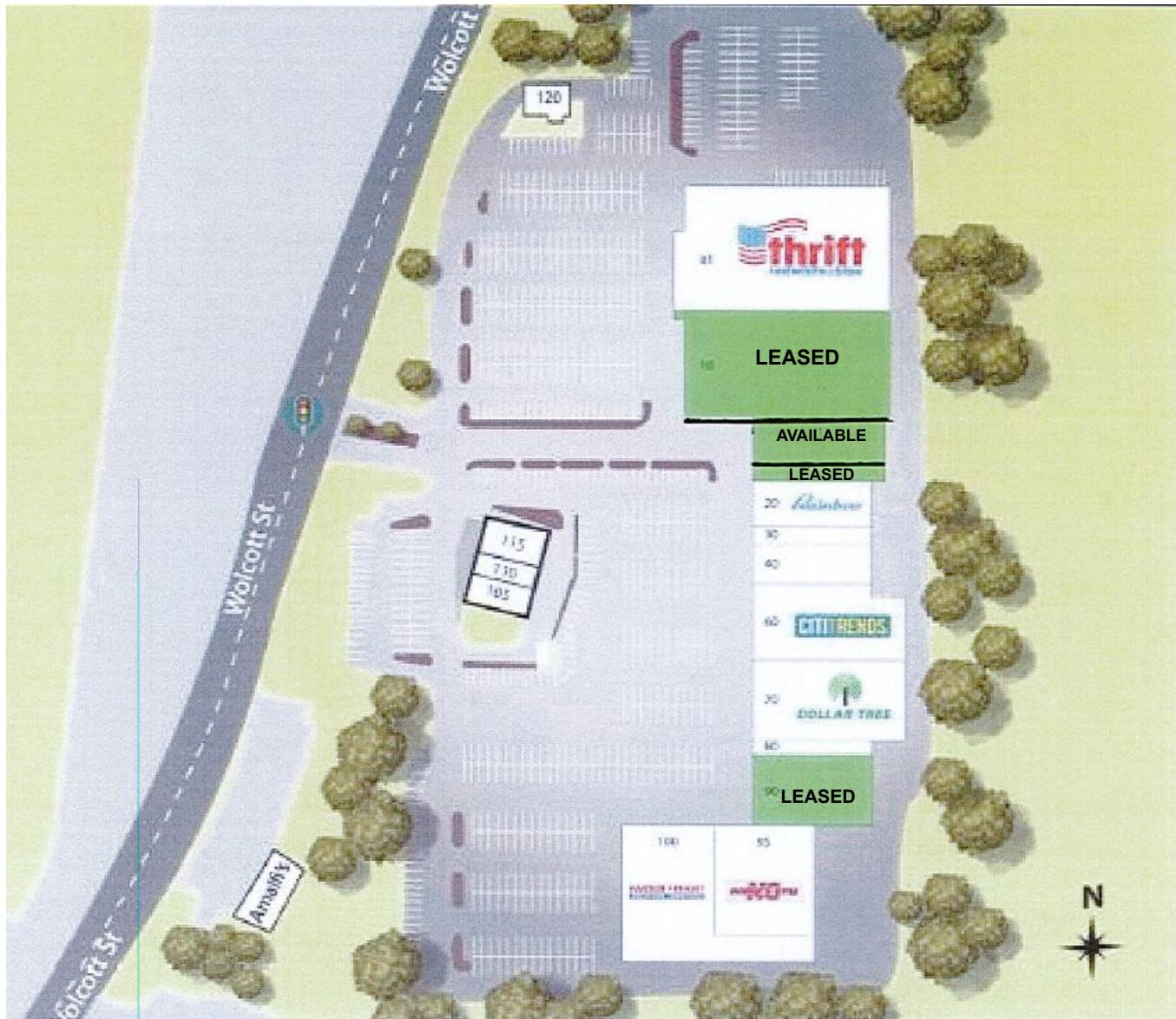
matthewscre@gmail.com

LEASED

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



**Mattatuck Plaza is located on 16.63 acres in the city of Waterbury, CT. It is conveniently located about 1 mile north of Brass Mill Center. It is in close proximity to I-84 and Rt.8 which allows easy access to other major Connecticut cities such as Hartford, Danbury and Bridgeport.**

**Gerry D. Matthews**  
203.753.5800  
matthewscre@gmail.com

# FOR LEASE

650 Wolcott Street, Waterbury, CT



**Gerry D. Matthews**  
203.753.5800  
matthewscre@gmail.com

# FOR LEASE

650 Wolcott Street, Waterbury, CT

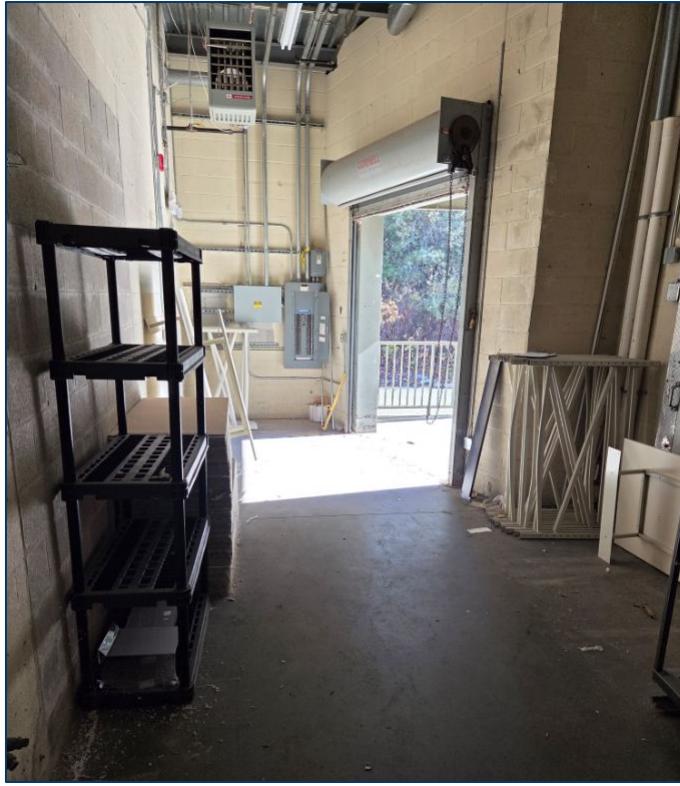


**Gerry D. Matthews**  
**203.753.5800**  
**matthewscre@gmail.com**

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



**Gerry D. Matthews**  
203.753.5800  
matthewscre@gmail.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



**Gerry D. Matthews**  
203.753.5800  
matthewscre@gmail.com