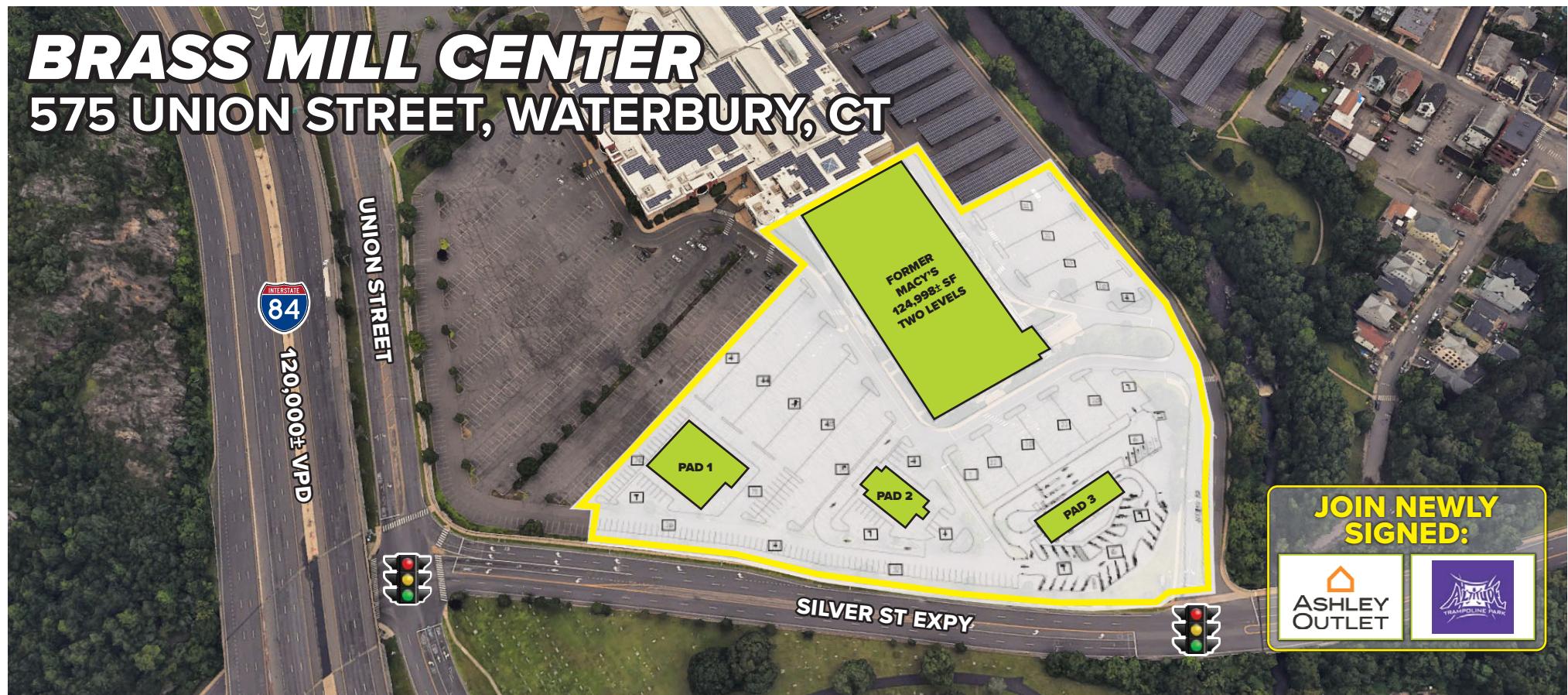


BRASS MILL CENTER

575 UNION STREET, WATERBURY, CT



FOR LEASE: RETAIL PADS & UP TO 80,000 SF

- » **FORMER** Macy's at Brass Mill Center
- » **PROMINENT** pad opportunities with direct visibility from I-84 (120,000 AADT)

CO-TENANTS:



DEMOGRAPHICS

	3-Miles	5-Miles	7-Miles
Population	100,718	173,183	220,636
Number of Household	38,747	66,038	82,997
Avg. Household Income	\$60,833	\$74,457	\$85,410

A TRUE EXCLUSIVE...
CALL FOR THE
DETAILS!

AGENTS:

TYLER LYMAN
 203.529.4639
 tl@truecre.com

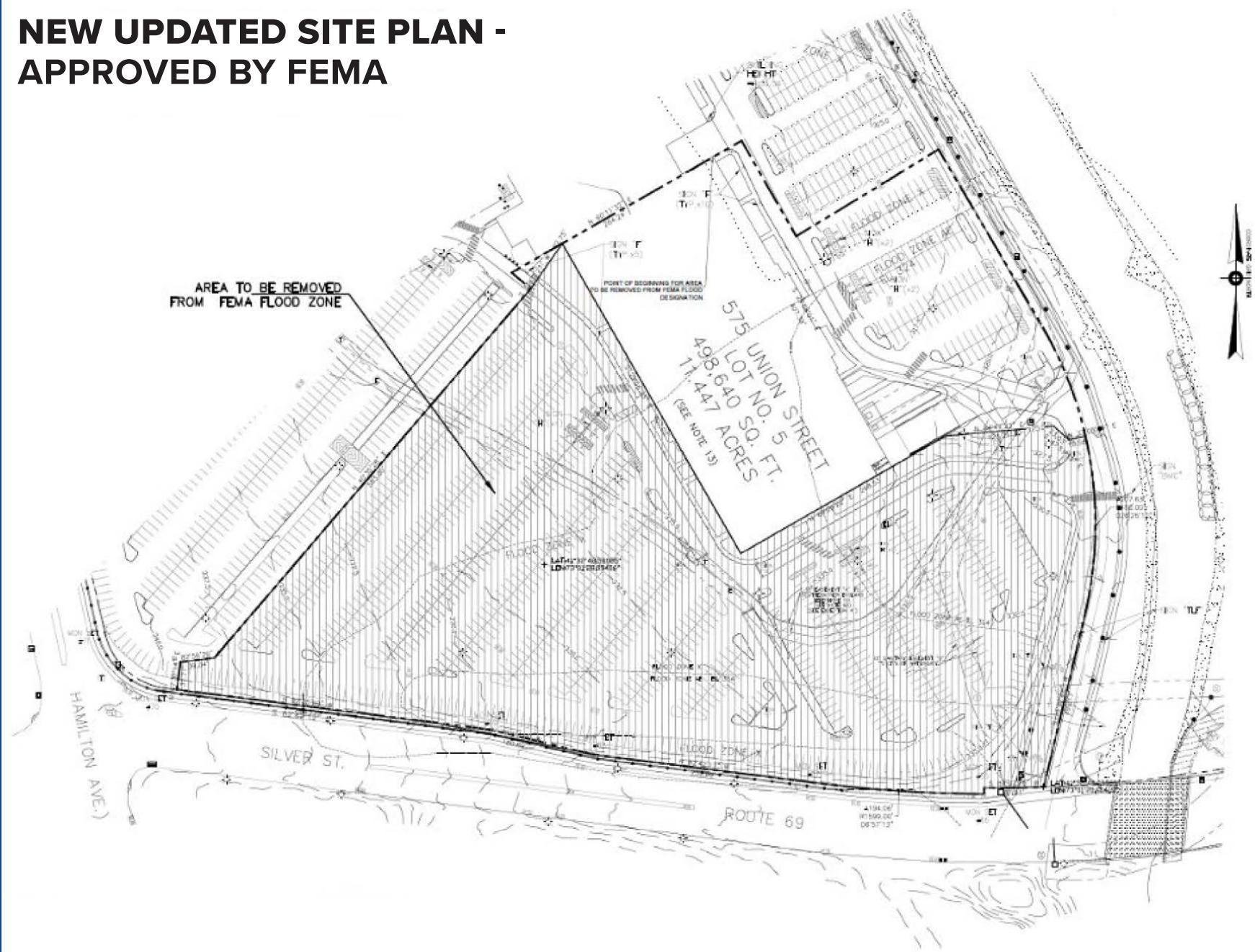
WES CRAFT
 203.522.7484
 wc@truecre.com

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BRASS MILL CENTER
575 UNION STREET, WATERBURY, CT



NEW UPDATED SITE PLAN - APPROVED BY FEMA



AVAILABLE SPACES

FORMER MACY'S

LEVEL 1 (TENANT C)

80,000 SF

14,114 SF

PAD 1

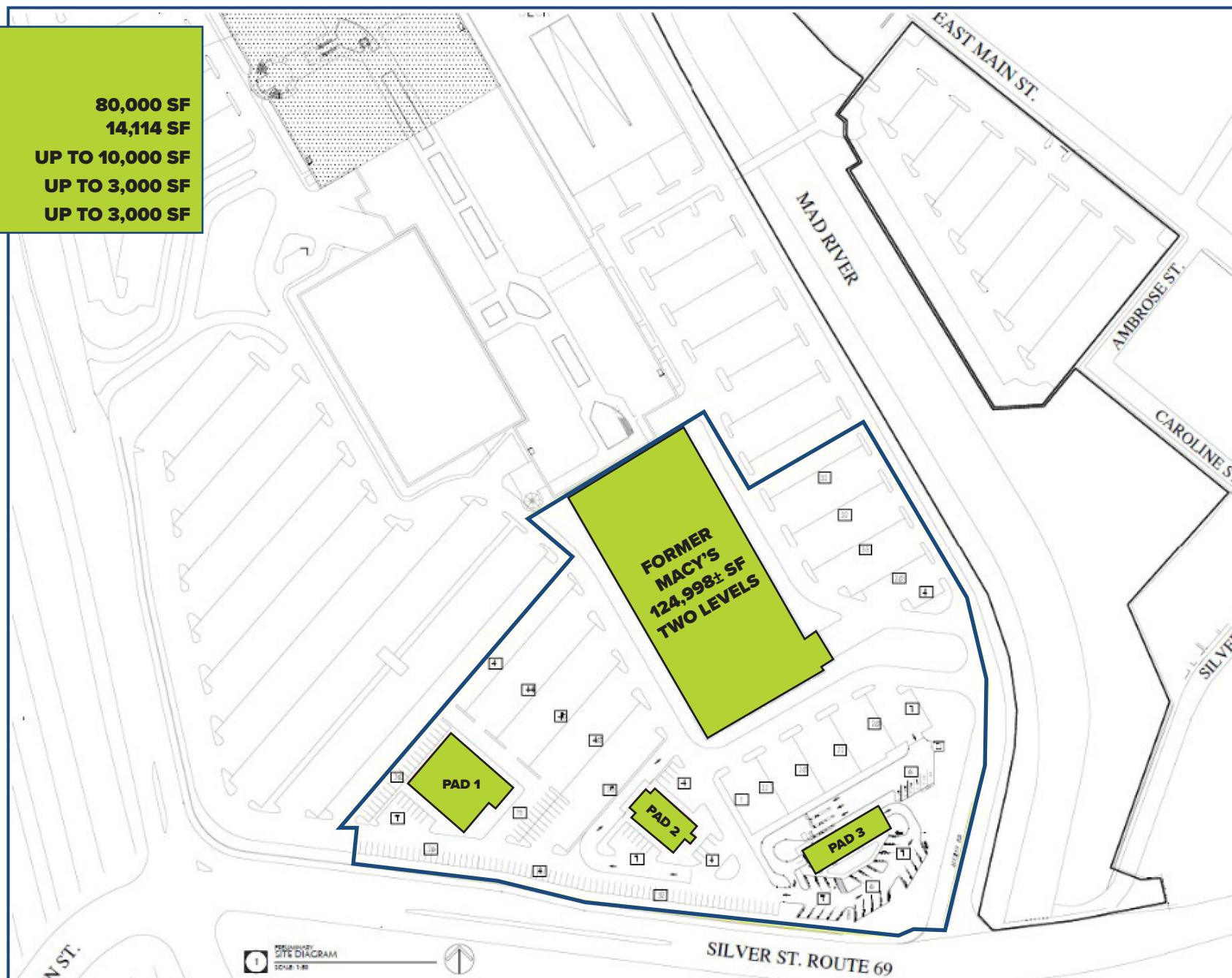
UP TO 10,000 SF

PAD 2

UP TO 3,000 SF

PAD 3

UP TO 3,000 SF



LOWER LEVEL PLAN

CEILING HEIGHT: 14'

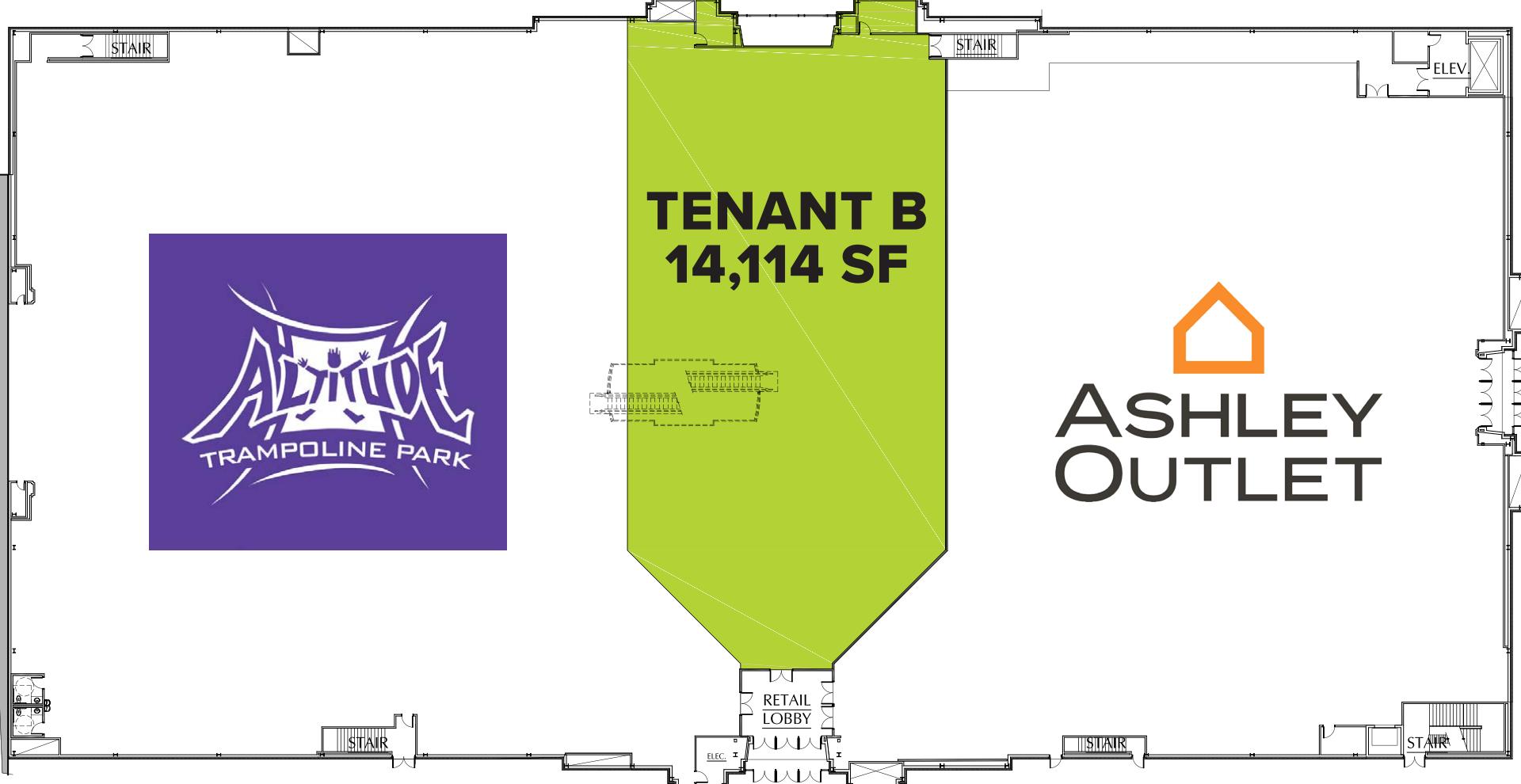
ALL ENTRANCES AT GRADE

**TENANT C
80,000 SF**



UPPER LEVEL PLAN

CEILING HEIGHT: 18'
ALL ENTRANCES AT GRADE



1 UPPER LEVEL PLAN

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