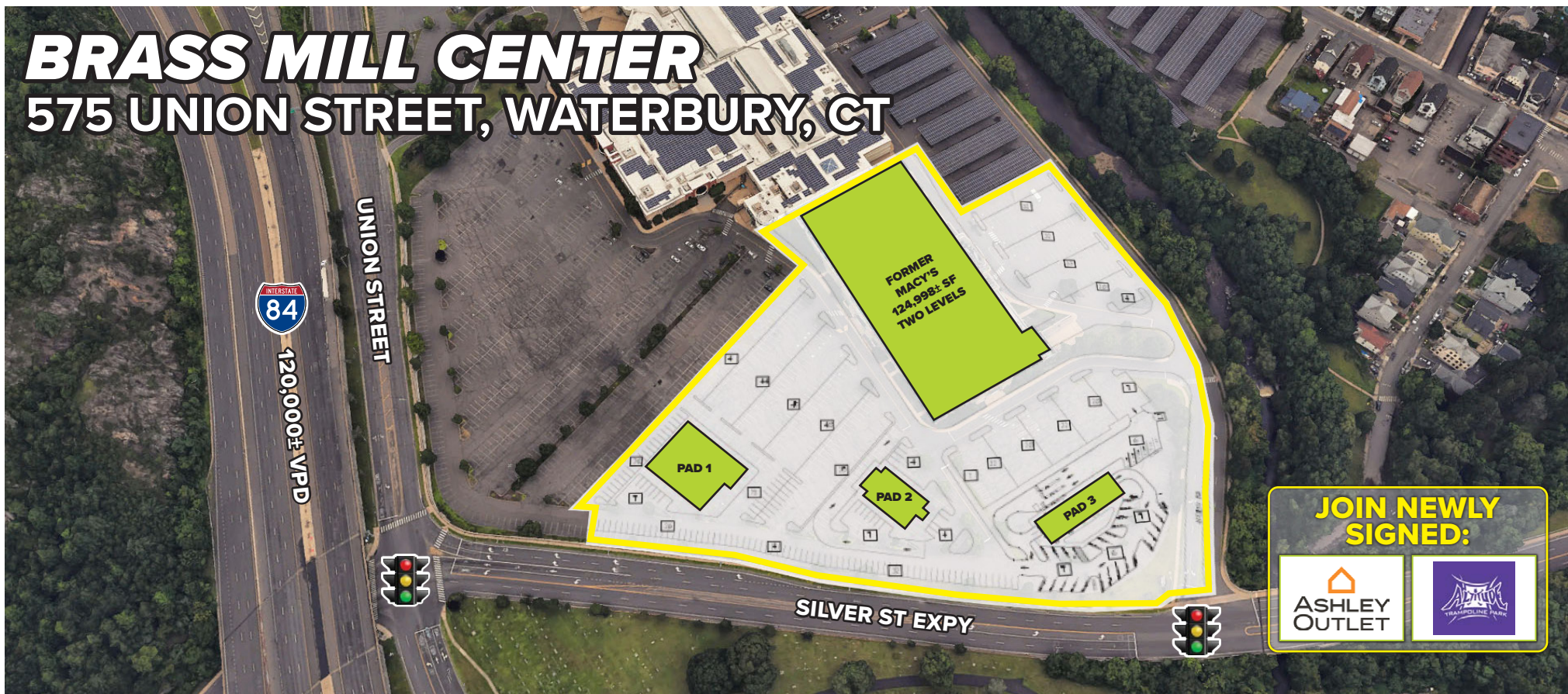


# BRASS MILL CENTER

## 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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[illegible]

**AVAILABLE SPACES**

**FORMER MACY'S**

**LEVEL 1 (TENANT C)** 80,000 SF

**LEVEL 2 (TENANT B)** 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'

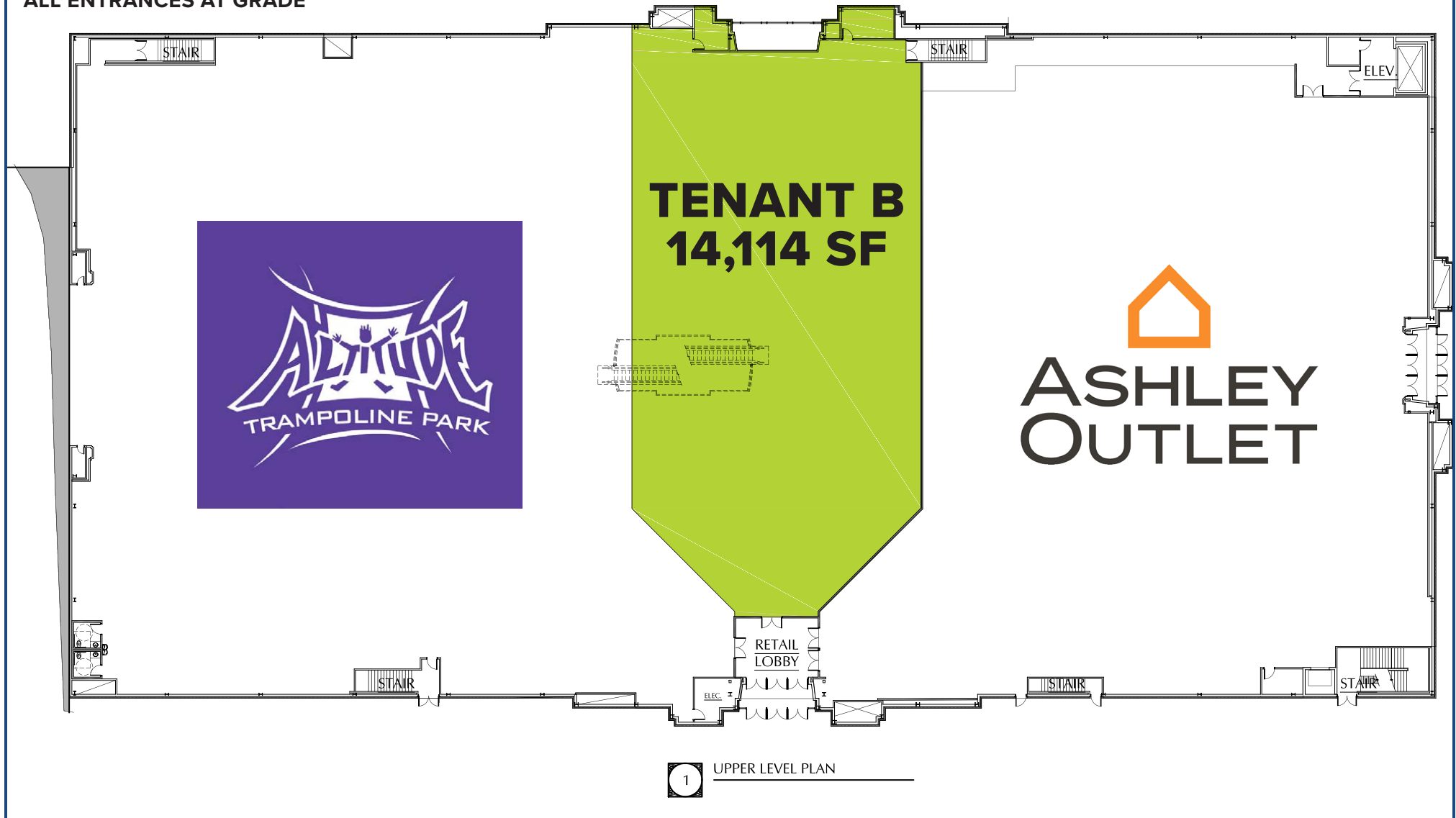
ALL ENTRANCES AT GRADE



## UPPER LEVEL PLAN

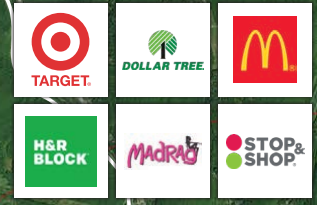
CEILING HEIGHT: 18'

ALL ENTRANCES AT GRADE





**BRASS MILL CENTER**  
575 UNION STREET, WATERBURY, CT



**NAUGATUCK VALLEY SHOPPING CENTER**



**MATTATUCK PLAZA**



**BRASS MILL CENTER**



**BRASS MILL COMMONS**

8

CHASE AVE / 22,000+ VPD

120,000+ VPD



120,000+ VPD



8

53,000 VPD