



Naugatuck Valley Shopping Center

950 Wolcott St, Waterbury, CT 06705



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Naugatuck Valley Shopping Center

Naugatuck Valley Shopping Center is a well-established retail destination in the heart of Waterbury, Connecticut's primary retail corridor. Capitalize on an incredible location at the signalized intersection.

- Naugatuck Valley Shopping Center offers a range of retail units and junior anchor space at an established shopping center along a major corridor.
- Anchored by Walmart, secure a presence among a robust tenant roster that includes Staples, Snipes, \$1 Zone, Fun Z Trampoline Park and Panera Bread.
- Exceptional Wolcott Street and Stillson Road visibility, large pylon signage, easy property ingress, and more deliver a best-in-class experience.
- Benefit from a strong consumer base of over 220,400 immediately surrounding residents, proximity to national tenants, and easy Interstate 84 access.

For more information visit:
<https://www.loopnet.com/Listing/950-Wolcott-St-Waterbury-CT/31903554/>



Rental Rate: Upon Request

Min. Contiguous: 1,930 SF

Max. Contiguous: 88,386 SF

Property Type: Shopping Center

Center Type: Community Center

Stores: 10

Center Properties: 7

Frontage: 264' on Stillson Rd

Gross Leasable Area: 574,864 SF

Walk Score ®: 67 (Somewhat Walkable)

Transit Score ®: 32 (Some Transit)

1st Floor Ste 10

Space Available	68,366 SF
Rental Rate	Upon Request
Contiguous Area	88,386 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1

1st Floor Ste 11

Space Available	20,020 SF
Rental Rate	Upon Request
Contiguous Area	88,386 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2

1st Floor Ste 18

Space Available	4,388 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

3

1st Floor Ste 19A

Space Available	1,953 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

4

5

1st Floor Ste 6

Space Available	1,930 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

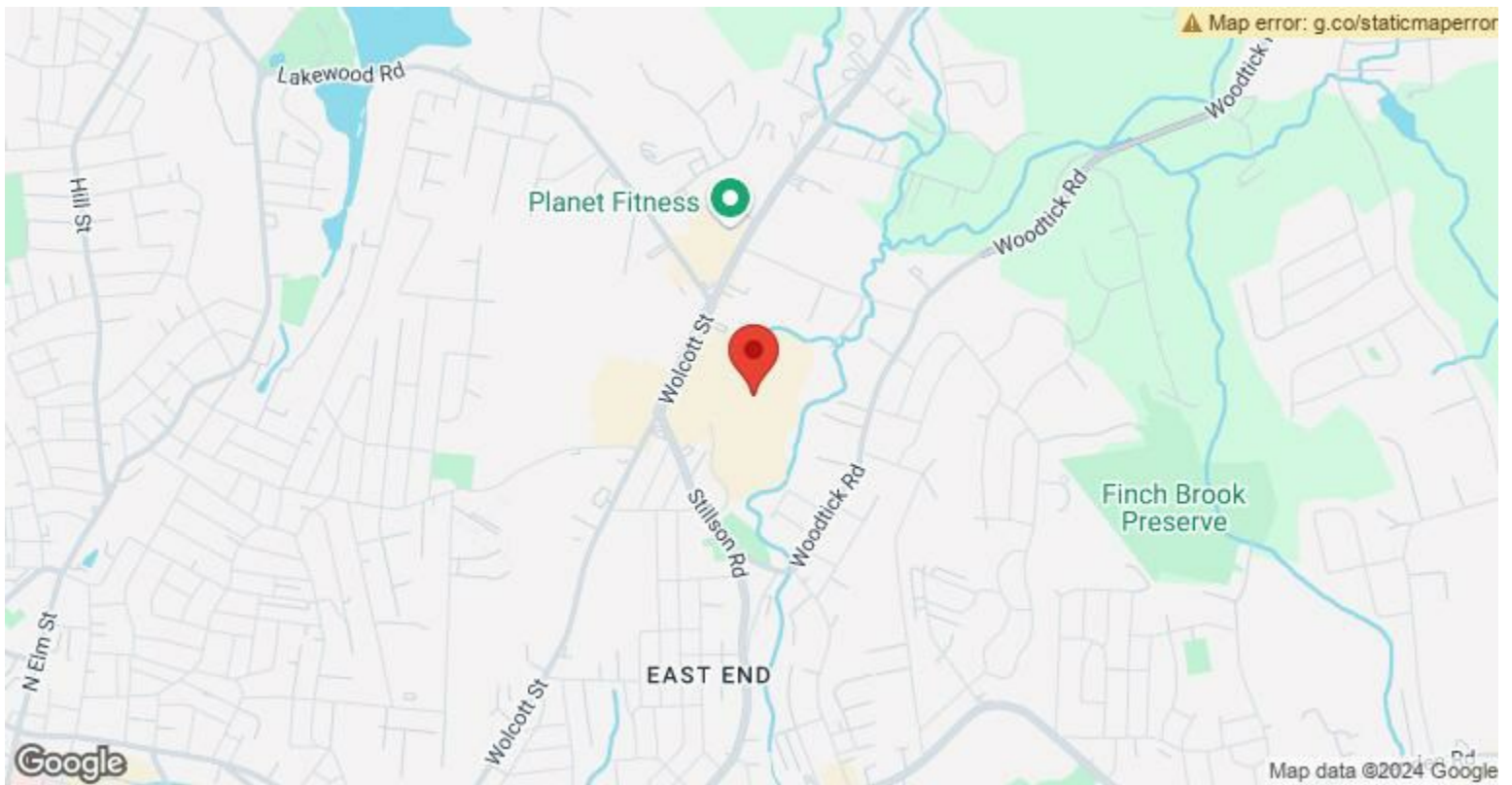
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1st Floor Ste 8

Space Available	40,040 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied
Comcast	4,520
Fun Zone Trampoline Park	35,000
Ion Bank	3,000
Mama Juana Café	6,247
One Dollar Zone	8,000
Panera Bread	4,600
Party City	7,933
PhysicianOne	4,000
Sally Beauty Supply	1,583
Staples	20,388
Supercuts	1,345
Walmart	142,000
Wendy's	3,031



950 Wolcott St, Waterbury, CT 06705

Naugatuck Valley Shopping Center is a well-established retail destination in the heart of Waterbury, Connecticut's primary retail corridor. Capitalize on an incredible location at the signalized intersection of Wolcott Street and Stillson Road, visible to over 23,000 passing vehicles per day. Property features, such as large pylon signage, multiple points of ingress, and abundant surface parking, provide a pleasant arrival experience for guests.

Walmart is the anchor tenant to a robust collection of regional and national businesses, including Staples, Snipes, \$1 Zone, Fun Z Trampoline Park, Panera Bread, Physician One Urgent Care, Ion Bank, Wendy's, and many more attractive shops. A range of white-boxed units, from a 1,930-square-foot suite to a 88,386-square-foot space, are immediately available. All availabilities offer negotiable lease terms and are well suited for general retail, entertainment use, and more.

Naugatuck Valley Shopping Center sits along the vibrant Wolcott Street commercial corridor near convenient Interstate 84 connectivity. This corridor is the most heavily traveled route between Boston, Hartford, and New York City, and over 220,400 residents live within a 15-minute drive, representing an average household income exceeding \$88,550 annually.

Property Photos



Alternate Exterior View



Alternate Exterior View

Property Photos



Alternate Exterior View



Naugatuck Valley Shopping Center

Property Photos



Property Photos



Walmart Anchored Center



Exceptional Wolcott Street and Stillson Road Visibility

Property Photos



TENANT INDEX

1	WALMART	142,000
2	S1 ZONE	8,000
3	PANERA BREAD	4,600
4	SALLY BEAUTY SUPPLY	1,583
5	SUPERCUTS	1,345
6	AVAILABLE	1,930
7	COMCAST	4,520
8	BOB'S STORES	40,080
9	FUN Z TRAMPOLINE	35,000
10	AVAILABLE	68,366
11	AVAILABLE	20,020
12	PARTY CITY	7,933
13	STAPLES	20,388
14	MAMA JUANA CAFE (Opening Soon)	6,247
15	WENDEY'S	3,031
16	ION BANK	3,000
17	SNIPES	4,500
18	AVAILABLE	4,388
19	PHYSICIAN ONE URGENT CARE	4,000
19A	AVAILABLE	1,953



NAUGATUCK VALLEY SHOPPING CENTER 950 Wolcott St WATERBURY, CT 06705

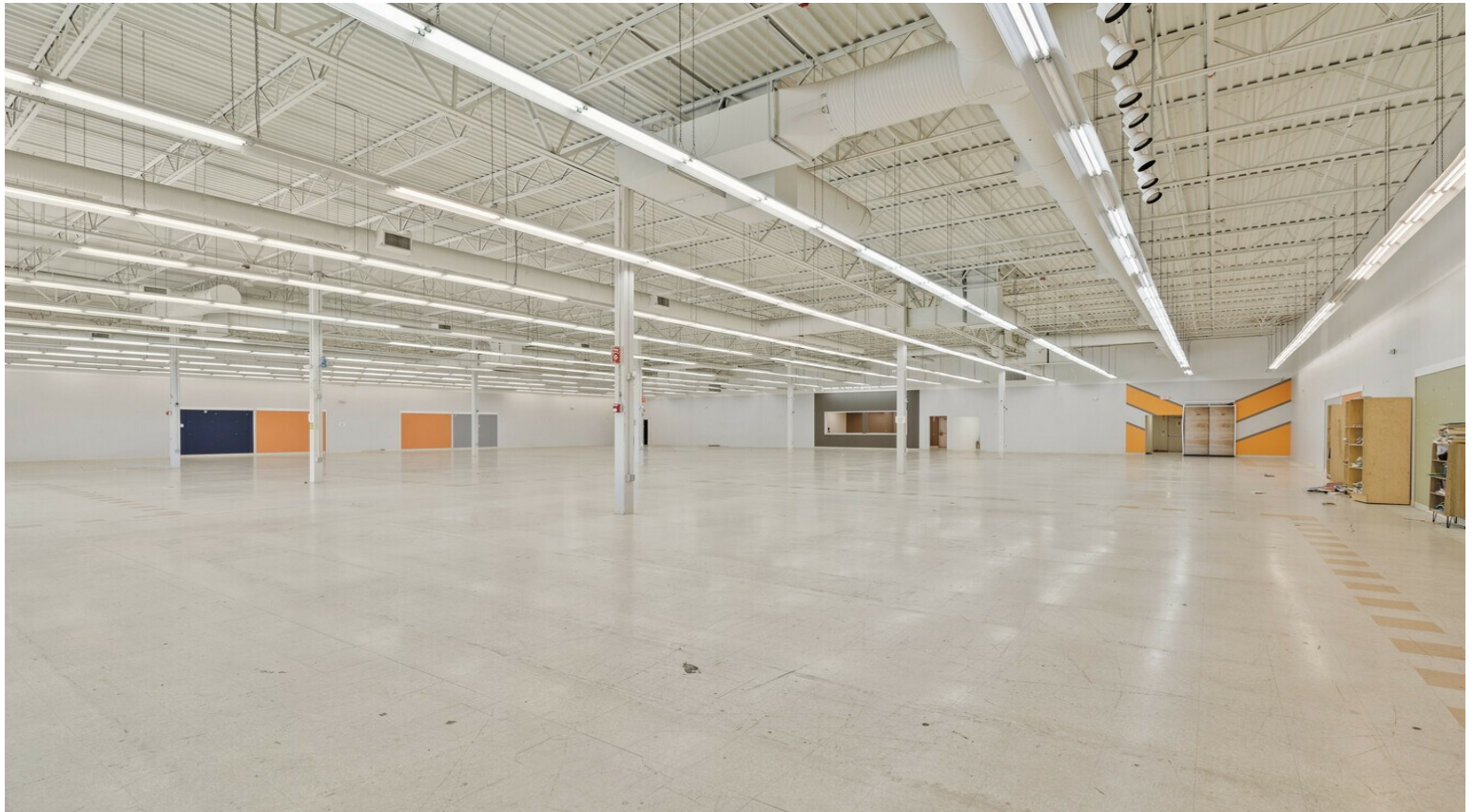
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Site Plan

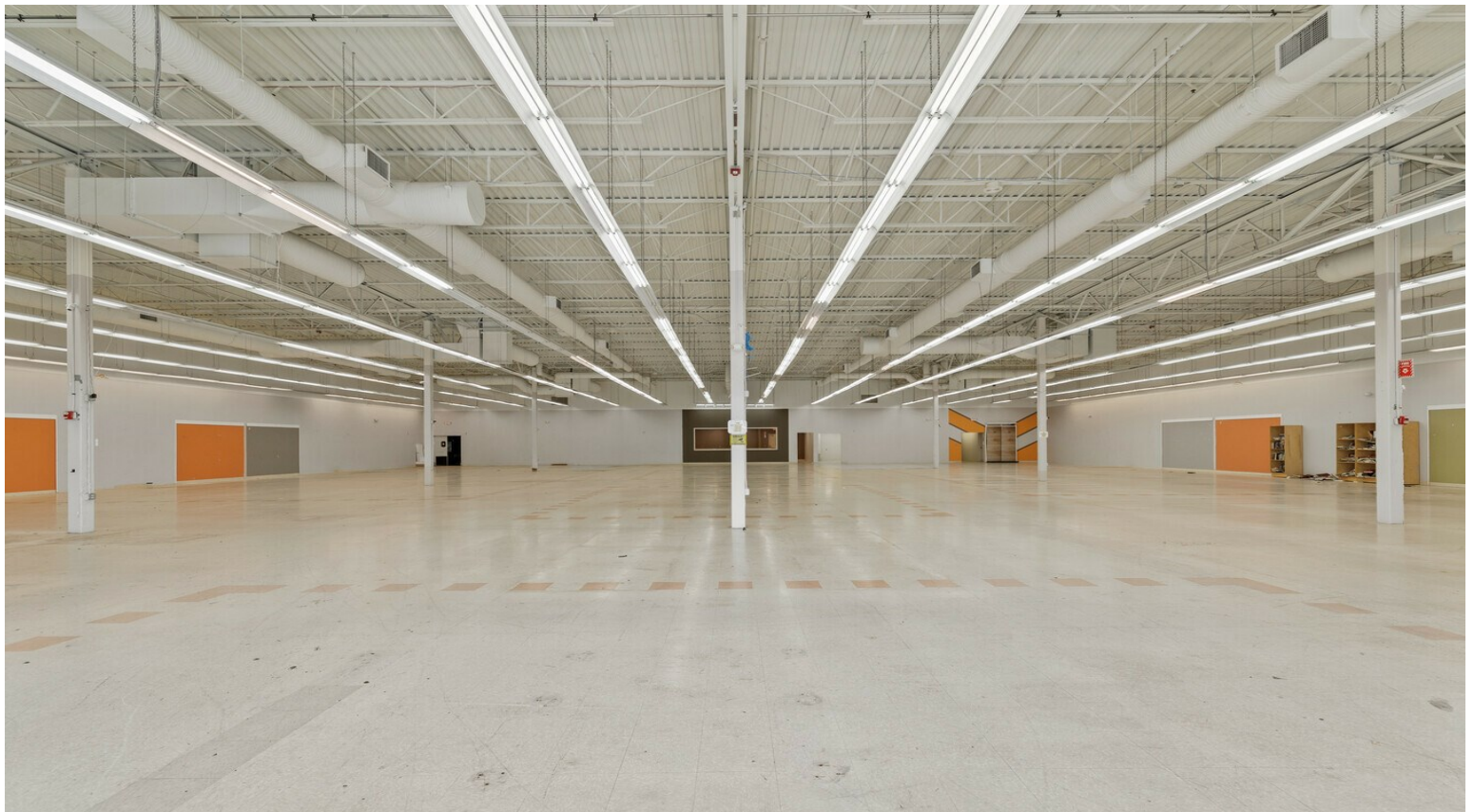


Near Interstate 84 Connectivity

Property Photos



Unit 10- Interior

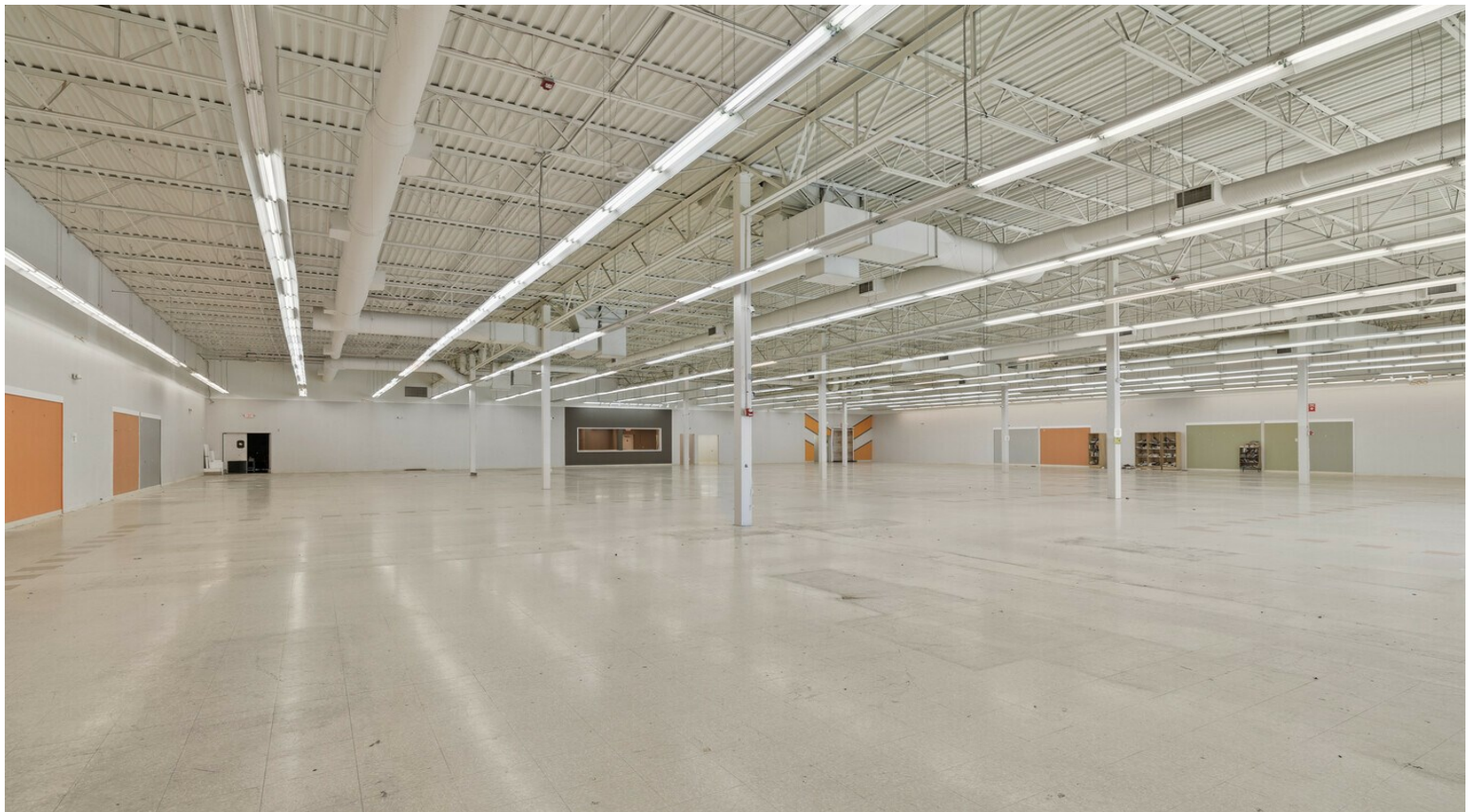


Unit 10- Interior

Property Photos

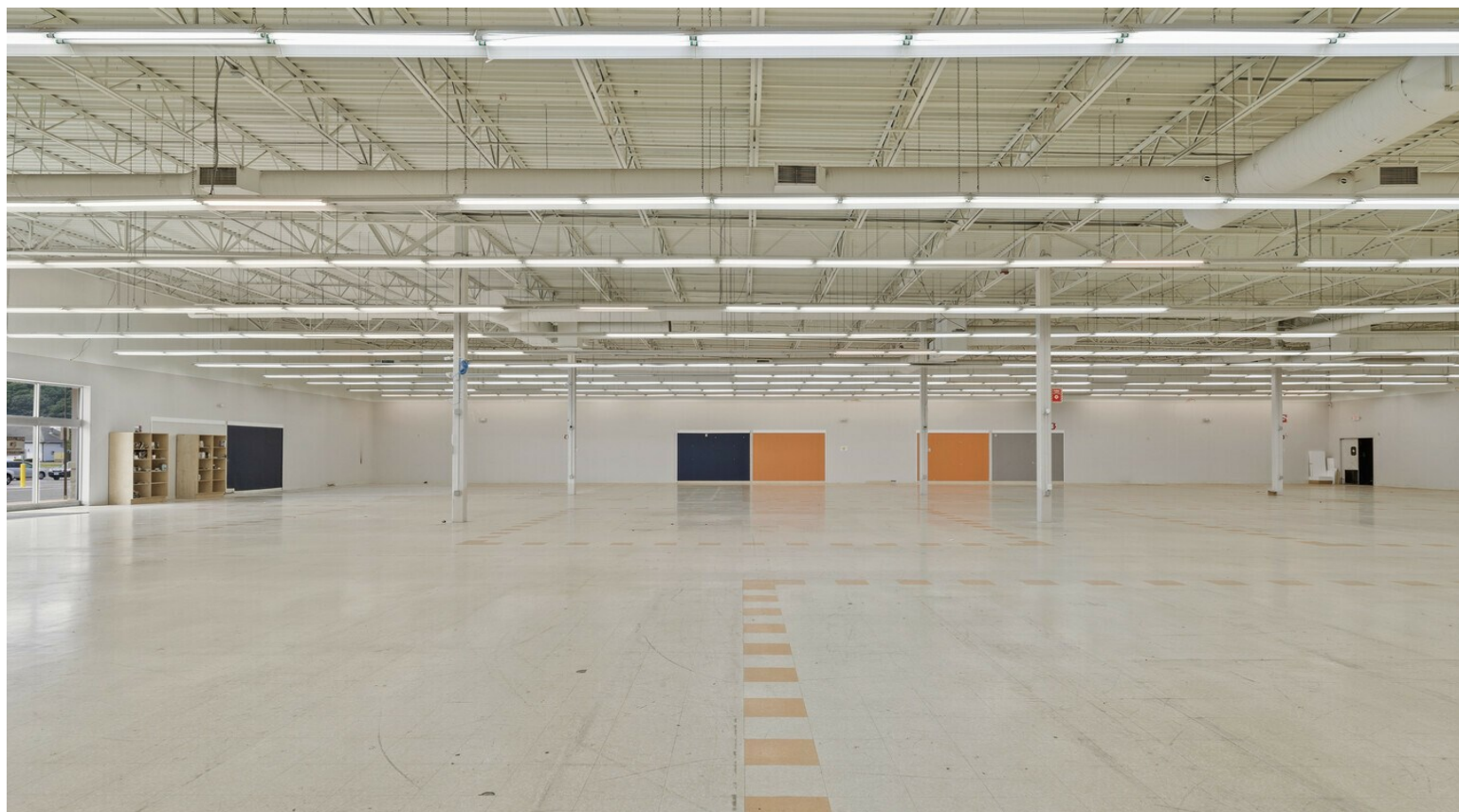


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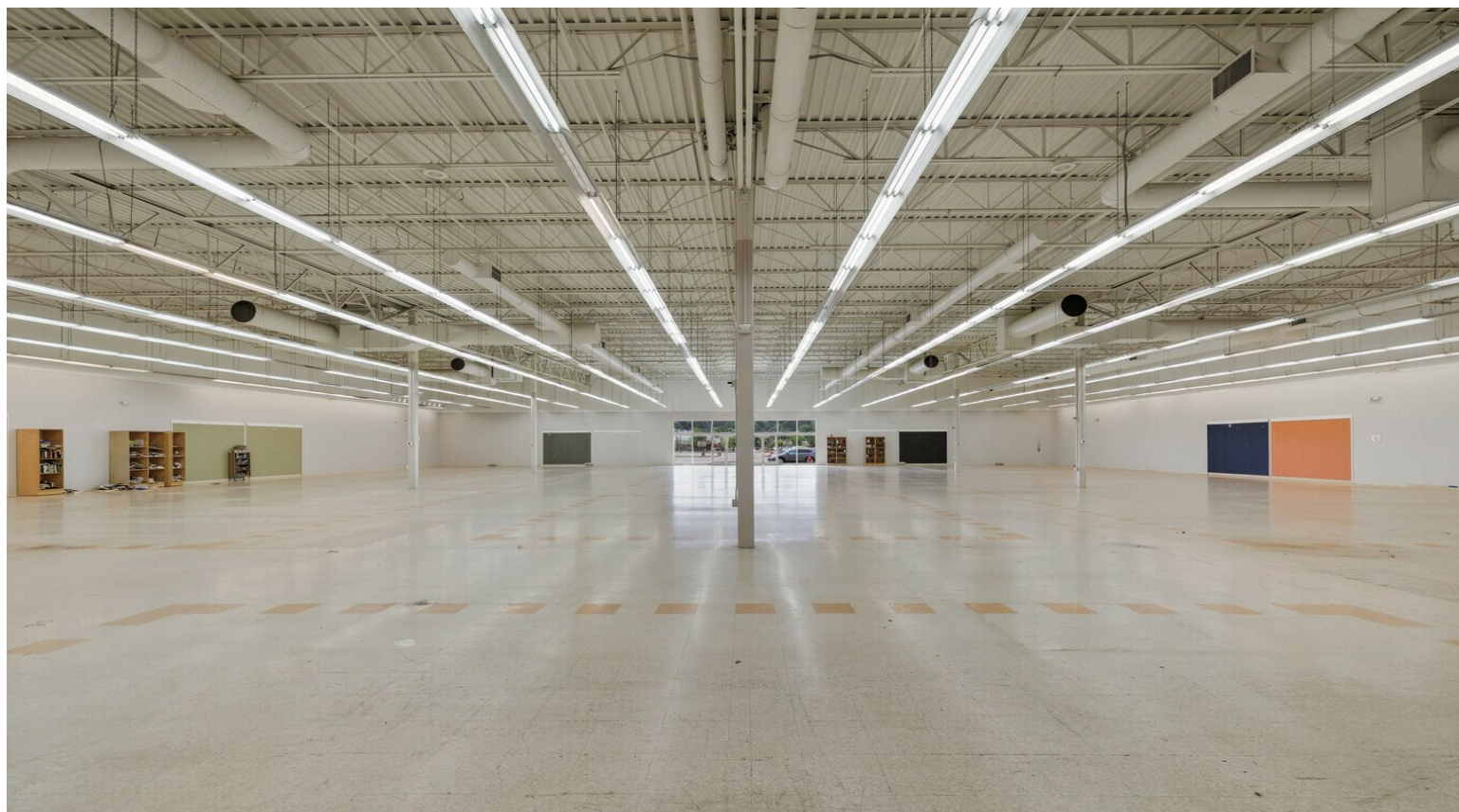


Unit 10- Interior

Property Photos

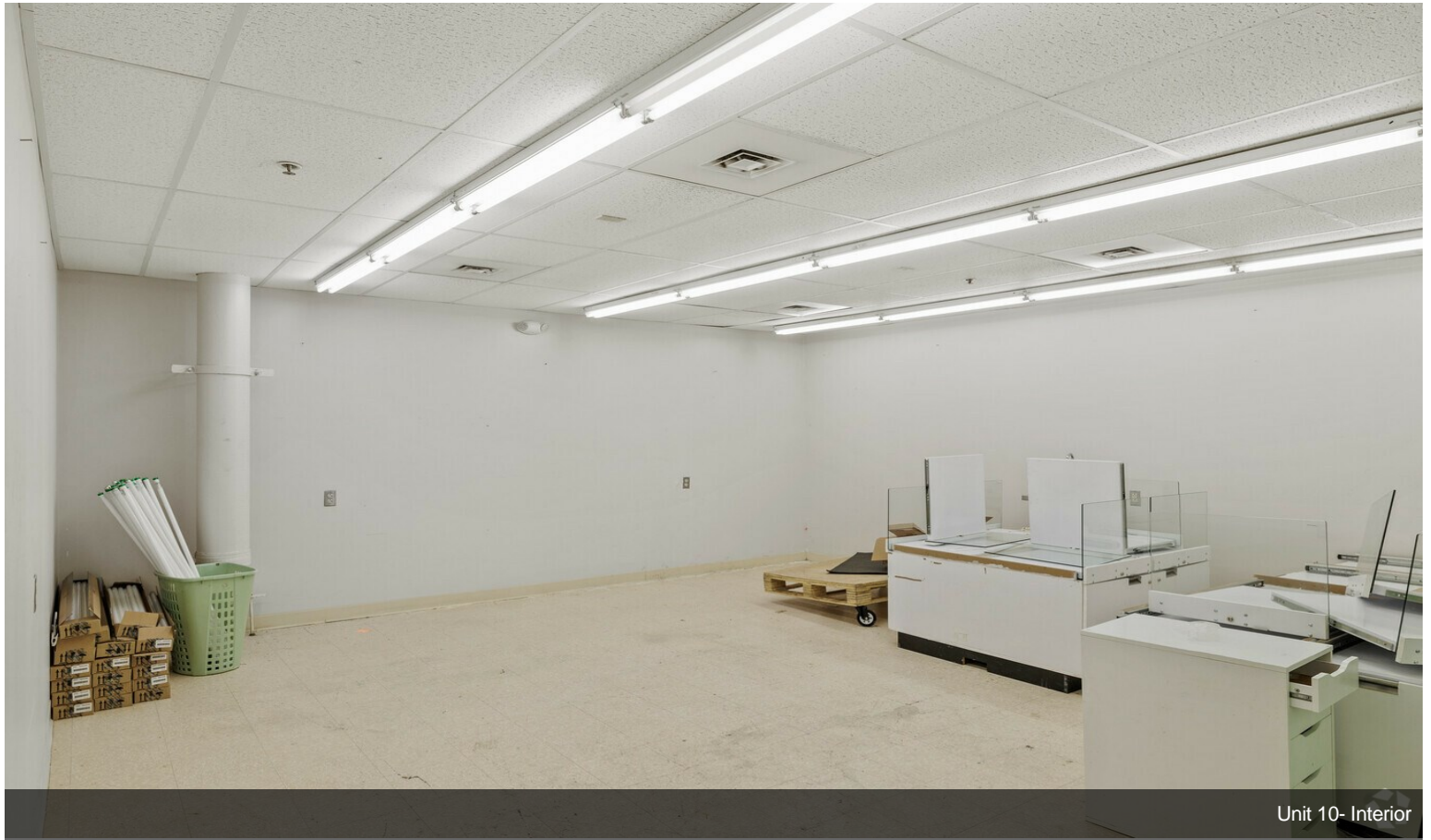


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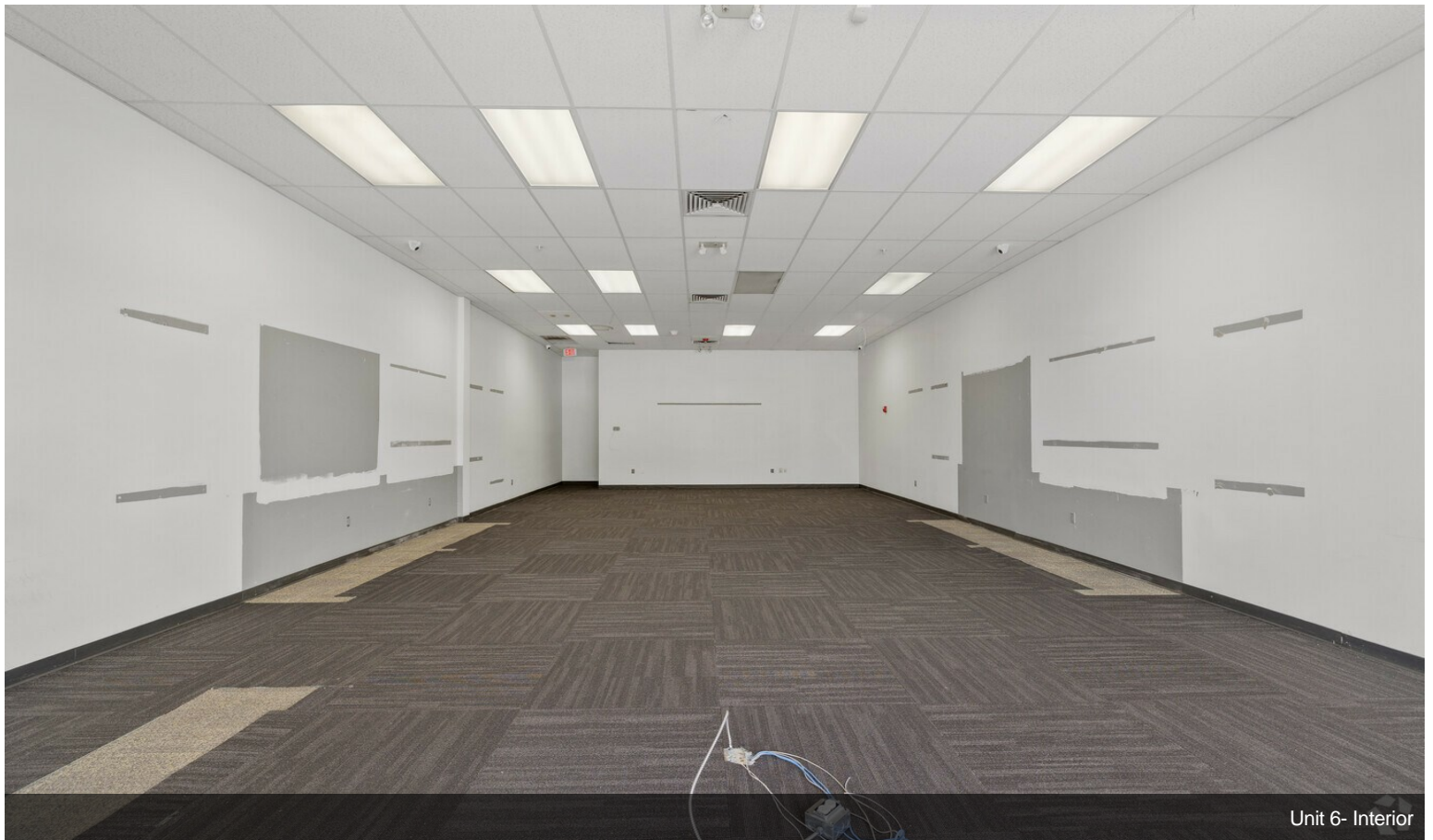


Unit 10- Interior

Property Photos



Unit 10- Interior

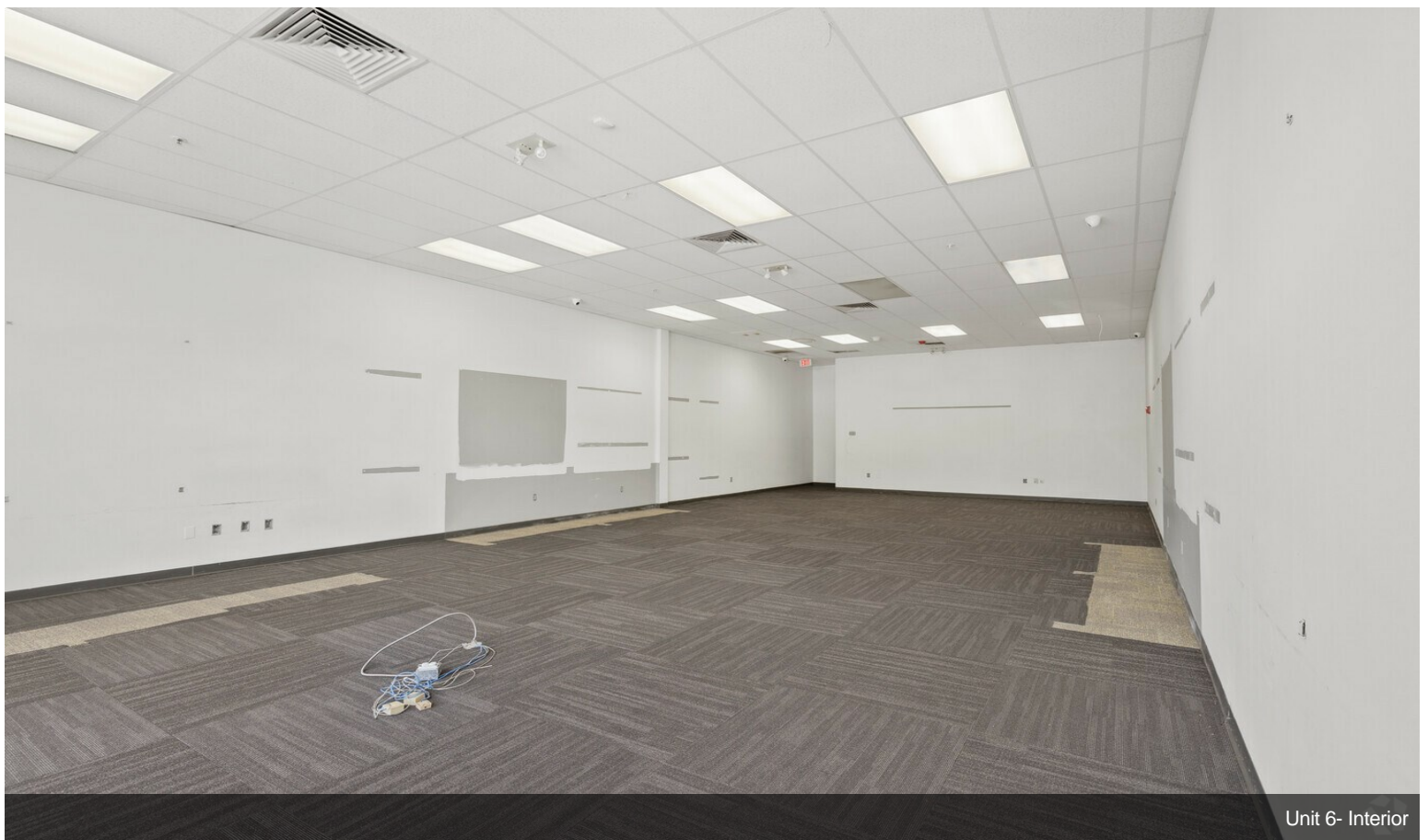


Unit 6- Interior

Property Photos

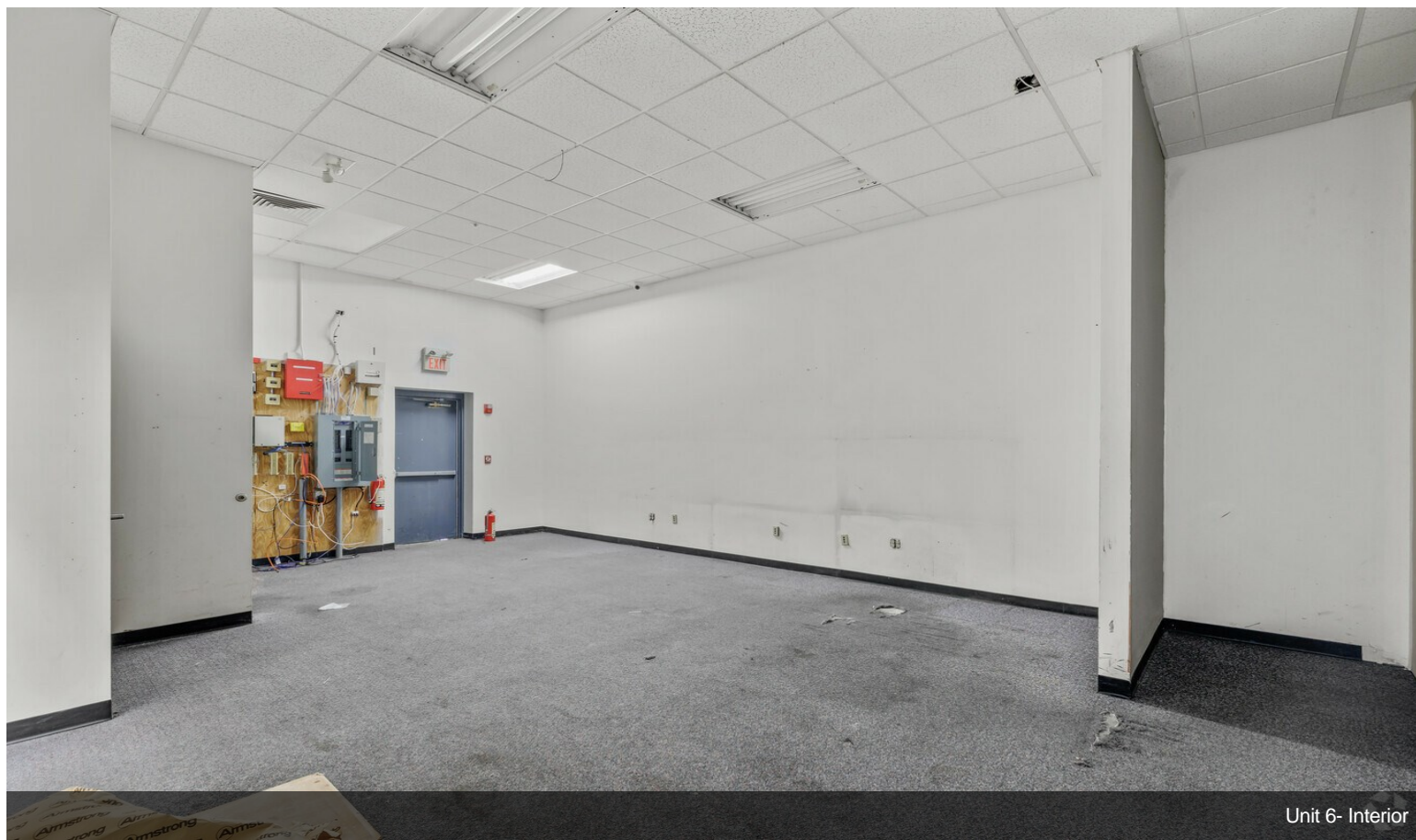


Unit 6- Interior

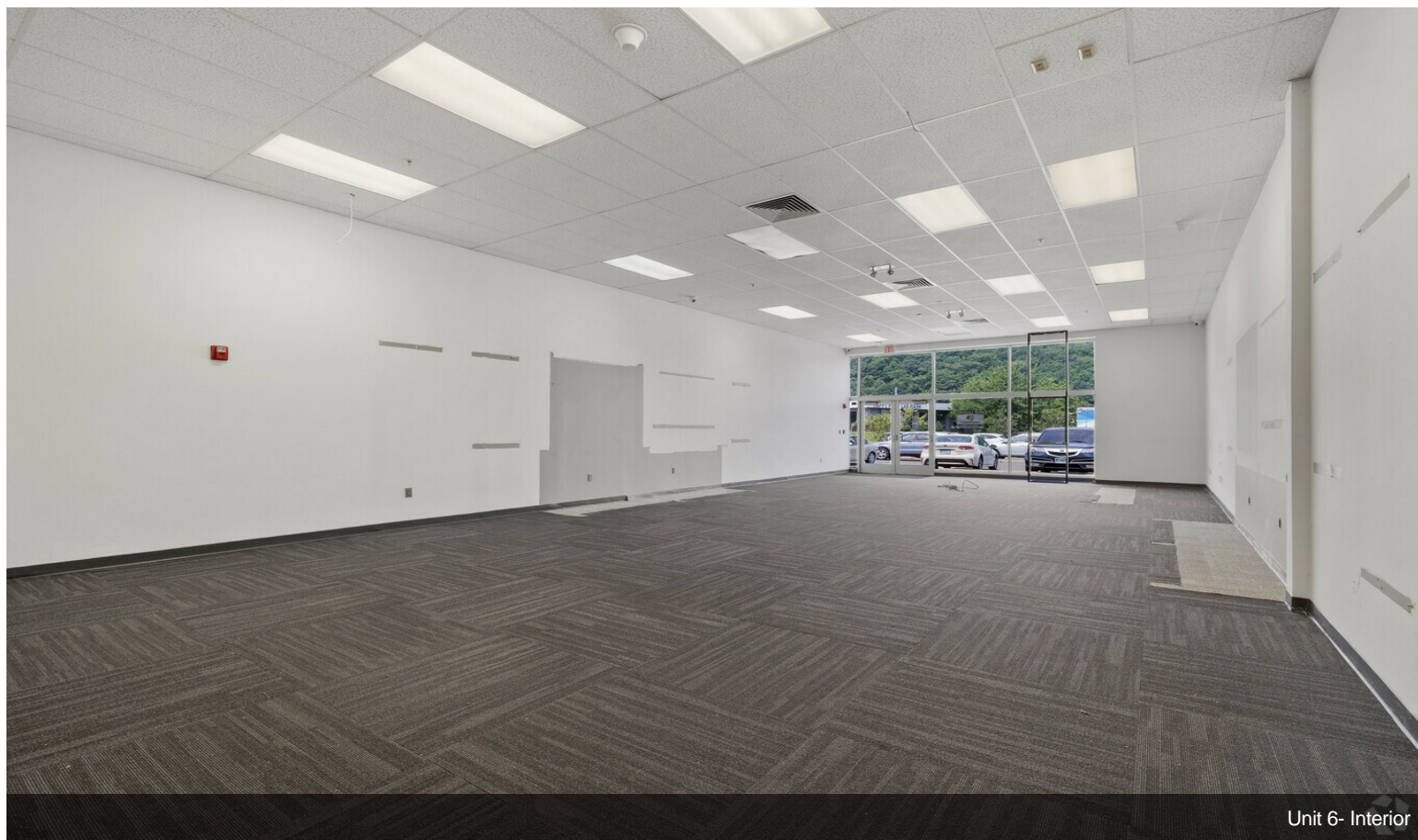


Unit 6- Interior

Property Photos



Unit 6- Interior



Unit 6- Interior