



COMMERCIAL CONNECTION
Real Estate Services

FOR LEASE

155 Thomaston Avenue

COLONIAL PLAZA

Waterbury, Connecticut, 06702

Contact : John Famiglietti
203-596-7777
www.commercial-re.com
john@commercial-re.com

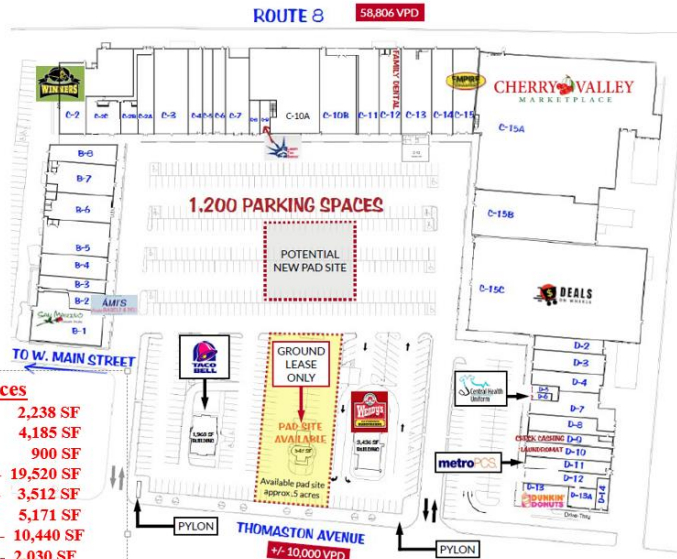
SHOPPING CENTER TENANTS

#	TENANT	Sq. Ft.
B-1	San Marino's Restaurant	3,8597
B-2	Ami's Bagels & Deli	1,275
C-2	Winners	8,361
C-9	Liberty Tax	735
C-12	Family Dental	4,125
C-14	Cloud Zone Tobacco	3,745
C-15	Empire Wine & Liquor	4,423
C-15A	Cherry Valley Marketplace	48,000
C-15C	Deals on Wheels	33,765
D-6	Central Uniform	326
D-9	Check Cashing	1,400
D-10	Laundromat	2,457
D-11	Metro PCS	2,261
D-12	Cherrons Beauty	2,090
D-13	Dunkin Donuts	2,200
PAD	Taco Bell	1,963
PAD	Wendy's	3,436

Available Spaces

# B-3 - 1,911 SF	# C-6 - 2,238 SF
# B-4 - 1,732 SF	# C-7 - 4,185 SF
# B-5 - 3,875 SF	# C-8 - 900 SF
# B-6 - 4,378 SF	# C-10 - 19,520 SF
# B-7 - 4,378 SF	# C-11 - 3,512 SF
# B-8 - 2,886 SF	# C-13 - 5,171 SF
# C-2C - 7,081 SF	# C-15B - 10,440 SF
# C-2B - 1,056 SF	# D-2 - 2,030 SF
# C-2A - 3,264 SF	# D-3 - 2,763 SF
# C-3 - 6,068 SF	# D-4 - 2,170 SF
# C-4 - 2,984 SF	# D-5 - 1,000 SF
# C-5 - 2,487 SF	# D-7 - 3,552 SF
	D-13A - 1,334 SF
	D-14 - 821 SF

S14- S16 NNN (Nets Estimated \$4.50)



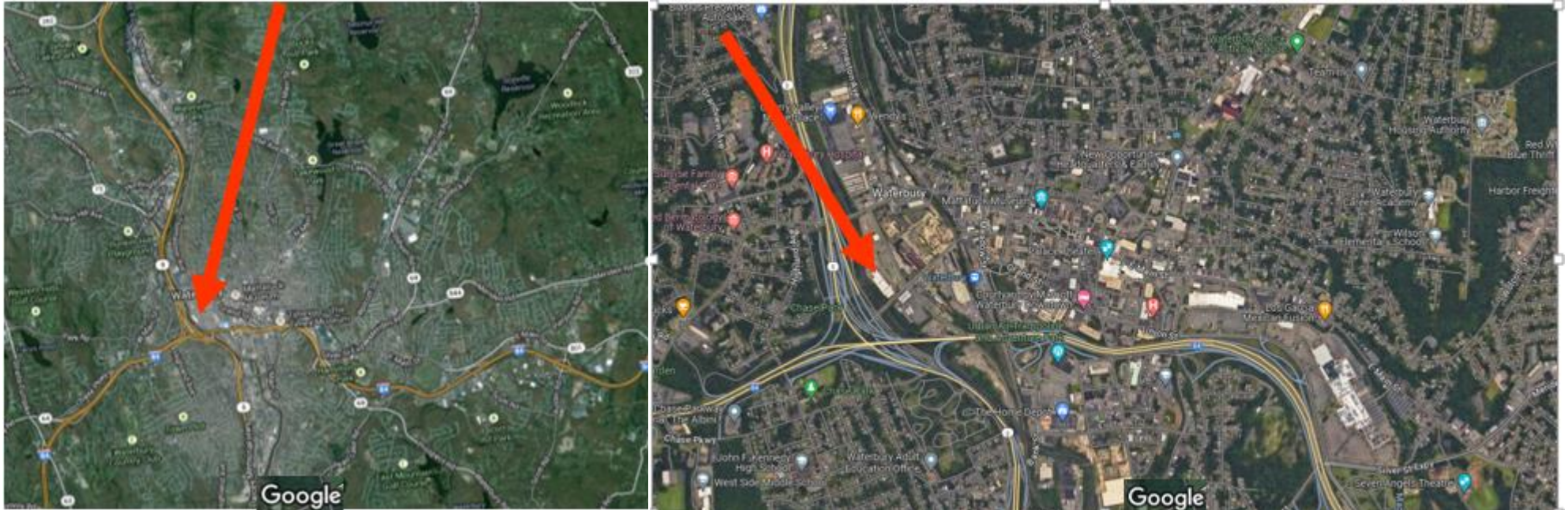
Available For Lease

- Pad Site available between Wendy's and Taco Bell
- \$14- \$16 psf NNN (Nets \$4.50 psf)
- Spaces from 740 sf to 34,517 SF -- 1,200 Parking Spaces
- Excellent Visibility Easy Access From RT I-84 & RT 8
- Plaza Tenants : Cherry Valley Grocery – Deals on Wheels- Dunkin – Liberty Tax – San Marino – Empire Liquor Wendy's – Taco Bell – Winner's Sports – Ami's Bagel

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population	104,428	168,938	207,687
Average Income	\$42,353	\$57,204	\$61,727

155 Thomaston Avenue Waterbury, Connecticut



John Famiglietti
Commercial Connection LLC
PO Box 830
Middlebury CT 06762
203-596-7777
john@commercial-re.com
www.commercial-re.com