



FOR LEASE

Brass Mill Center & Brass Mill Commons

**495 UNION ST
WATERBURY, CT 06706**

Brass Mill Center shopping mall and accompanying complex, the Brass Mill Commons is located in Waterbury, Connecticut with 1,180,000 square feet, is Connecticut's fifth largest mall, containing over 130 shops with immediate access on/off Interstate 84. Prime retail location with space available ranges from 600 square-foot to 27,389. Suites are offered at competitive rates, allowing businesses to customize them to fit their needs. These spaces would be ideal for a restaurant, retail stores, gym, boutique shop, tanning salon, plus office and medical use.



Building SqFt	1,180,000 SqFt
Year Built	1997
Lot Size (acres)	44.31
Parcel ID	WBRY M:0347 B:0093 L:0011
Zoning Type	Commercial
County	New Haven
Coordinates	41.547809,-73.023789
Levels	3

- Fantastic Signage, Exposure and Visibility along high-traffic street and Interstate 84
- Ample lighted parking available with over 4,593 parking spaces
- Conveniently located with bus stops on site, and train station to major cities
- Multiple sizes available - The white box suites are offered at competitive rates.
- Located in a busy retail area, surrounded by national retail brands including: Burlington Coat Factory, JCPenny, Shoppers World, ULTA, Bath & Body and T.J.Maxx
- 24/7 Security Onsite!

Godin Property Brokers
 850 Straits Turnpike Suite 204
 Middlebury, CT 06762
 Office: 203-577-2277
 www.GodinPropertyBrokers.com



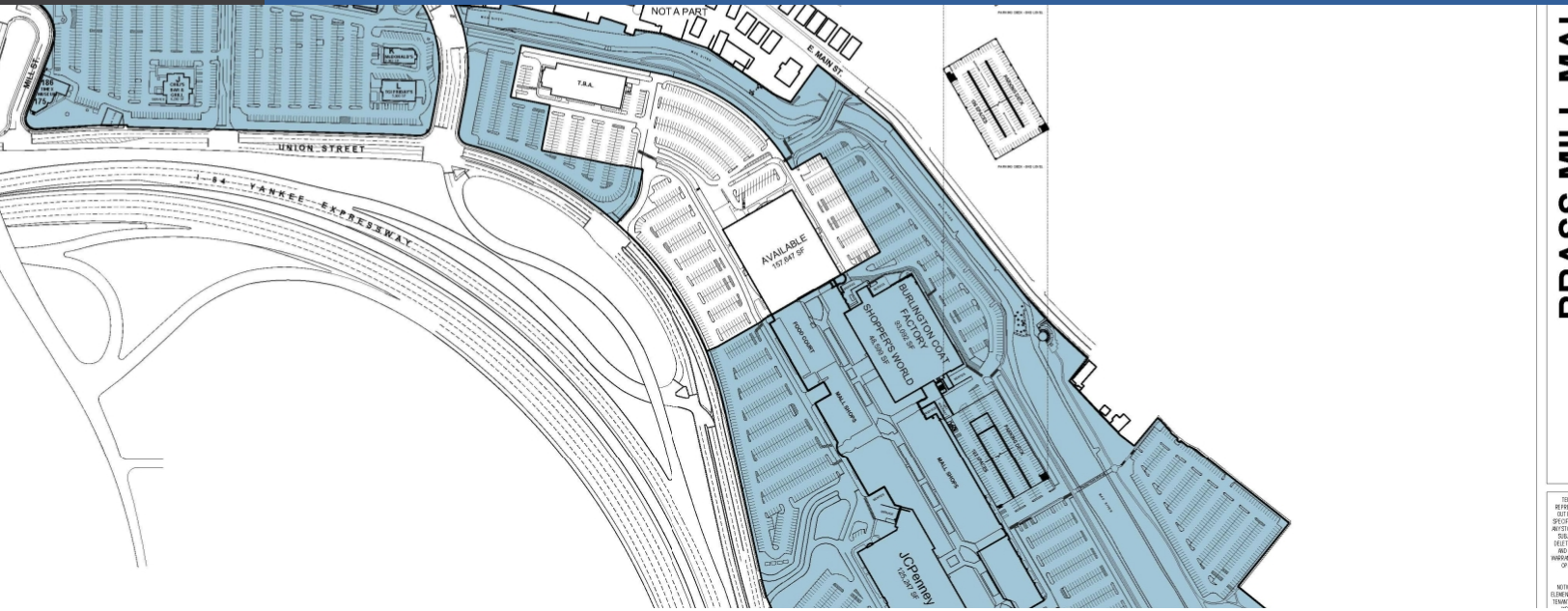
MARY BUCKLEY
 Sales Associate
 Direct: 203-525-8870
 mbuckley.gpb@gmail.com

BRIAN GODIN
 Broker
 Direct: 203-598-6873
 bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1000	Former Bank	Negotiable	MG	2,155 SF	Negotiable
#1004	--	Negotiable	MG	2,128 SF	Negotiable
#1010	--	Negotiable	MG	2,234 SF	Negotiable
#1024	--	Negotiable	MG	1,960 SF	Negotiable
#1030	--	Negotiable	MG	1,217 SF	Negotiable
#1038	--	Negotiable	MG	8,552 SF	Negotiable

Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE**Brass Mill Center & Brass Mill Commons**495 UNION ST
WATERBURY, CT 06706

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2214	Food - With Vent	Negotiable	MG	879 SF	Negotiable
#2164	Restaurant	Negotiable	MG	6,983 SF	Negotiable
#2148	--	Negotiable	MG	941 SF	Negotiable
#2144	--	Negotiable	MG	1,635 - 2,848 SF	Negotiable
#2140	--	Negotiable	MG	1,213 - 2,848 SF	Negotiable
#2134	--	Negotiable	MG	1,633 - 2,450 SF	Negotiable
#2130	--	Negotiable	MG	817 - 2,450 SF	Negotiable
#2114	--	Negotiable	MG	27,389 SF	Negotiable
#2110	--	Negotiable	MG	600 SF	Negotiable
#2066	--	Negotiable	MG	3,051 SF	Negotiable
#2060	--	Negotiable	MG	5,664 - 19,164 SF	Negotiable
#2056	--	Negotiable	MG	6,952 - 13,490 SF	Negotiable
#2048	--	Negotiable	MG	6,538 - 13,490 SF	Negotiable
#2040	--	Negotiable	MG	800 SF	Negotiable

Godin Property Brokers850 Straits Turnpike Suite 204
Middlebury, CT 06762Office: 203-577-2277
www.GodinPropertyBrokers.com**MARY BUCKLEY**

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,802	97,539	166,856
2010 Population	22,277	100,990	173,348
2023 Population	22,539	104,168	175,818
2028 Population	22,241	102,874	173,474
2023-2028 Growth Rate	-0.27 %	-0.25 %	-0.27 %
2023 Daytime Population	22,622	101,157	153,848

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,915	6,676	8,589
\$15000-24999	1,071	4,439	6,103
\$25000-34999	1,098	4,106	6,064
\$35000-49999	1,372	5,377	8,070
\$50000-74999	1,401	6,501	10,349
\$75000-99999	754	4,644	8,301
\$100000-149999	694	5,666	11,949
\$150000-199999	233	2,093	4,986
\$200000 or greater	119	1,470	4,528
Median HH Income	\$ 36,977	\$ 49,584	\$ 61,439
Average HH Income	\$ 53,492	\$ 72,061	\$ 88,629

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,145	38,868	64,837
2010 Total Households	8,113	39,179	66,543
2023 Total Households	8,656	40,972	68,938
2028 Total Households	8,667	40,976	68,944
2023 Average Household Size	2.57	2.51	2.52
2023 Owner Occupied Housing	2,229	17,238	36,719
2028 Owner Occupied Housing	2,315	17,750	37,576
2023 Renter Occupied Housing	6,427	23,734	32,219
2028 Renter Occupied Housing	6,352	23,226	31,368
2023 Vacant Housing	988	3,711	5,238
2023 Total Housing	9,644	44,683	74,176



Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



ABOUT WATERBURY

Waterbury is a city in the U.S. state of Connecticut. Waterbury had a population of 114,403 as of the 2020 Census. The city is 33 miles (53 km) southwest of Hartford and 77 miles (124 km) northeast of New York City.



CITY OF WATERBURY

AREA

CITY	28.9 SQ MI
LAND	28.5 SQ MI
WATER	0.4 SQ MI
ELEVATION	269 FT

POPULATION

POPULATION	114403 (US: [[LIST OF UNITED STATES CITIES BY POPULATION 258TH]])
ESTIMATE (2022)	115,016
DENSITY	AUTO SQ MI
URBAN	199,317

Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

**495 UNION ST
WATERBURY, CT 06706**



Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

**495 UNION ST
WATERBURY, CT 06706**



Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

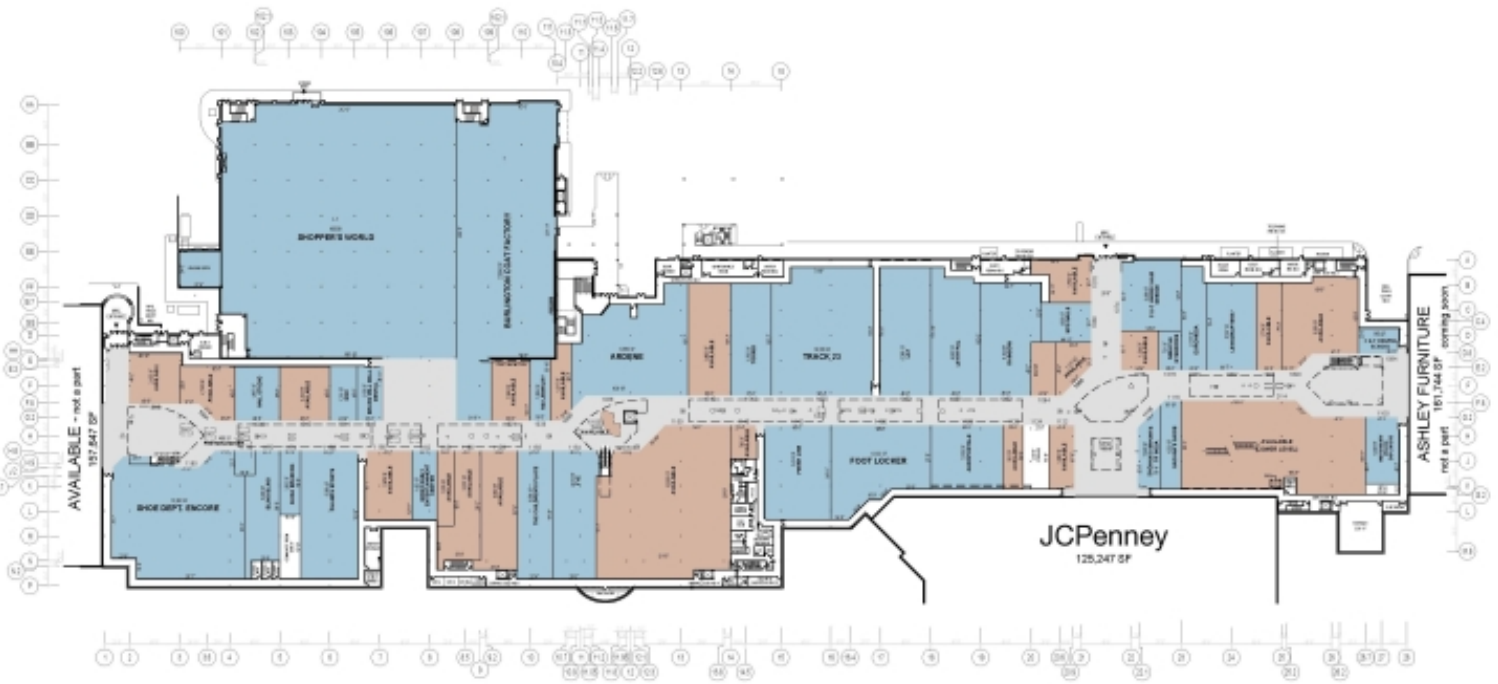
Direct: 203-598-6873

bgodinpb@gmail.com

FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



SW	AVAILABLE
WB	AVAILABLE
WB	AVAILABLE

BRASS MILL CENTER
495 UNION STREET
WATERBURY, CONNECTICUT 06706

BRASS MILL CENTER
495 UNION STREET
WATERBURY, CONNECTICUT 06706

THIS FLOOR PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A CONTRACT DOCUMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE OWNER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.

NO PART OF THIS PLAN SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

PROJECT NO: 100
DRAWN BY: JG
CHECKED BY: JG

PROJECT NO: 100
DRAWN BY: JG

Godin Property Brokers
850 Straits Turnpike Suite 204
Middlebury, CT 06762
Office: 203-577-2277
www.GodinPropertyBrokers.com

MARY BUCKLEY
Sales Associate
Direct: 203-525-8870
mbuckley.gpb@gmail.com

BRIAN GODIN
Broker
Direct: 203-598-6873
bgodinpb@gmail.com



FOR LEASE

Brass Mill Center & Brass Mill Commons

495 UNION ST
WATERBURY, CT 06706



BRASS MILL COMMONS

495 UNION STREET
WATERBURY, CONNECTICUT 06706

THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE CONTRACT SHALL BE THE FINAL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PROJECT NO. 888
DRAWN BY: J
CHECKED BY: J

FULLY LEASED

Brass Mill Commons

- TJ Maxx
- PETCO Supplies & FISH
- SAVE-A-LOT
- BARNES & NOBLE
- ULTA BEAUTY
- FIVE BELOW
- DICK'S SPORTING GOODS
- MICHAELS
- BUFFALO WILD WINGS
- CHILI'S BAR & GRILL
- MCDONALD'S
- TGIF FRIDAY'S

Godin Property Brokers

850 Straits Turnpike Suite 204
Middlebury, CT 06762

Office: 203-577-2277
www.GodinPropertyBrokers.com



MARY BUCKLEY

Sales Associate

Direct: 203-525-8870

mbuckley.gpb@gmail.com

BRIAN GODIN

Broker

Direct: 203-598-6873

bgodinpb@gmail.com