

FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTATUCK PLAZA

- Prime Retail Space Available!
- Former Big Lots
- 24,228 SF+/- or 9,417 SF+/- can be combined for 32,056 SF+/-
- Former Chuck E. Cheese / 9,512 SF+/-
 - This Location has plumbing and Hood for a Full Kitchen
 - Great Location for a Restaurant, Bar, Club, Church
- Competitively priced at \$9.95 PSF plus Nets

Contact:

GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES
819 Straits Tpke, Suite 3B, Middlebury, CT 06762
matthewscommercial.com

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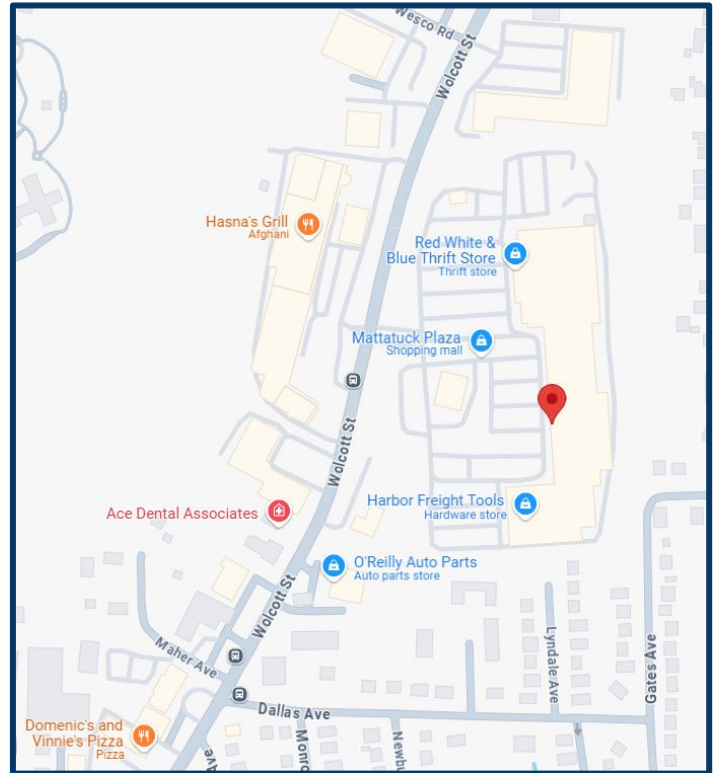
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BUILDING INFO

Total Available SF	24,228 SF+/- plus 9,417 can be combined for total of 32,056 SF+/-. Also 9,512 SF / former Restaurant, Stage and Kitchen
Ceiling Height	14' under Drop Ceiling 17' under Bar Joists
Roof	Rubber
Interior Construction	Finished
Exterior Construction	Block
Parking	Excellent
Zoning	Commercial

MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	City
Water	City
Air Conditioning	Central
Type of Heat	Gas
Lease Rate	\$9.95 PSF plus Nets estimated at \$7.32 PSF



Mattatuck Plaza

Suite	Tenant	SF
05	Red White & Blue Thrift	28,570
10	Available (Can Subdivide)	32,050
20	Rainbow	6,000
30	Bella Discount Wine & Liquor	2,400
40	Precision Wash & Dry	5,280
60	Citi Trends	11,920
70	Dollar Tree	13,472
80	Braids & Waxing	1,872
90	Available	9,512
95	Norm's Gym	9,987
100	Harbor Freight	16,813
105	Game X Change	2,300
110	T-Mobile	1,500
115	Popeye's	2,500
120	Aroma Joe's Coffee	1,580

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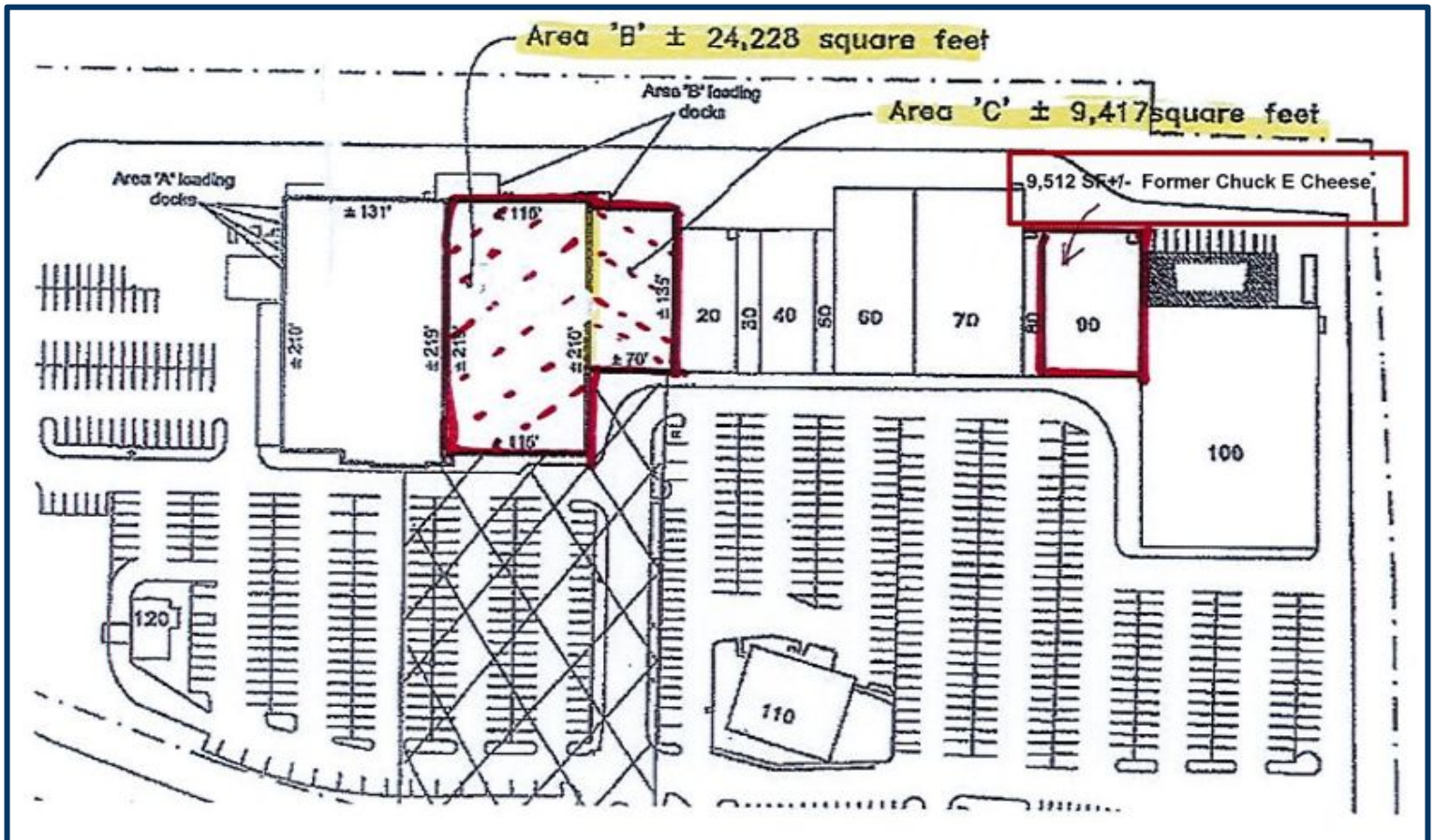
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Mattatuck Plaza is located on 16.63 acres in the city of Waterbury, CT. It is conveniently located about 1 mile north of Brass Mill Center. It is in close proximity to I-84 and Rt.8 which allows easy access to other major Connecticut cities such as Hartford, Danbury and Bridgeport.

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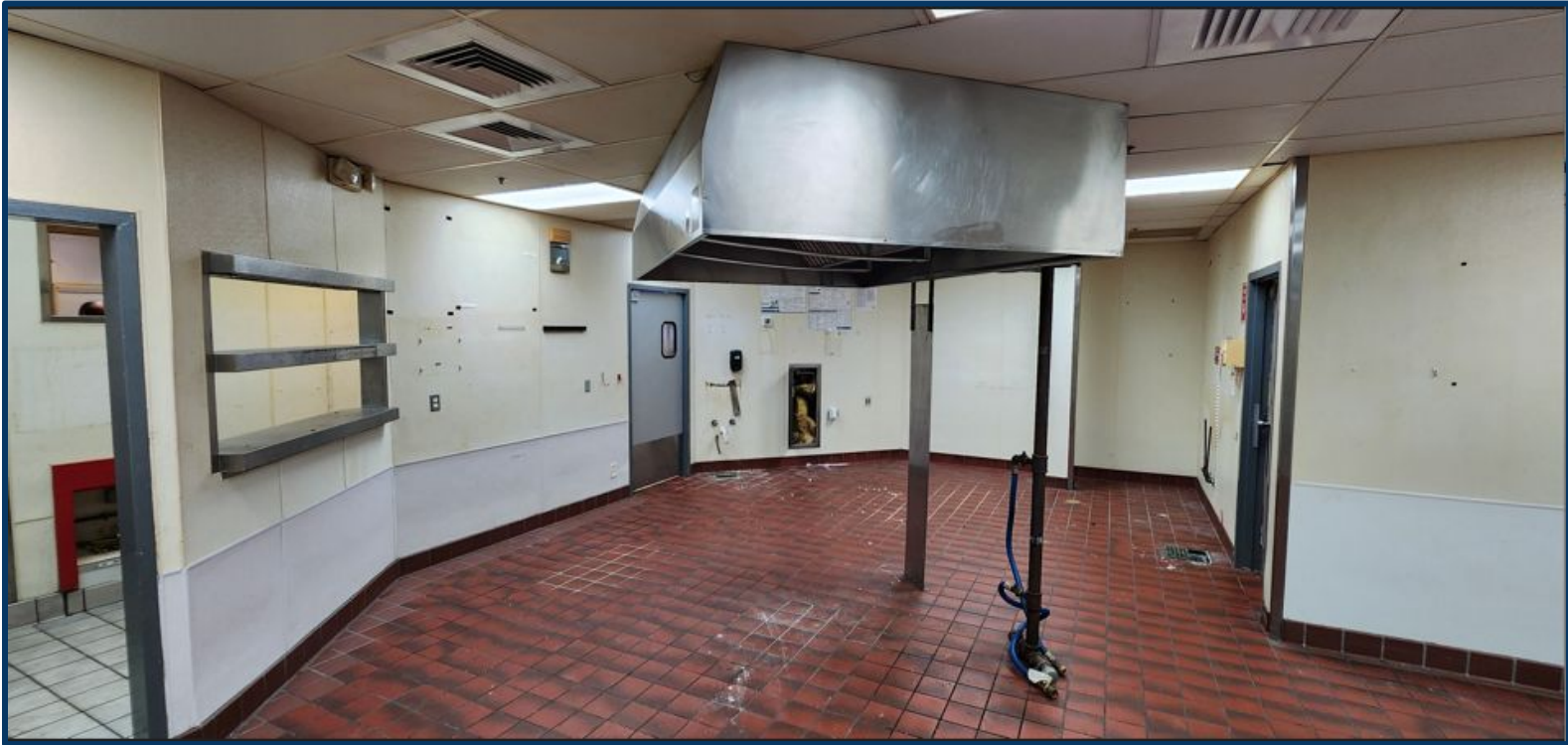
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