



Available for Lease

Brass Mill Commons

235 Union St
Waterbury, CT 06706



- In 2025, Brass Mill Commons generated 2.65 M total visits, demonstrating robust draw relative to competing centers in the region
- Over 250,000 residents live within a 20-minute drive, making the Naugatuck Valley one of the most densely populated retail markets in the state.
- At the crossroads of I-84 and Route 8, Waterbury is a growing tech and business center named Zillow’s “#1 Most Affordable Suburb with a City Feel.”
- Known historically as the “Brass Capital of the World,” Waterbury is the second-largest city in New Haven County and a key urban center in the Naugatuck Valley

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
2025 Estimated Population	109,728	174,702	216,697
Daytime Population	208,980	711,645	1.5M
2025 Estimated Average Household Income	\$71,788	\$88,587	\$99,130

TRAFFIC COUNTS

62,836 VPD

I 84

12,875 VPD

EAST MAIN STREET

SOURCE: PLACER.AI

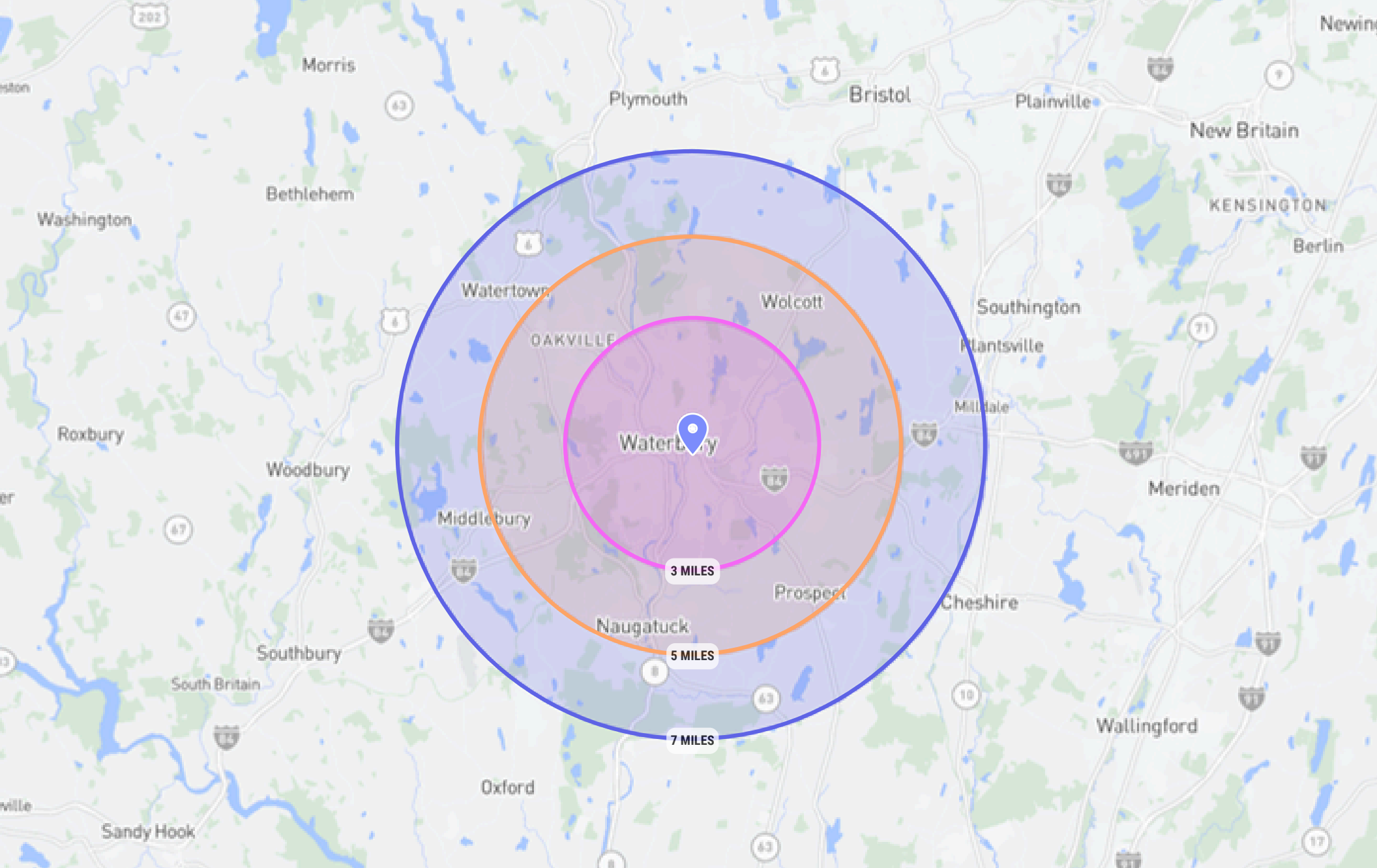
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Space D - 22,000 SF
Retail Space

Chris Fiello
315.382.5444



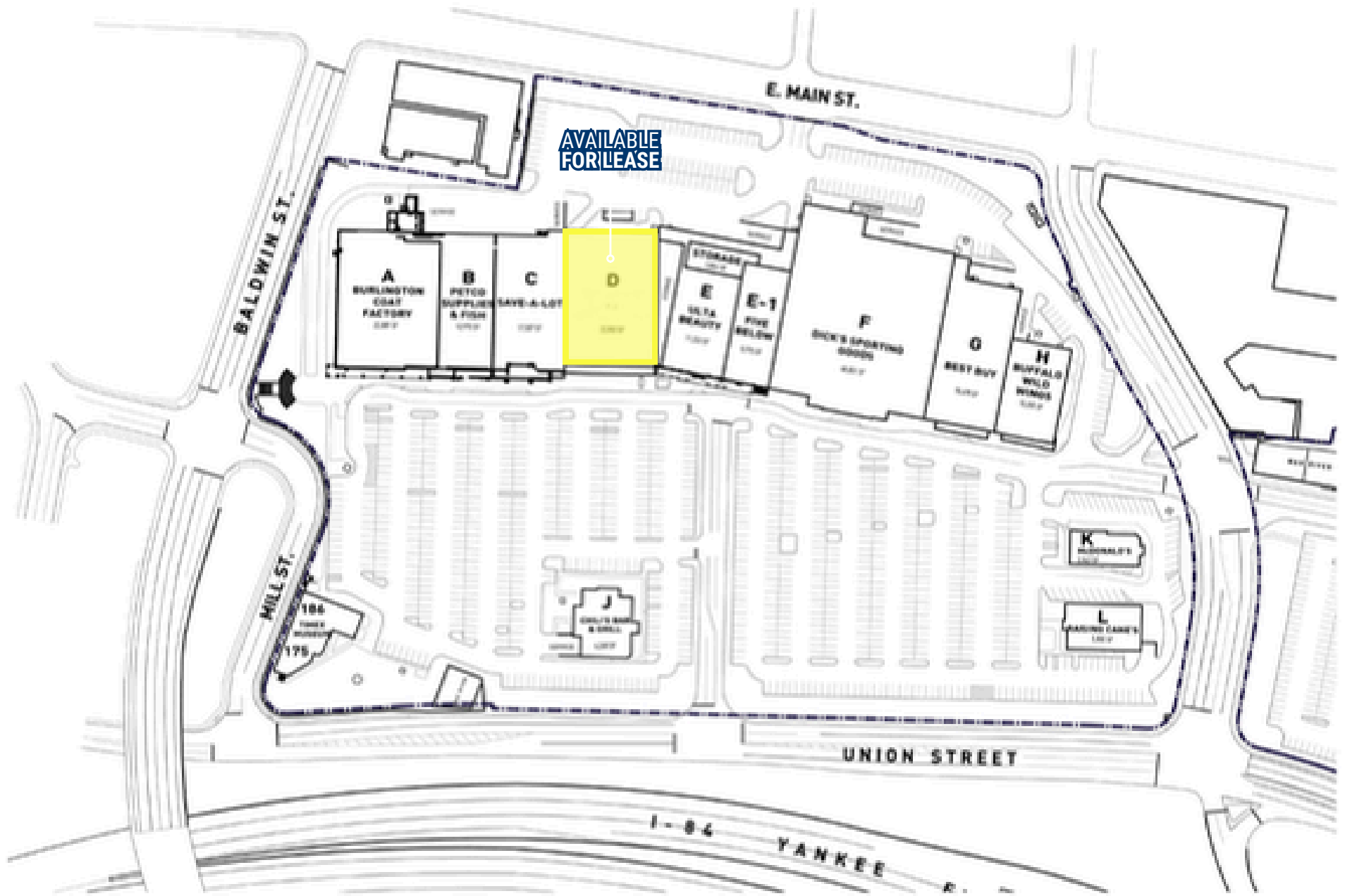
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