

# The Center of Greater Waterbury

155 Thomaston Avenue, Waterbury, CT 06702

±625-34,079 SF Available For Lease | Pad Sites Available!



**Questions? Contact Us.**

**Greg Jones**

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p. 610-234-6491

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## Highlights

- New Local Ownership
- Ideal for Medical, Flex, Office and Retail
- Easy Access to Major Interchange of Interstate 84 & Route 8
- Pylon Signage Available with High Visibility from Thomaston Road
- Spaces Can Be Combined
- Pad Site Also Available

**JOIN**

Cherry Valley Marketplace

DUNKIN'

Wendy's

TACO BELL

AVIS

Demographic	1 Mile	3 Miles	5 Miles
Population	21,631	111,777	177,721
Households	8,791	43,922	73,073
Avg HH Income	\$64,623	\$76,906	\$93,199
Daytime Employees	16,158	41,959	66,233



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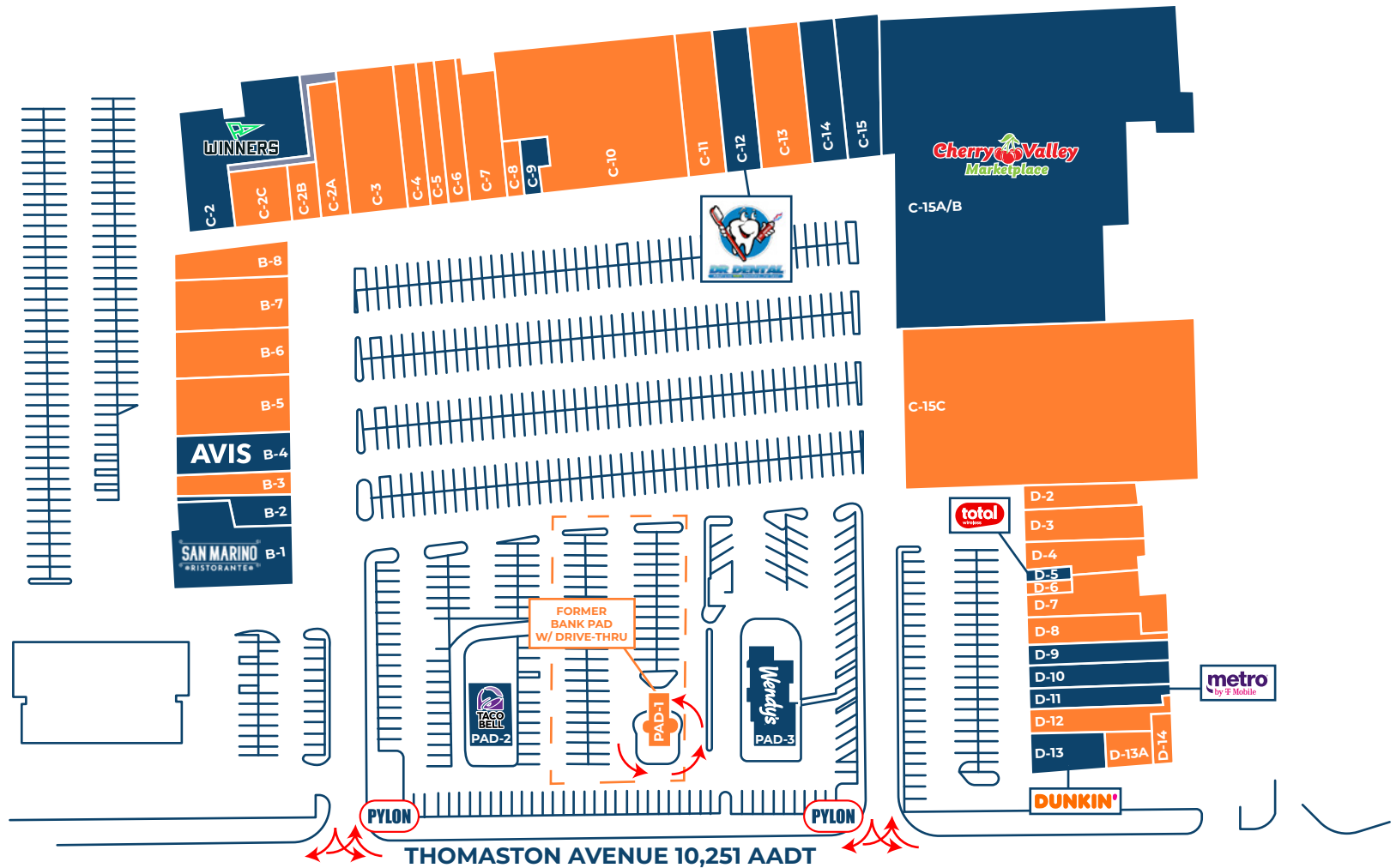
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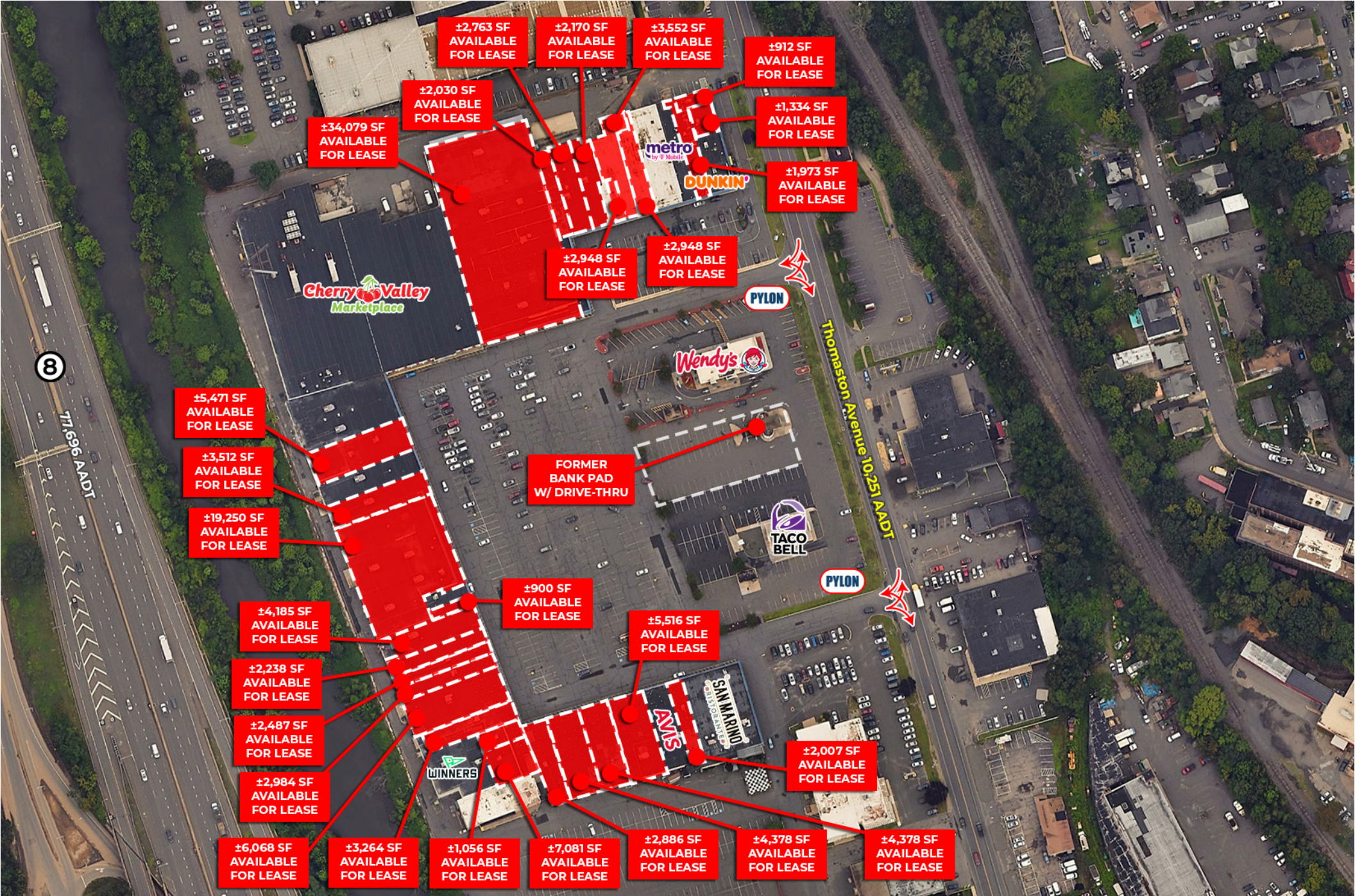


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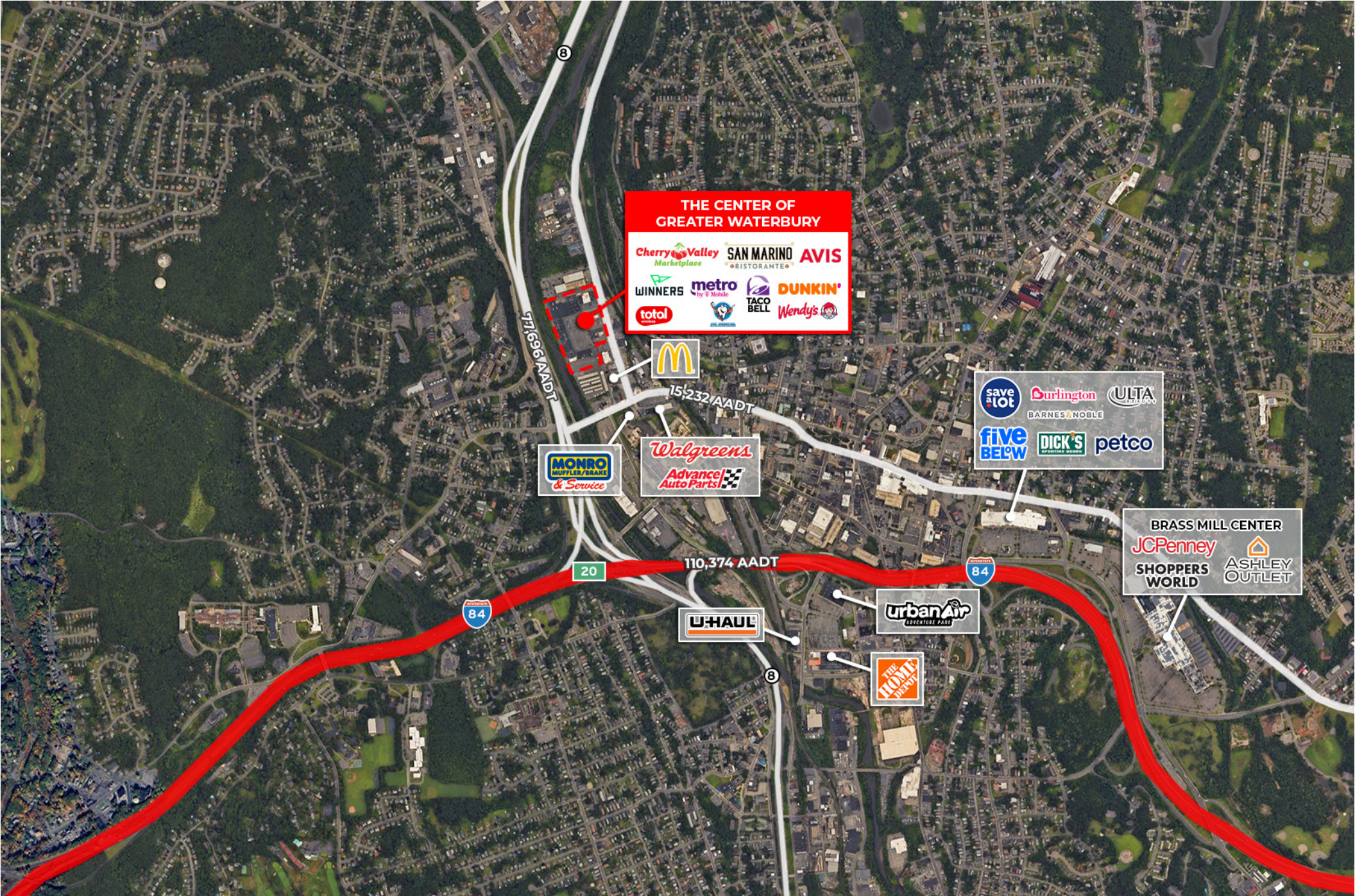
Unit	Tenant	Square Footage
B-1	San Marino	--
B-2	Ami's Hot Bagels	±1,245 SF
B-3	AVAILABLE	±2,007 SF
B-4	AVIS	±1,654 SF
B-5	AVAILABLE	±5,516 SF
B-6	AVAILABLE	±4,378 SF
B-7	AVAILABLE	±4,378 SF
B-8	AVAILABLE	±2,886 SF
C-2	Winners OTB	±8,361 SF
C-2A	AVAILABLE	±3,264 SF
C-2B	AVAILABLE	±1,056 SF
C-2C	AVAILABLE	±7,081 SF
C-3	AVAILABLE	±6,068 SF
C-4	AVAILABLE	±2,984 SF
C-5	AVAILABLE	±2,487 SF
C-6	AVAILABLE	±2,238 SF
C-7	AVAILABLE	±4,185 SF
C-8	AVAILABLE	±900 SF
C-9	Liberty Tax	±1,000 SF
C-10	AVAILABLE	±19,250 SF
C-11	AVAILABLE	±3,512 SF
C-12	Dr. Dental	±3,979 SF
C-13	AVAILABLE	±5,471 SF
C-14	Cloud Zone	±3,575 SF
C-15	Empire Wine & Liquor	±4,476 SF
C-15A/B	Cherry Valley	±54,436 SF
C-15C	Deals on Wheels	±34,079 SF
C-15C	AVAILABLE	±34,079 SF
D-2	AVAILABLE	±2,030 SF
D-3	AVAILABLE	±2,763 SF
D-4	AVAILABLE	±2,170 SF
D-6	AVAILABLE	±625 SF
D-6	AVAILABLE	±625 SF
D-7	AVAILABLE	±3,552 SF
D-8	AVAILABLE	±2,948 SF
D-10	Clean N' Friendly	±2,232 SF
D-11	Metro PCS	±2,480 SF
D-12	VACANT	±1,973 SF
D-12	AVAILABLE	±1,973 SF
D-13A	AVAILABLE	±1,334 SF
D-13A	AVAILABLE	±1,334 SF
D-14	AVAILABLE	±912 SF
PAD-1	AVAILABLE	±0.5 ACRE
PAD-3	Wendy's	--



# Site Plan



# Zoom Aerial



**THE CENTER OF GREATER WATERBURY**

Cherry Valley Marketplace    SAN MARINO RISTORANTE    AVIS  
WINNERS    metro by T-Mobile    TACO BELL    DUNKIN'    Wendy's  
total

save a lot    Burlington    ULTA  
BARNES & NOBLE  
five BELOW    DICK'S SPORTING GOODS    petco

**BRASS MILL CENTER**  
JCPenney    ASHLEY OUTLET  
SHOPPERS WORLD

Urban Air  
ADVENTURE PARK

THE HOME DEPOT

U-HAUL

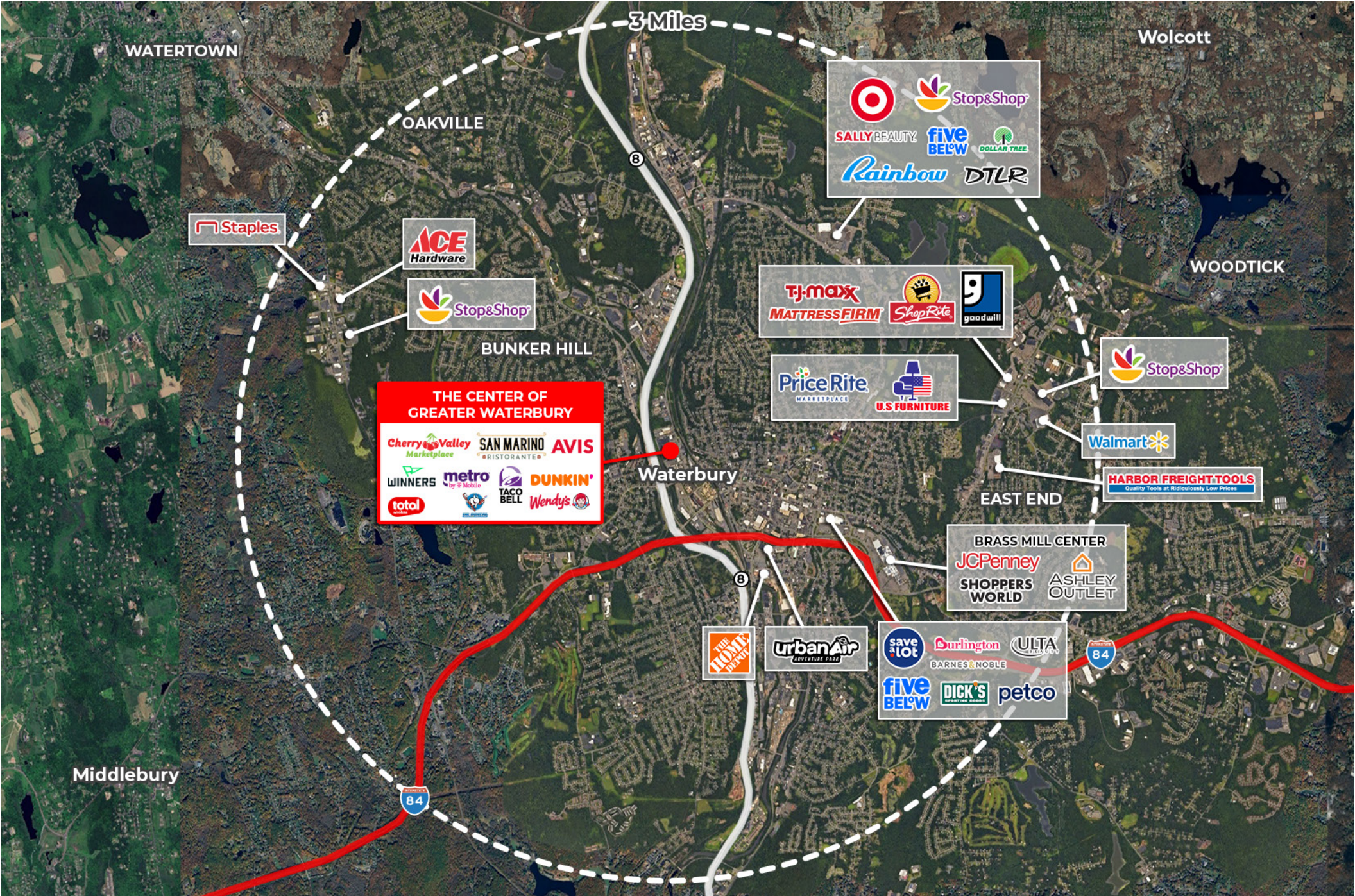
Walgreens  
Advance Auto Parts

MONRO  
Auto Care Center  
& Service

McDonald's

# Local Aerial

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# Local Aerial



# Site Photos