

FOR LEASE

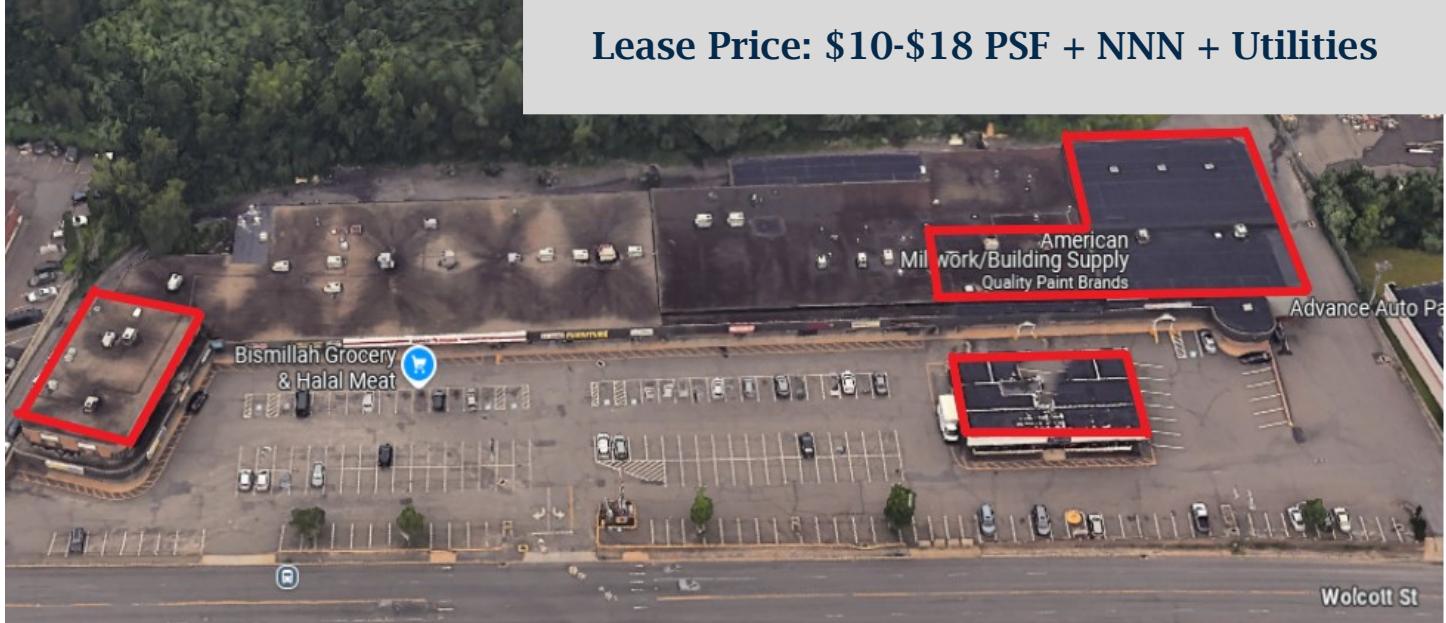
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*625 Wolcott Street
Waterbury, CT 06705*

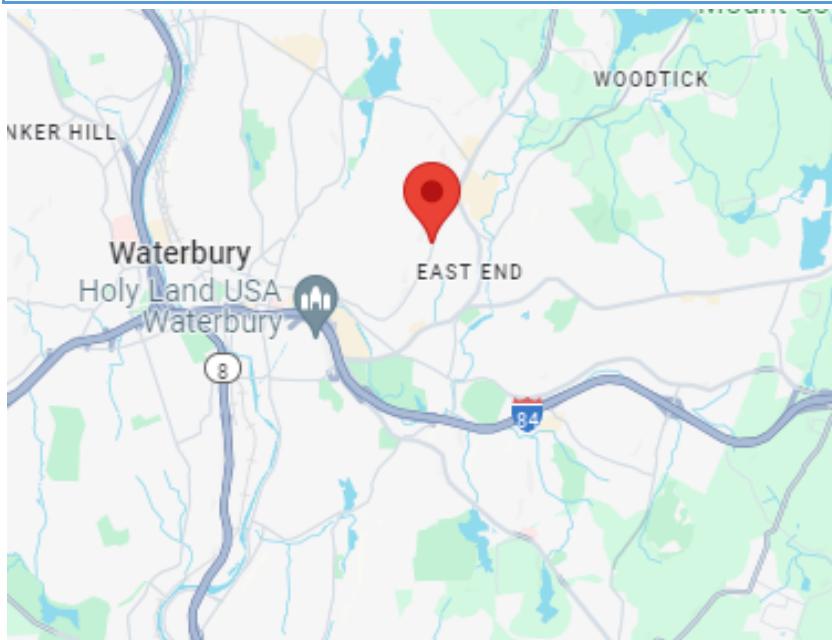
625 Plaza Shopping Center Retail Spaces Available

17,400 +/- S/F Retail / Shop Space
 4,800 +/- S/F Retail Building Space
 3,100 +/- S/F Previous Eye Care Center
 Join: American Millwork, Family Dollar
 Excellent Visibility in a Busy Retail Plaza
 Lease Price: \$10-\$18 PSF + NNN + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS		625 Wolcott St	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	83,649 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	22,200 +/-	Type of Heat	Gas F/A
Will Subdivide to	4,800 S/F - 17,400 S/F	OTHER	
Total/avail drive-in	2 - Rear	Acres	11.1
Ext. Construction		Zoning	CA
Ceiling Height	12'-16'	Parking	Ample
Roof		State Route / Distance To...	
Date Built	1987	TAXES	
UTILITIES		Assessment	\$4,067,000.00
Tenant /Owner to Verify		Appraisal	\$5,810,000.00
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$201,072.48
Gas/Oil	Gas	TERMS	
Electrical	Eversource	Lease	\$10-\$18 PSF + NNN + Utilities
		Nets	Est. \$5 PSF
		Eye Care Center Space	
		\$4,700/mo	



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