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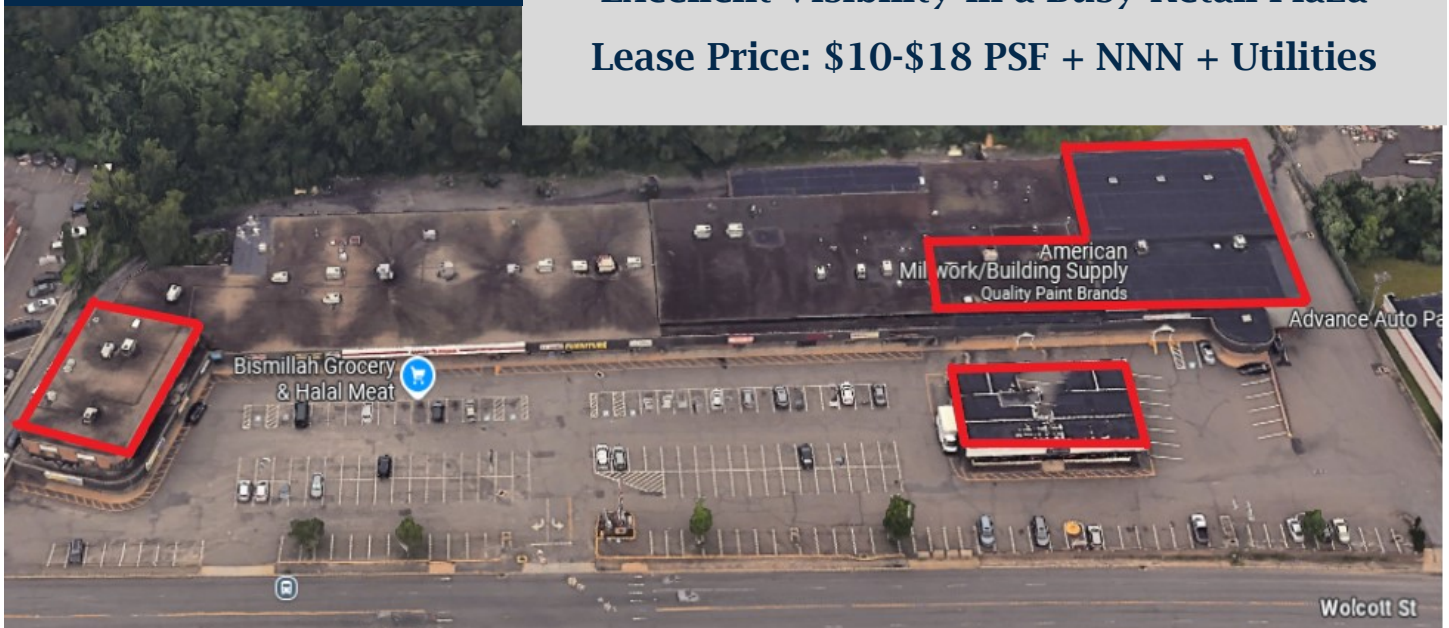
Phone: 203-577-2277 Fax: 203-577-2100

# FOR LEASE



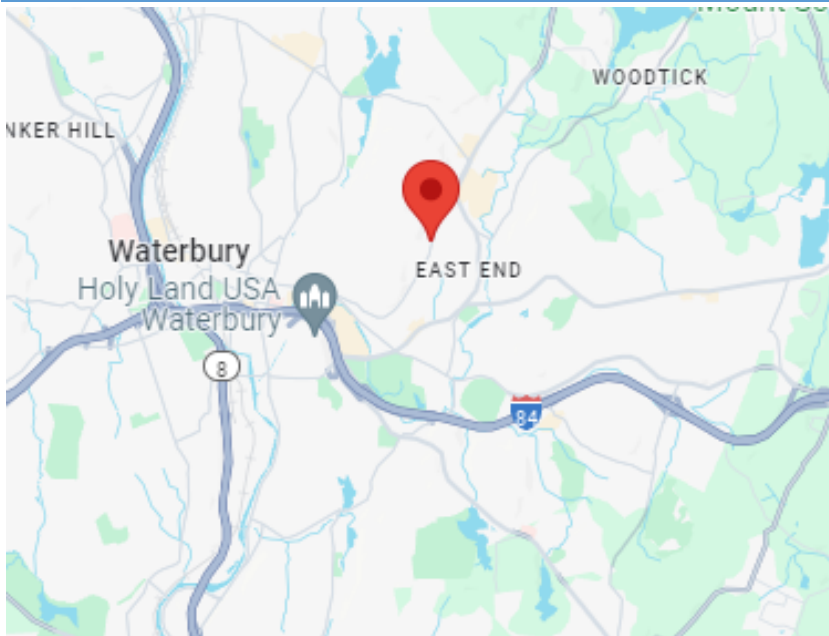
**625 Wolcott Street  
Waterbury, CT 06705**

**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

<b>PROPERTY ADDRESS</b>		625 Wolcott St	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>OTHER</b>	
		Acres	11.1
Total/avail drive-in	2 - Rear	Zoning	CA
Ext. Construction		Parking	Ample
Ceiling Height	12'-16'	State Route / Distance To...	
Roof		<b>TAXES</b>	
Date Built	1987	Assessment	\$4,067,000.00
<b>UTILITIES</b>	<b>Tenant /Owner to Verify</b>	Appraisal	\$5,810,000.00
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$201,072.48
Gas/Oil	Gas	<b>TERMS</b>	
Electrical	Eversource	Lease	\$10-\$18 PSF + NNN + Utilities
		Nets	Est. \$5 PSF
		Eye Care Center Space	\$4,700/mo



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