



MATTATUCK PLAZA

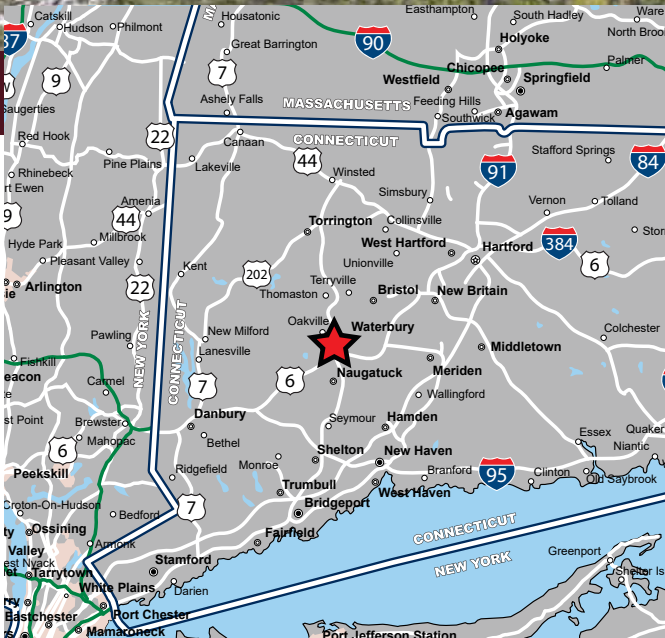
650-670 Wolcott Street, Waterbury, Connecticut



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » 9,512 SF Available For Lease
- » Multiple Uses Allowed
- » Fully Signalized Access
- » Large Parking Field
- » Dominant Regional Trade Area
- » Strong Co-Tenancy with Big Lots, Harbor Freight Tools, Dollar Tree and Citi Trends
- » Pylon Signage Available

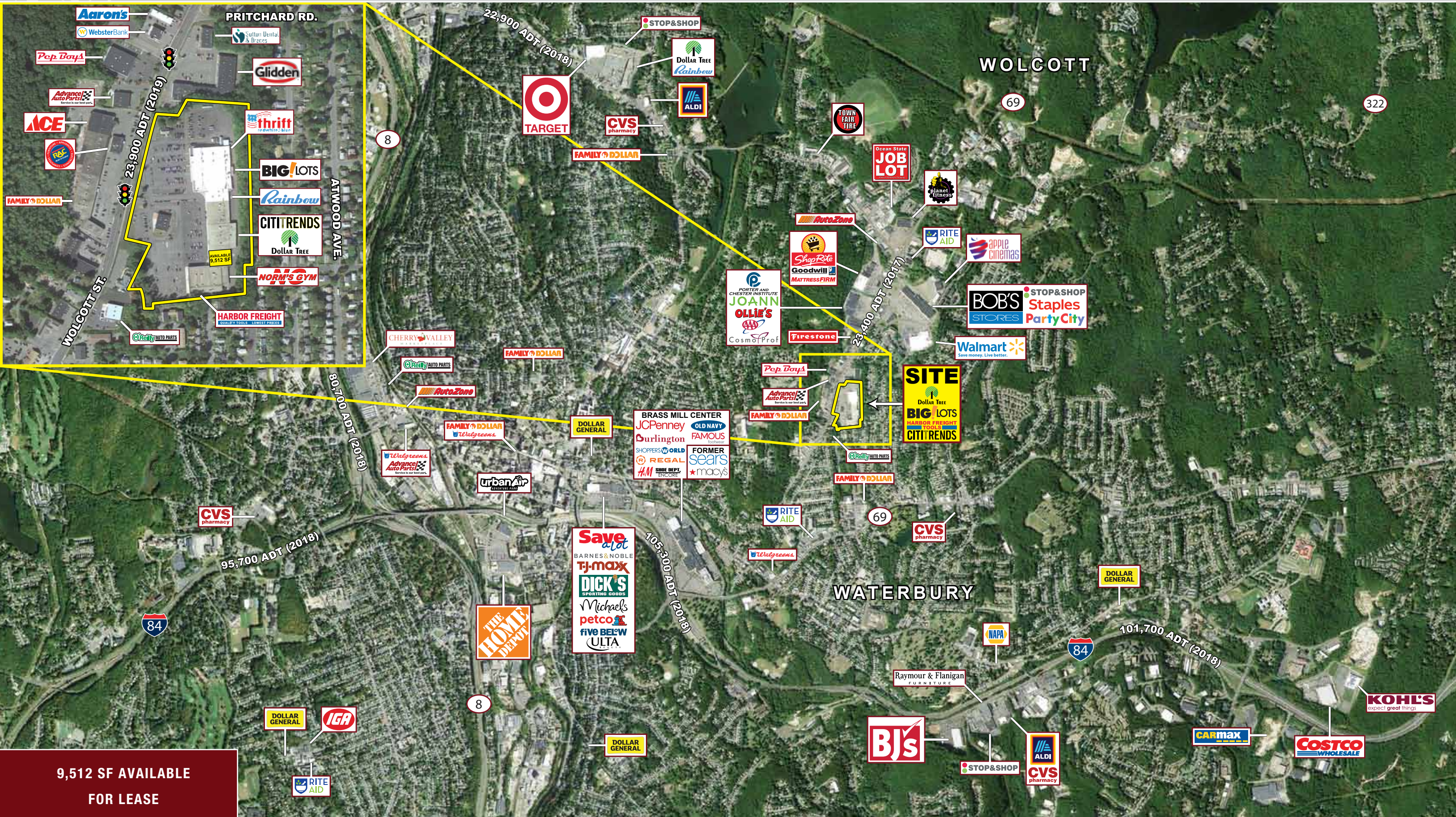


MATTATUCK PLAZA

650-670 Wolcott Street, Waterbury, Connecticut



EASTERN
RETAIL PROPERTIES



**9,512 SF AVAILABLE
FOR LEASE**

Mattatuck Plaza

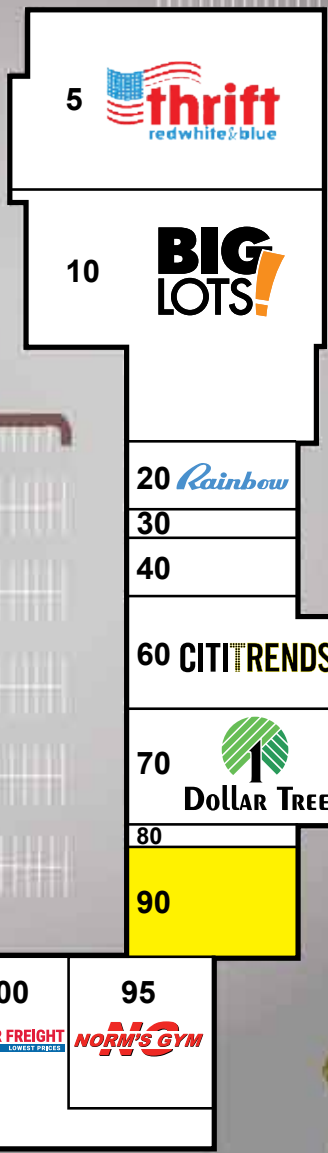
5	Red, White & Blue Thrift	28,570 SF
10	Big Lots	32,050 SF
20	Rainbow	6,000 SF
30	Bella Discount Wine & Liquor	2,400 SF
40	Precision Wash & Dry	5,280 SF
60	Citi Trends	11,920 SF
70	Dollar Tree	13,472 SF
80	Braids & Waxing	1,872 SF
90	AVAILABLE	9,512 SF
95	Norm's Gym	9,987 SF
100	Harbor Freight Tools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

WOLCOTT ST.

23,900 ADT (2019)



120



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★ DEMOGRAPHICS (2022)

Radius	Population	Med. HH Inc.
1 mile	20,856	\$43,997
3 mile	102,847	\$54,982
5 mile	163,906	\$65,323

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EASTERN
RETAIL PROPERTIES



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