



Retail Space:
\$8.00-\$13.00
psf nnn

Pad Sites:
Negotiable

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575 Union Street Waterbury, CT 06706

±18,450 - ±124,993 SF Big Box Retail Space
In Brass Mill Center Next to Ashley Furniture

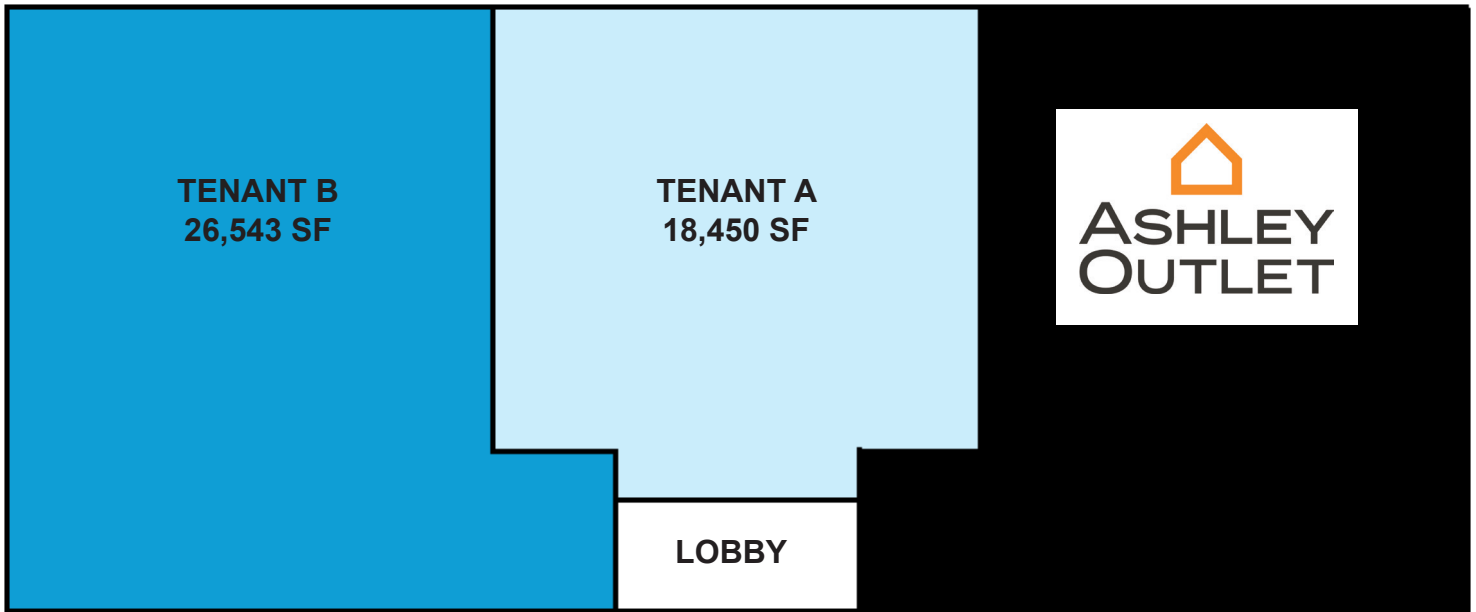
Features

- ±18,450 - ±124,993 sf spaces available
- 3 Pad sites available
- Strategically located with direct exposure to I-84
- 480 parking spaces
- 100% air-conditioned and sprinklered
- CA Zoning

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Floor Plans

Upper Level Floor Plan



Lower Level Floor Plan



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Photos



Front Main Level - 44,993 sf



Back Lower Level with Entry - 80,000 sf



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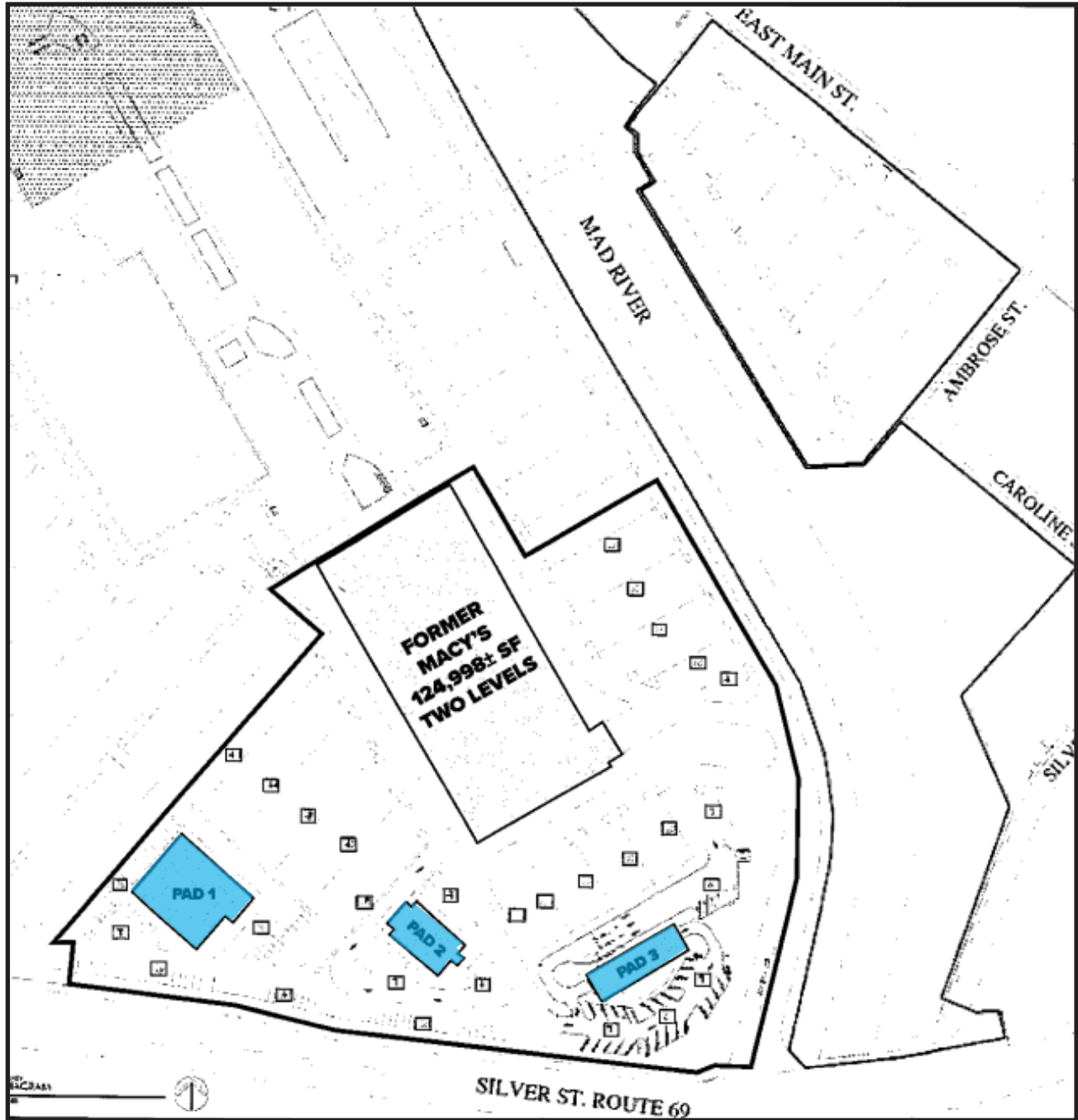
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Site Plan

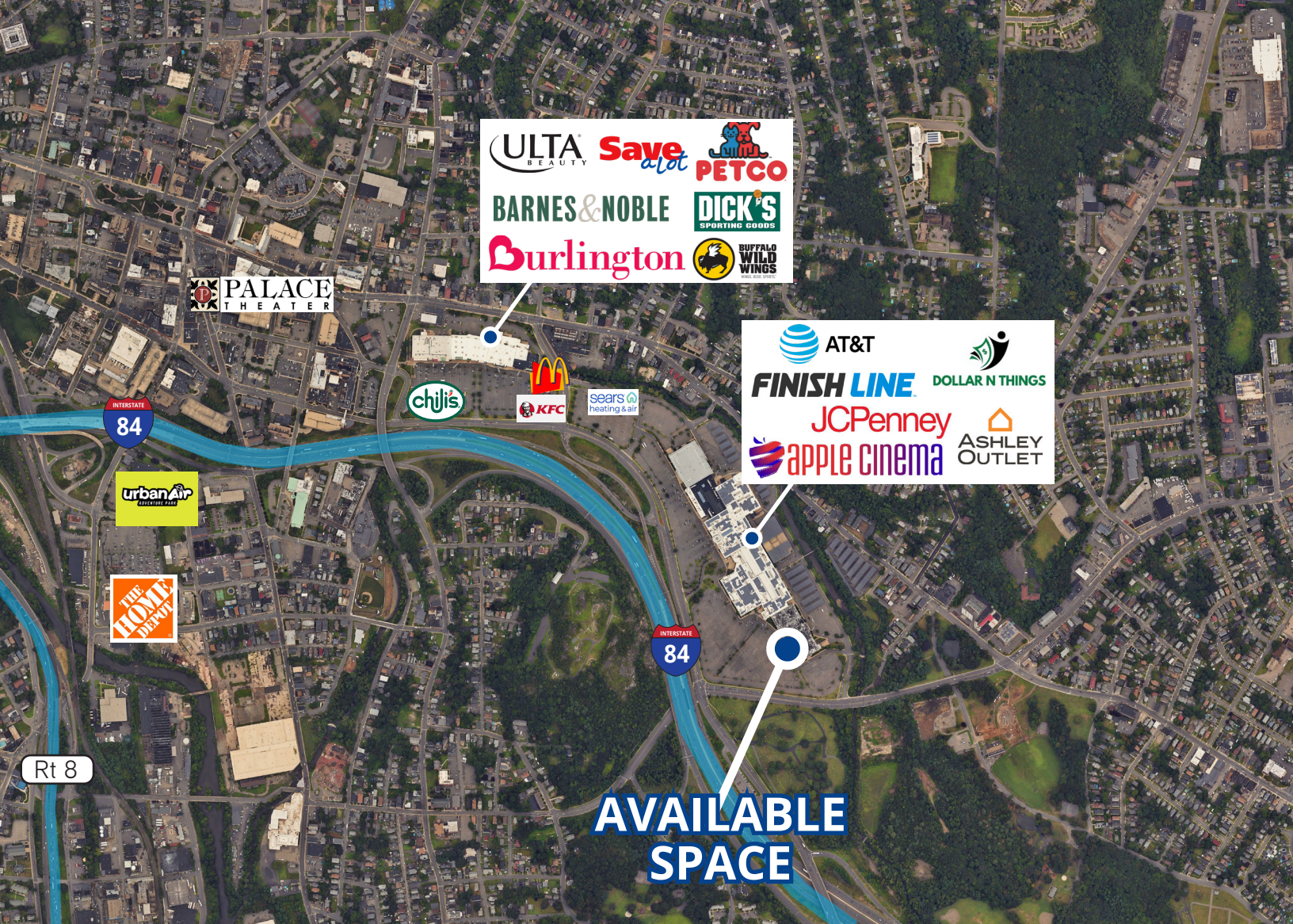


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Demographics

	Population	No. of Households	Average HH Income
1 Mile	21,700	8,289	\$51,324
3 Miles	103,179	40,186	\$66,915
5 Miles	175,092	68,030	\$82,928

Traffic Count

Silver St & Hamilton Park Rd E	21,560 vpd
Union St & Washington St S	22,497 vpd
I-84 & S Main St E	93,143 vpd



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