

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## MATTATUCK PLAZA

- Prime Retail Space Available!
- Former Big Lots
- 24,228 SF+/- or 9,417 SF+/- can be combined for 32,056 SF+/-
- Former Chuck E. Cheese / 9,512 SF+/-
  - This Location has plumbing and Hood for a Full Kitchen
  - Great Location for a Restaurant, Bar, Club, Church
- Competitively priced at \$9.95 PSF plus Nets

Contact:

GERRY MATTHEWS / [matthewscre@gmail.com](mailto:matthewscre@gmail.com) / 203.753.5800

**MATTHEWS COMMERCIAL PROPERTIES**  
819 Straits Tpke, Suite 3B, Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

8650 Wolcott Street, Waterbury, CT

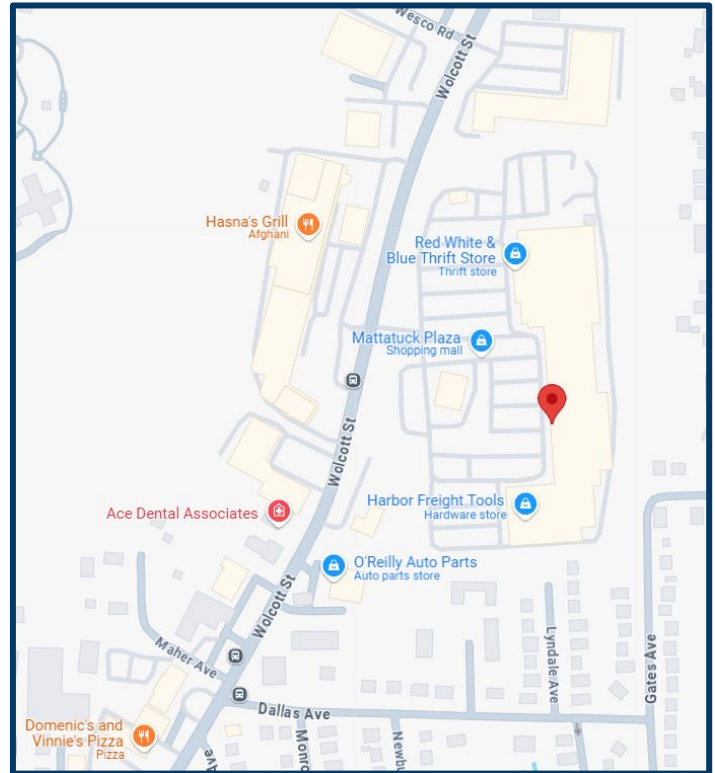
MATTHEWS COMMERCIAL PROPERTIES

## BUILDING INFO

Total Available SF	24,228 SF+/- plus 9,417 can be combined for total of 32,056 SF+/-. Also 9,512 SF / former Restaurant, Stage and Kitchen
Ceiling Height	12'
Roof	Rubber
Interior Construction	Finished
Exterior Construction	Block
Parking	Excellent
Zoning	Commercial

## MECHANICALS & UTILITIES

Electric	Eversource
Gas	Eversource
Sewer	City
Water	City
Air Conditioning	Central
Type of Heat	Gas
Lease Rate	\$9.95 PSF plus Nets estimated at \$7.32 PSF



## Mattatuck Plaza

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

CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

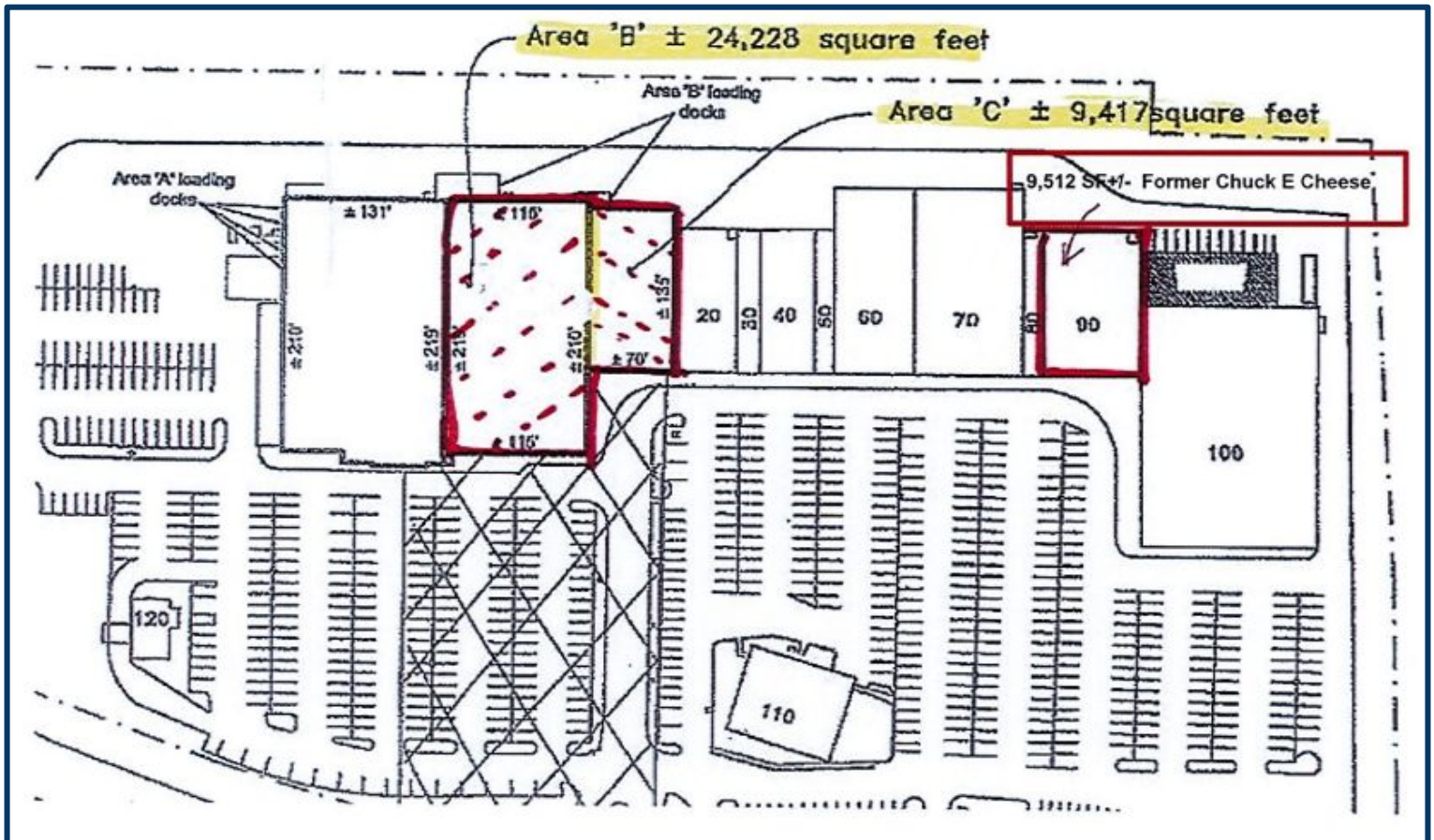
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

## MATTATUCK PLAZA



**Mattatuck Plaza is located on 16.63 acres in the city of Waterbury, CT. It is conveniently located about 1 mile north of Brass Mill Center. It is in close proximity to I-84 and Rt.8 which allows easy access to other major Connecticut cities such as Hartford, Danbury and Bridgeport.**

CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

650 Wolcott Street, Waterbury, CT



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

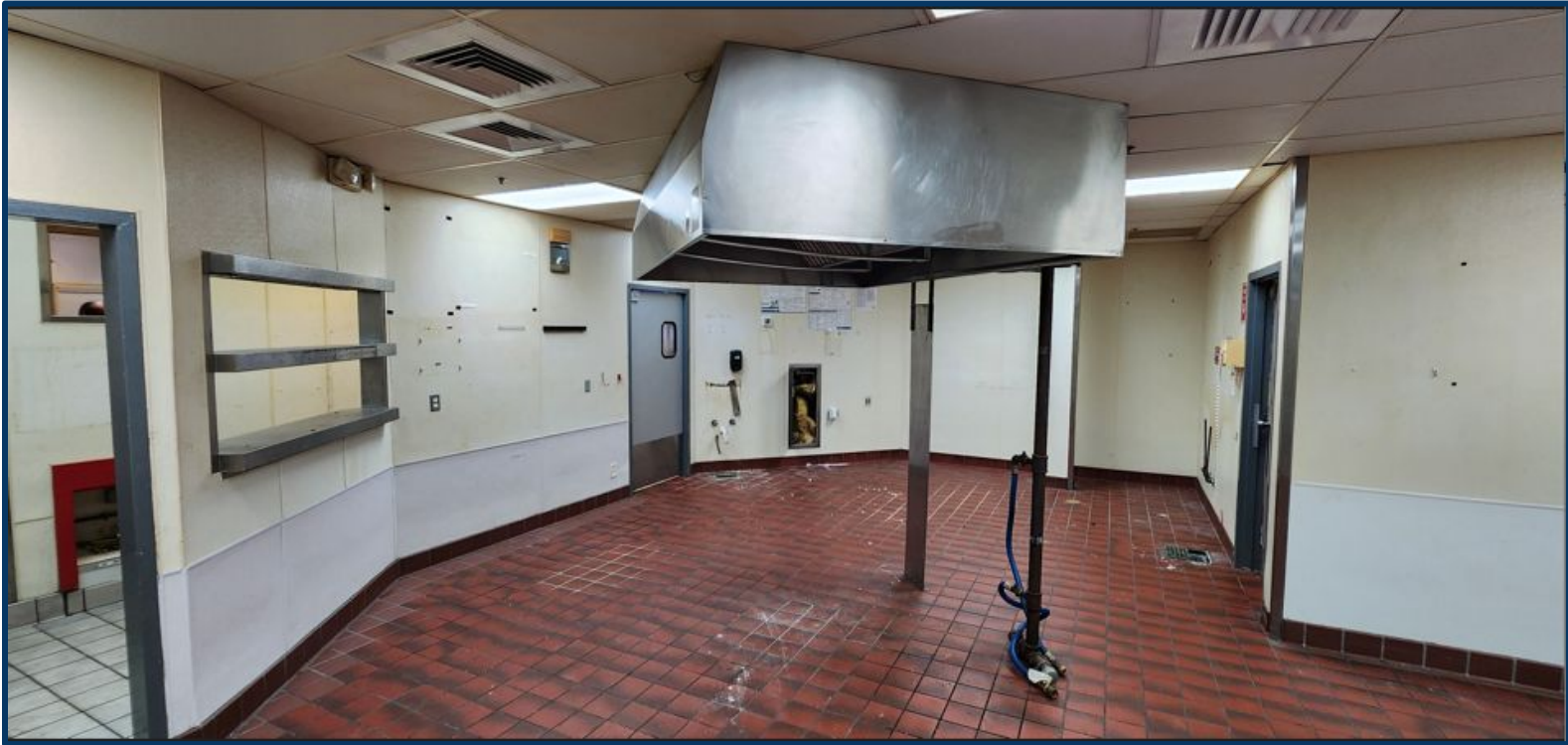
Middlebury, CT 06762

matthewscommercial.com

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

650 Wolcott Street, Waterbury, CT



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

# FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

[matthewscommercial.com](http://matthewscommercial.com)