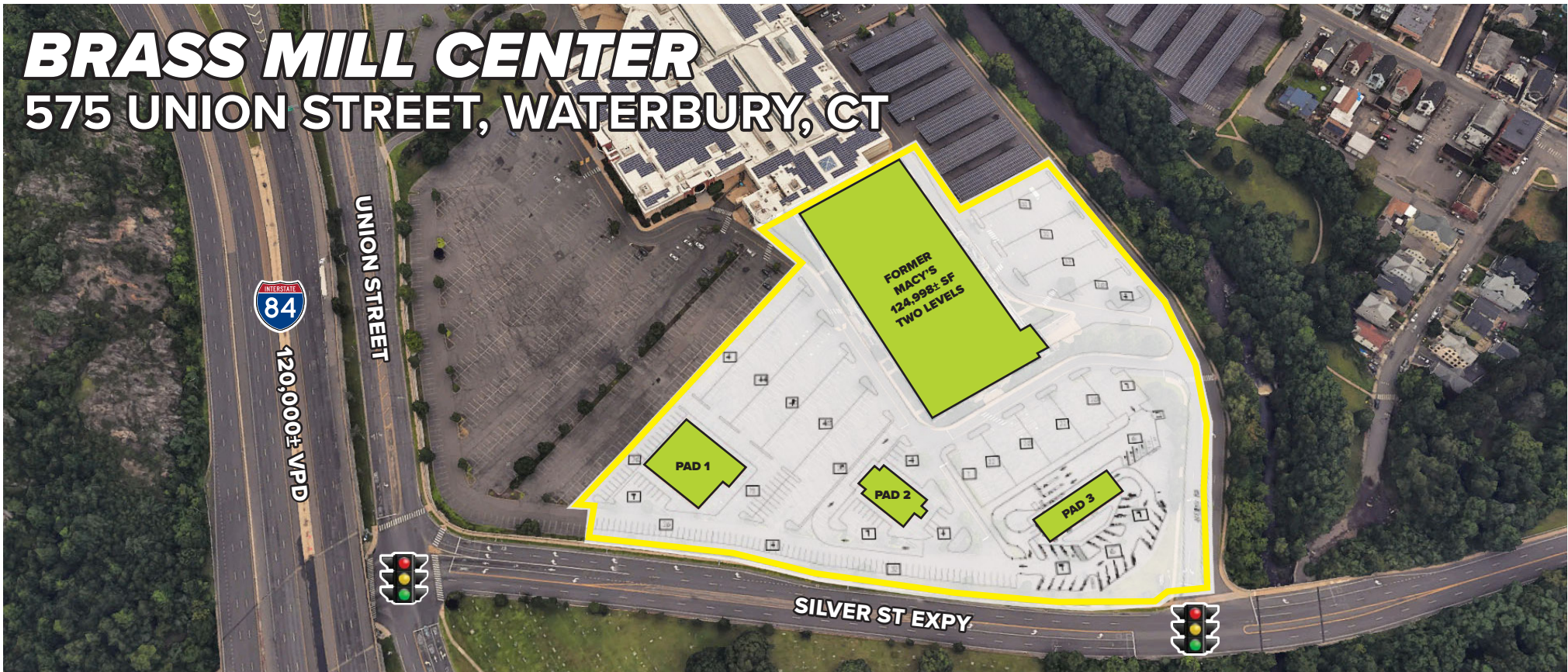


BRASS MILL CENTER

575 UNION STREET, WATERBURY, CT



FOR LEASE: RETAIL PADS AND 44,998 SF / 80K SF

- » **FORMER** Macy's at Brass Mill Center
- » **PROMINENT** pad opportunities with direct visibility from I-84 (120,000 AADT)
- » **JOIN** new **Ashley Outlet**

CO-TENANTS:



DEMOGRAPHICS

	3-Miles	5-Miles	7-Miles
Population	100,718	173,183	220,636
Number of Household	38,747	66,038	82,997
Avg. Household Income	\$60,833	\$74,457	\$85,410

A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!

AGENTS:
TYLER LYMAN
 203.529.4639
 tl@truecre.com

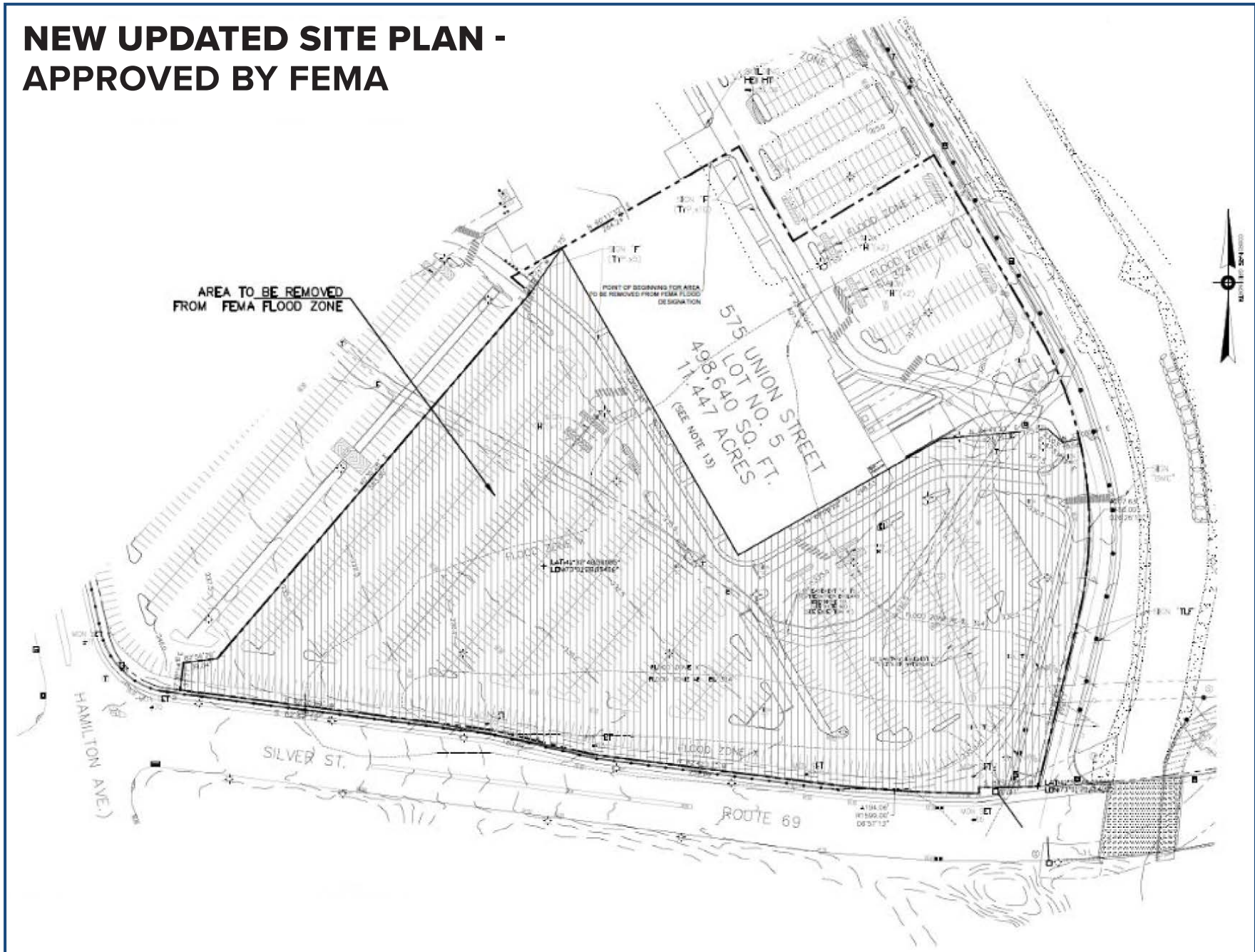
WES CRAFT
 203.522.7484
 wc@truecre.com

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NEW UPDATED SITE PLAN - APPROVED BY FEMA



AVAILABLE SPACES

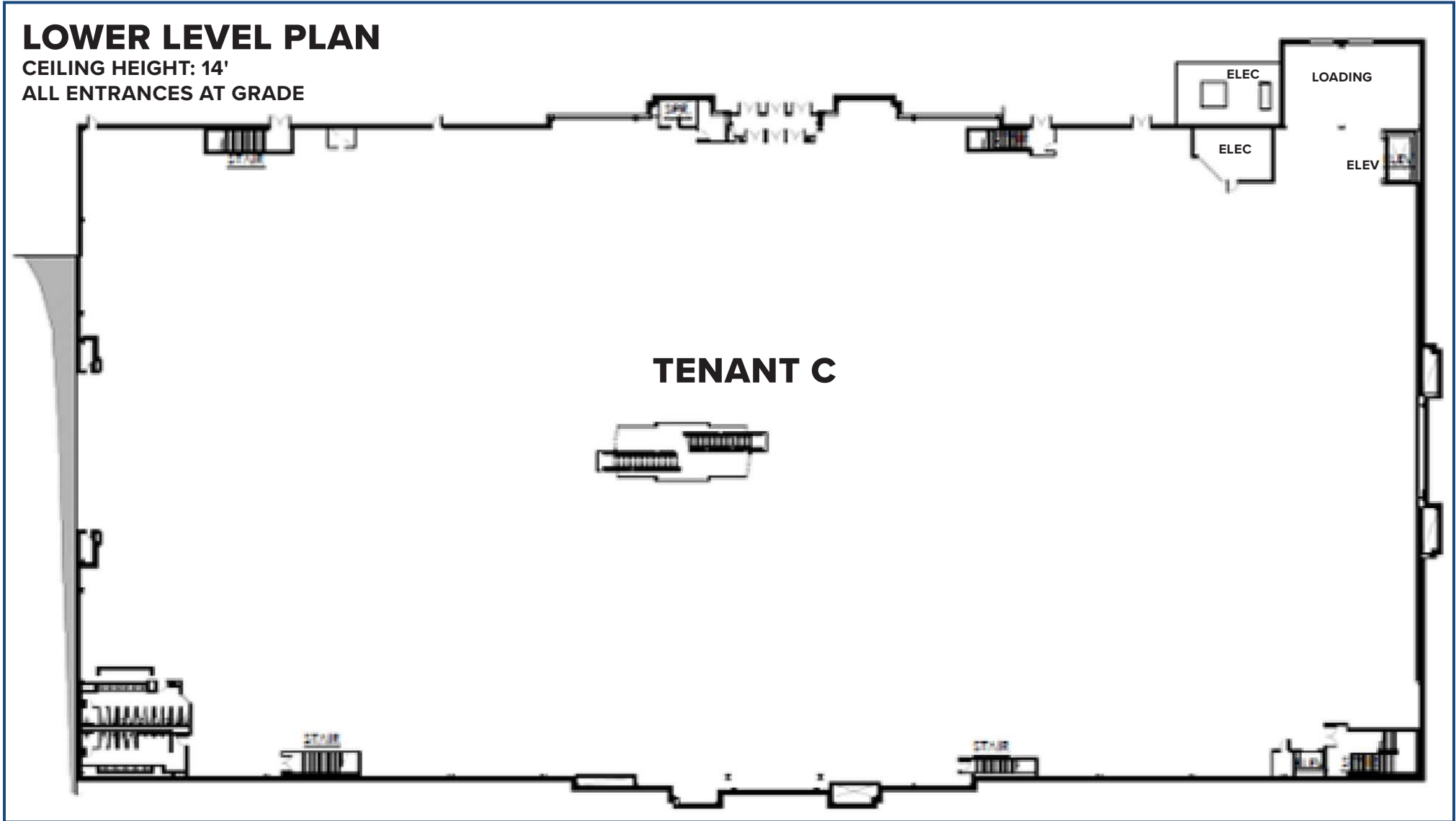
FORMER MACY'S

LEVEL 1	80,000 SF
LEVEL 2	44,998 SF
PAD 1	UP TO 10,000 SF
PAD 2	UP TO 3,000 SF
PAD 3	UP TO 3,000 SF



LOWER LEVEL PLAN

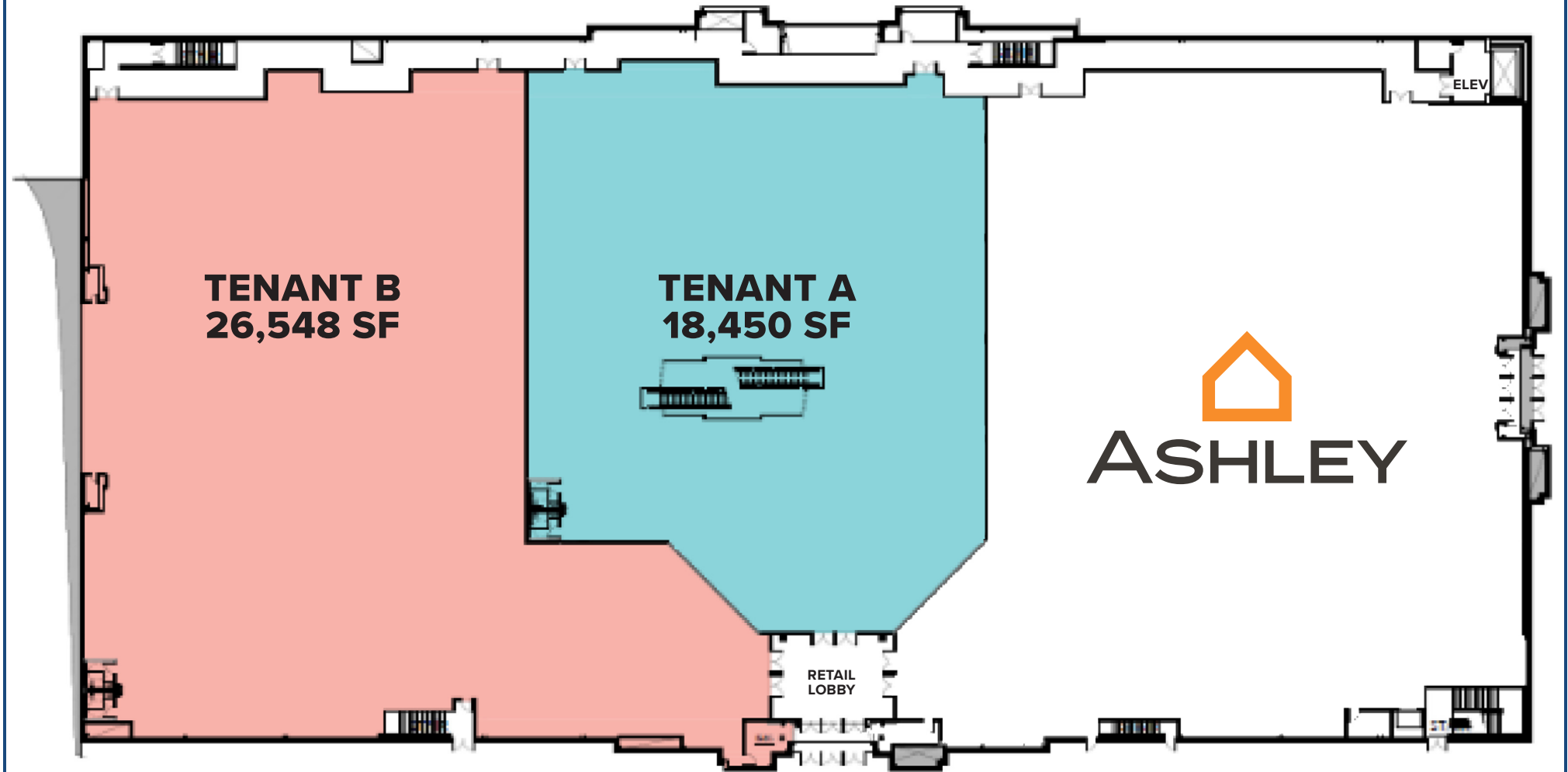
CEILING HEIGHT: 14'
ALL ENTRANCES AT GRADE



UPPER LEVEL PLAN

CEILING HEIGHT: 18'

ALL ENTRANCES AT GRADE



BRASS MILL CENTER
575 UNION STREET, WATERBURY, CT

NAUGATUCK VALLEY SHOPPING CENTER

BRASS MILL CENTER

MATTATUCK PLAZA

BRASS MILL COMMONS

