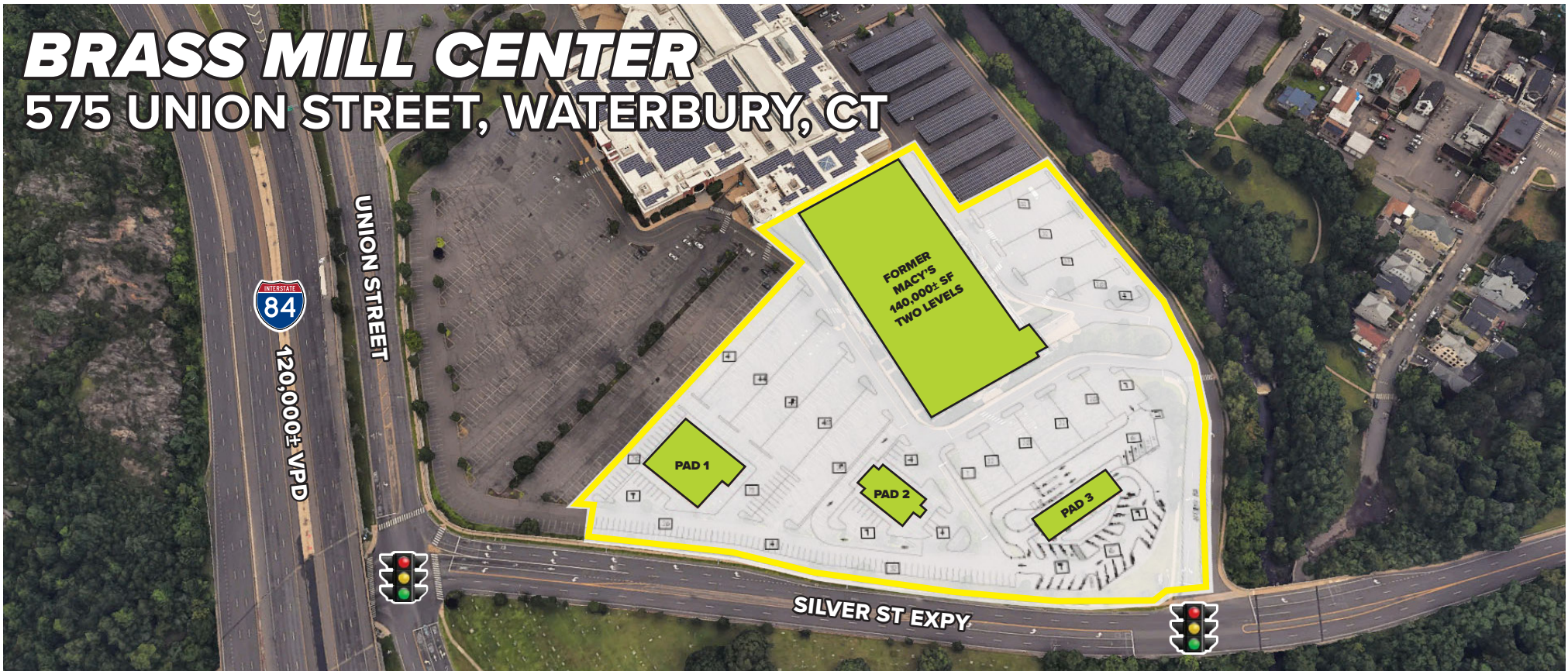


# BRASS MILL CENTER

## 575 UNION STREET, WATERBURY, CT



# FOR LEASE: RETAIL PADS AND 60K/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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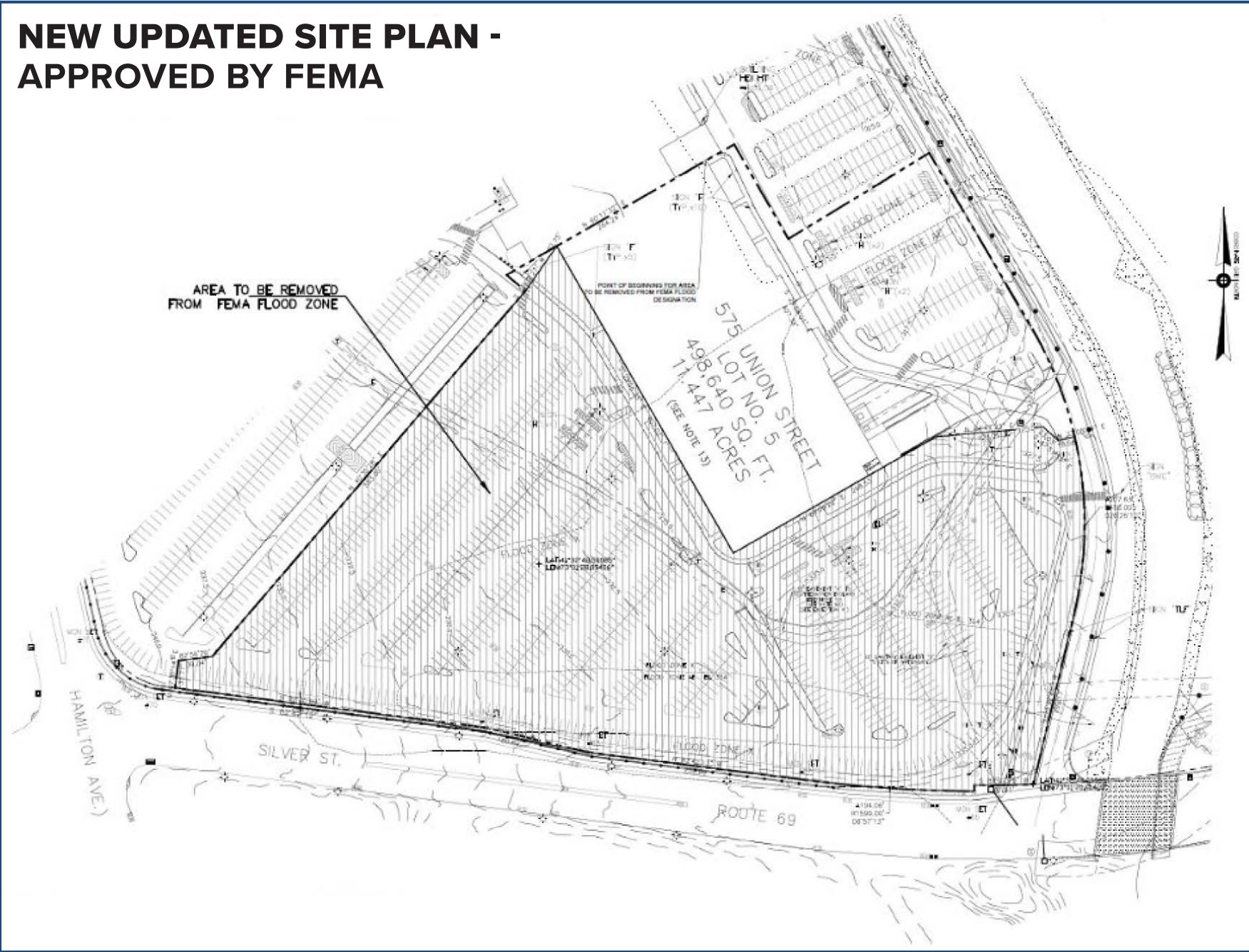






**JOIN ASHLEY OUTLET TODAY!**

# NEW UPDATED SITE PLAN - APPROVED BY FEMA





**AVAILABLE SPACES**

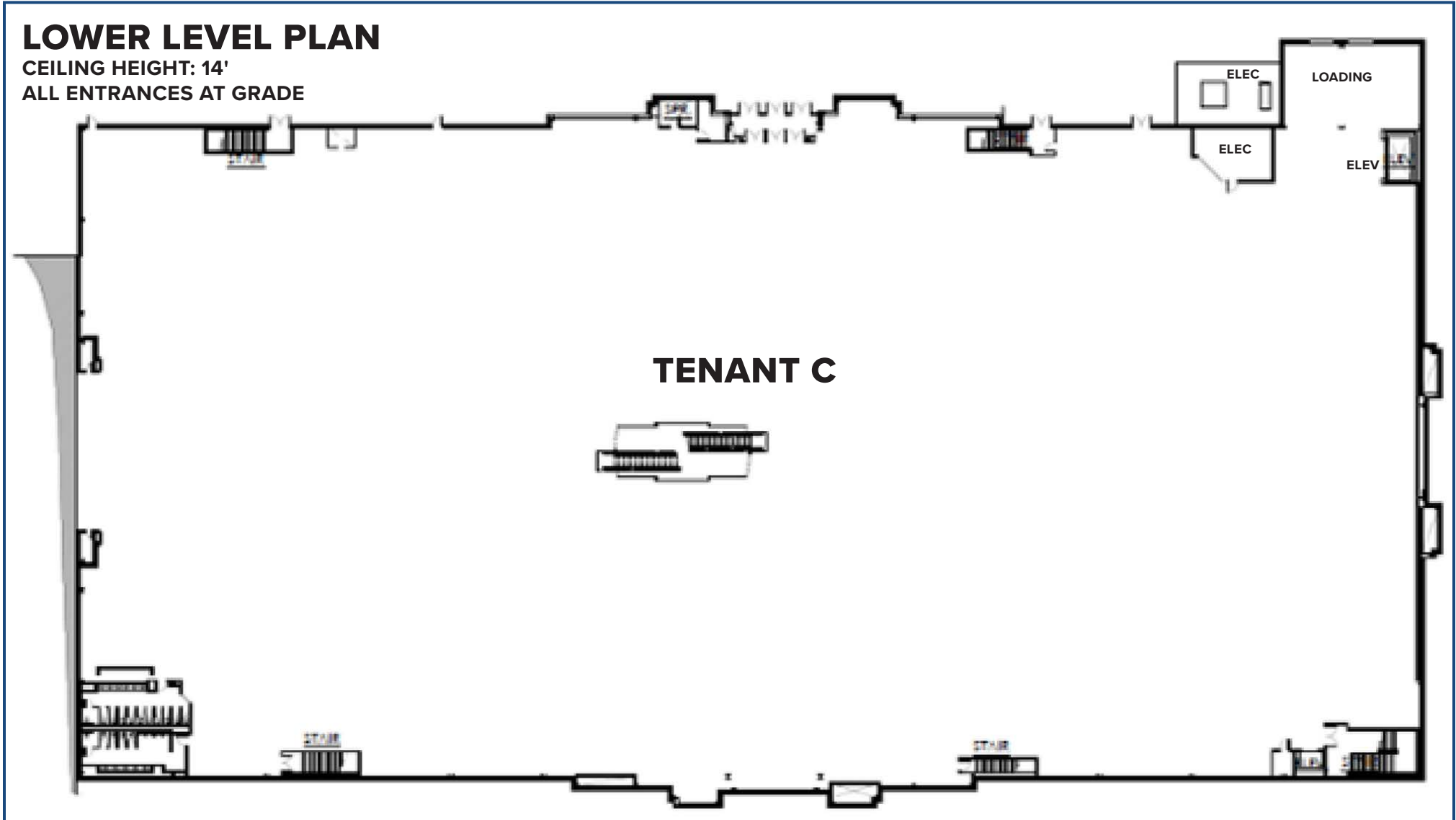
**FORMER MACY'S**

<b>LEVEL 1</b>	<b>80,000 SF</b>
<b>LEVEL 2</b>	<b>60,000 SF</b>
<b>PAD 1</b>	<b>UP TO 10,000 SF</b>
<b>PAD 2</b>	<b>UP TO 3,000 SF</b>
<b>PAD 3</b>	<b>UP TO 3,000 SF</b>



# LOWER LEVEL PLAN

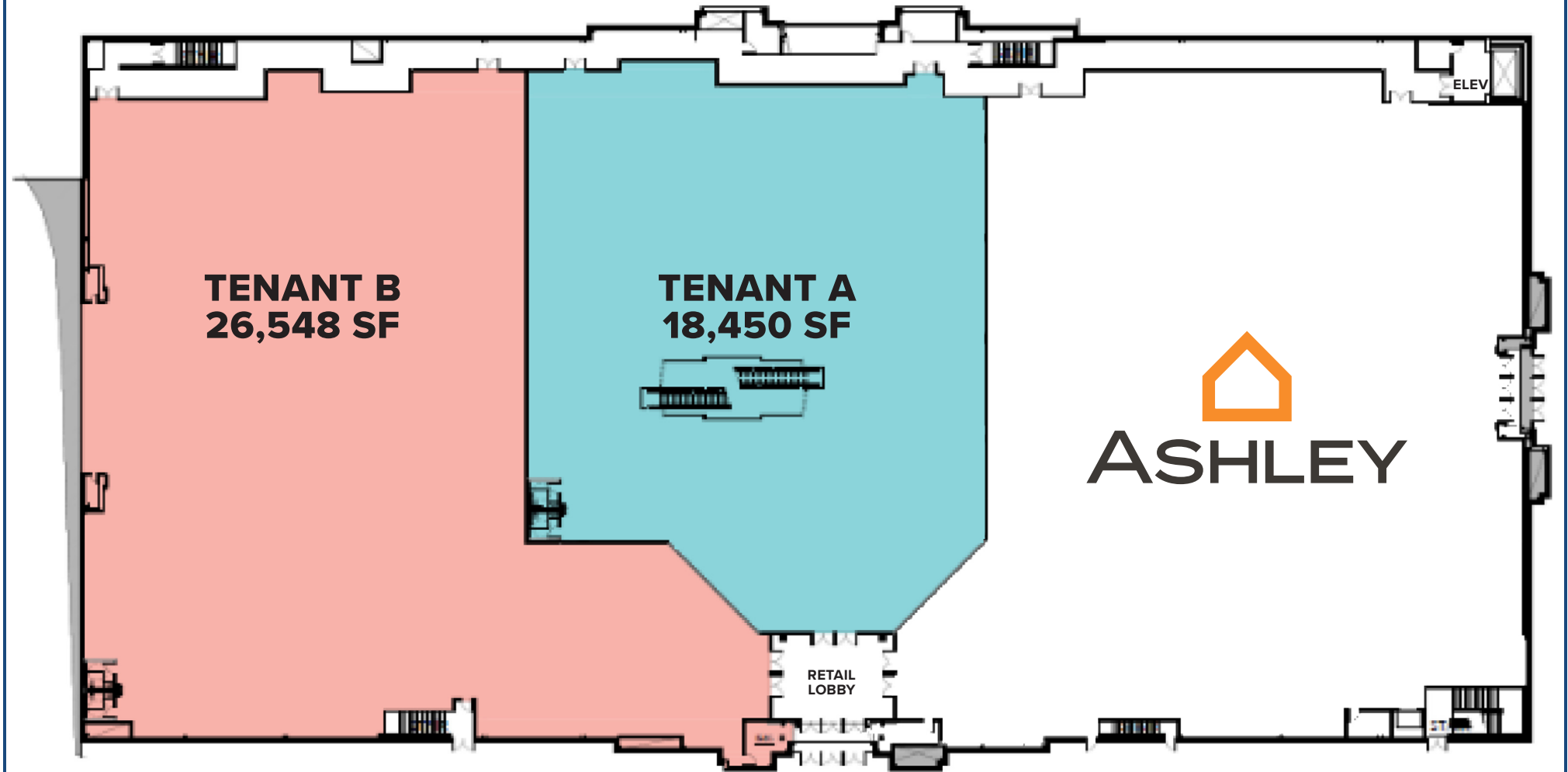
CEILING HEIGHT: 14'  
ALL ENTRANCES AT GRADE



## 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**

