

A photograph of the Brass Mill Center, a large retail building with a prominent dome structure on top. The building has a tan and grey facade. In the foreground, several cars are parked in a lot, including a red SUV and a blue SUV. To the left, there is an IHOP restaurant with its signature blue awnings and red roof. In the center, a large glass entrance features an Apple Cinemas sign. The sky is clear and blue.

**BRASS MILL
CENTER**

BRASS MILL CENTER


RETAIL SPACE FOR LEASE

**SUMMIT
PROPERTIES USA**

Brass Mill Center is Waterbury's leading retail destination, offering a unique blend of top national brands like Dick's, Foot Locker, and TJ MAXX, plus a variety of dining and entertainment options, all easily accessible from I-84.

BRASS MILL CENTER

RETAIL SPACE FOR LEASE

495 Union St
Waterbury CT 06706
 BrassMillCenter



SITE OVERVIEW

Site Acres:	69.43 acres
Total Leasable Area:	986,379 sqf
Owned Leasable Area:	666,988 sqf
Parking Places:	4,829 autos
Anchor Tenants:	JCPenney Ashley Furniture Shopper's World Apple's Cinemas

PROPERTY OVERVIEW

Strong National Presence: Brass Mill Center houses top retailers like Dick's, Claire's, Foot Locker, and TJ MAXX, drawing shoppers from across the region.

Entertainment Destination: Our multi-screen cinema provides year-round entertainment for families and visitors, ensuring consistent foot traffic.

Family-Centered Experience: With play areas for kids and diverse dining options, the mall is a go-to destination for families looking for a day out.

Prime Location: Situated near I-84, it offers easy access for locals and visitors from surrounding areas, enhancing its regional draw.

Community Connection: Regular events and seasonal promotions create lasting engagement with Waterbury's residents, making the mall a central hub for local gatherings.



**STRATEGIC
LOCATION**



**NATIONAL
RETAILERS**



**ENTERTAINMENT
HUB**



**DINING
FACILITIES**



**COMMUNITY
ENGAGEMENT**

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PROPERTIES USA**

Leasing Manager **Stacey Caldarella**

(203) 768-7458



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www.brassmillcenter.com

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SPACE	UNIT TYPE	SIZE SF
1150	Inline	15,000 SF
1050	Inline	10,333 SF
1038	Inline	8,552 SF
2164	Inline	6,983 SF
2056	Inline	6,952 SF
2048	Inline	6,538 SF
2060	Inline	5,664 SF
1052	Inline	5,308 SF
1062	Inline	5,104 SF
1090	Inline	5,000 SF



Level I

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Level II

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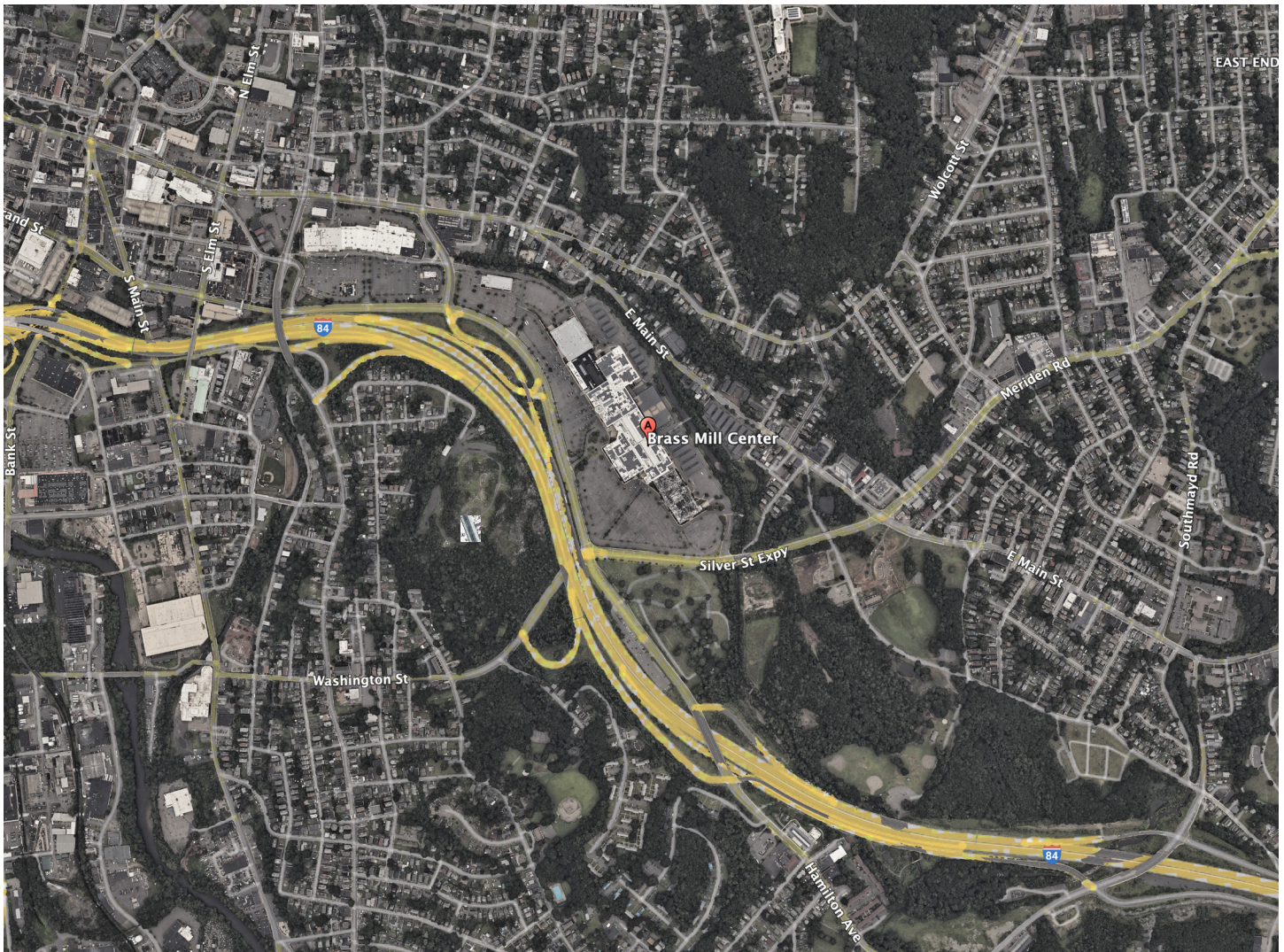
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DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	171,254	344,515	1,305,403
Households	67,886	133,649	512,574
Avg. Household Income	\$84,456	\$109,892	\$114,017
Median Age	39	41	40



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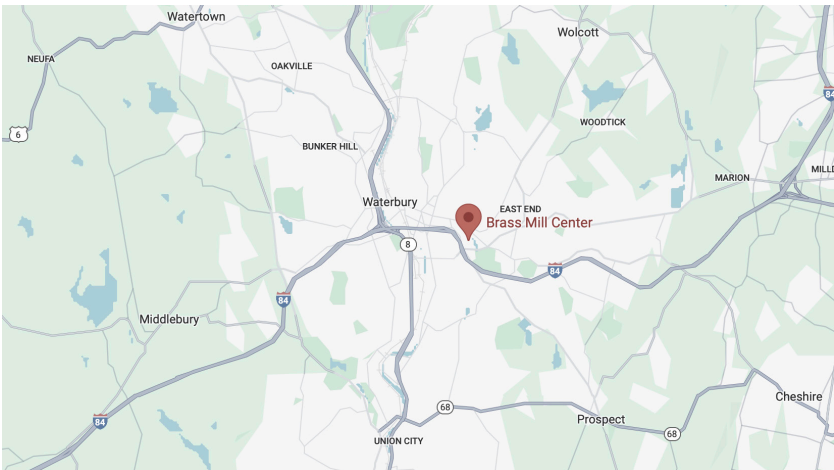
WATERBURY

Waterbury, located in the heart of Connecticut, is a dynamic city known for its historic charm, vibrant community, and thriving business sectors. With a population of over 114,000, the city attracts both residents and visitors throughout the year. Key institutions like Waterbury Hospital and the University of Connecticut's regional campus contribute to a robust local economy and diverse demographic. Waterbury's central location, with easy access to I-84 and Route 8, makes it a prime destination for businesses seeking to connect with a broad customer base.



AREA

City	29.0 sq mi
Land	28.5 sq mi
Water	0.5 sq mi
Elevation	300 ft



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