

# FOR SALE

3801 East Main Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



- 24+/- Acres Pre-Approved For Five Retail Sites Or Offices
- For Sale In It's Entirety!
- Eastside Village Commons
- 3801 East Main Street, Waterbury, CT
- Come join St Mary's Hospital / Trinity Health Care
- Located at a light with Traffic Light Fully Approved
- Other retailers include Costco, Kohls, Subway, Ion Bank, Restaurant Depot, Car Max
- Demographics: 1 mile 12,903 / 3 miles 77,444 / 5 miles 169,684
- Possible Tax Incentives from the City!
  - **THIS SITE IS SUBJECT TO CHANGE TO MEET YOUR NEEDS!**

**AGGRESSIVELY PRICED AT \$2,495,000.00**

Contact:

**GERRY MATTHEWS / matthewscre@gmail.com / 203.753.5800**

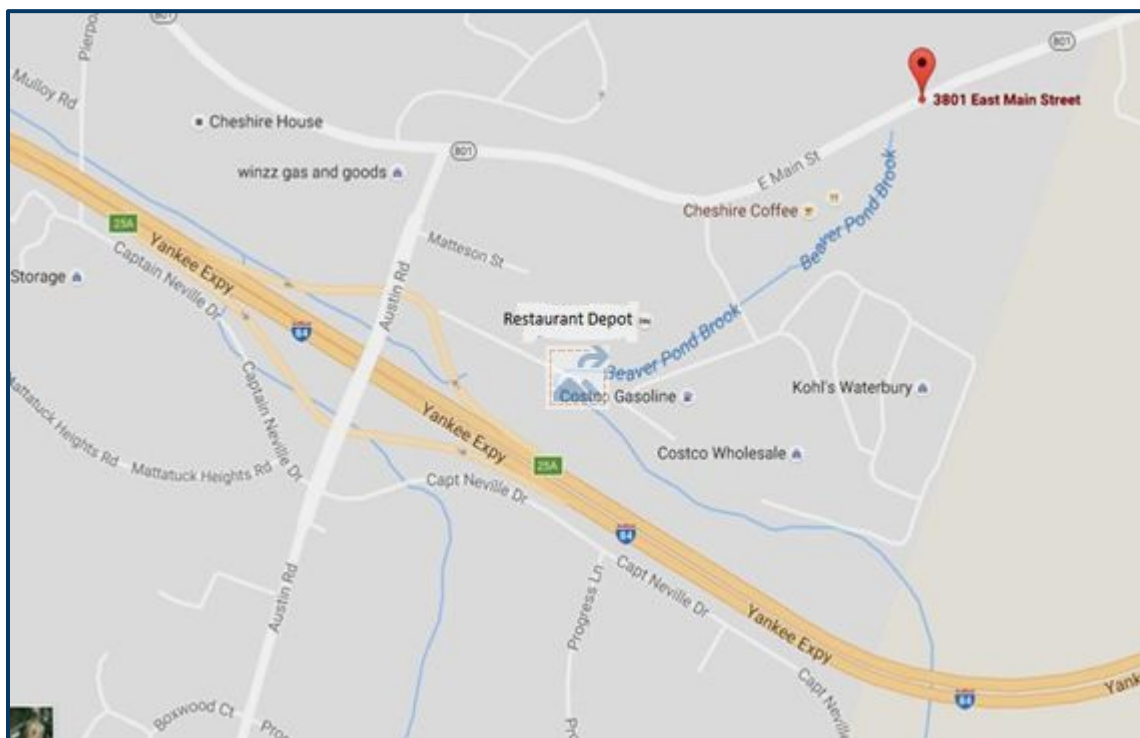
**MATTHEWS COMMERCIAL PROPERTIES  
819 Straits Tpke, Suite 3B, Middlebury, CT 06762  
matthewscommercial.com**

# FOR SALE

3801 East Main Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

- Building #1 2,000 SF+/-
- Building #3 11,000 SF+/-
- Building #4 18,000 SF+/-
- Building #5 2,250 SF+/-
- Building #6 60,000 SF+/-



CONTACT: GERRY MATTHEWS 203-753-5800

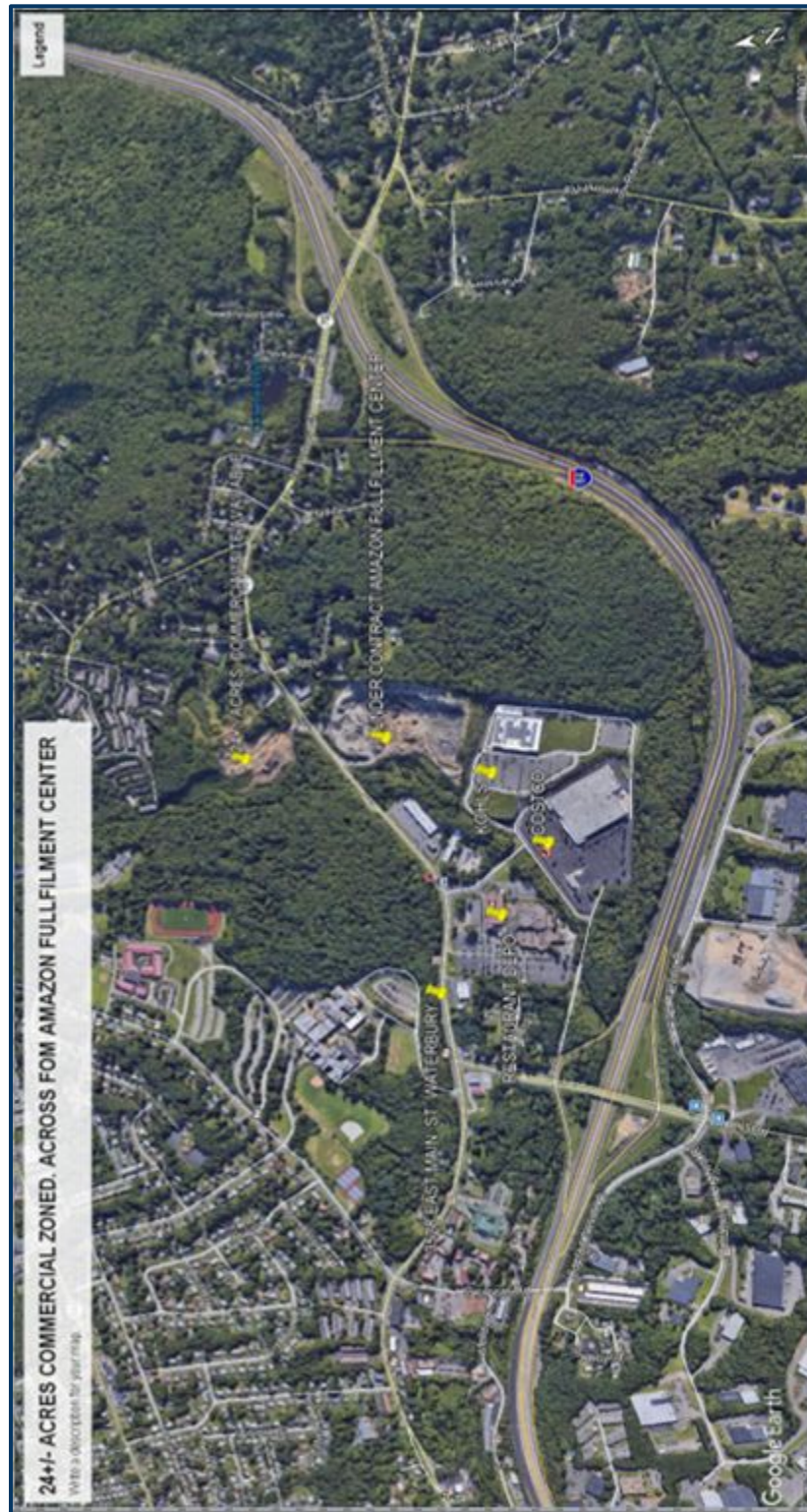
MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)



# FOR SALE

## 3801 East Main 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 SALE

## 3801 East Main 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)