

FOR LEASE

650 Wolcott Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTATUCK PLAZA

- **Prime Retail Space Available!**
- **Former Portion of Big Lots 9,417 SF+/- with Dock**
- **Former Chuck E. Cheese 9,512 SF+/-**
 - **This Location has plumbing and Hood for a Full Kitchen**
 - **Great Location for a Restaurant, Bar, Club**
- **Competitively priced at \$9.95 PSF plus Nets**

Gerry D. Matthews
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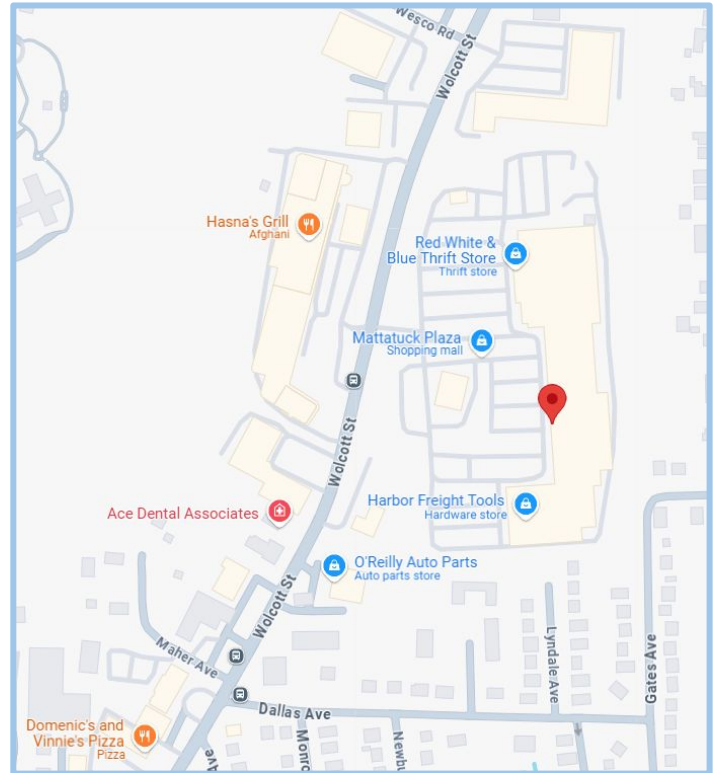
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BUILDING INFO

Total Available SF	9,417 SF+/- and 9,512 SF+/- former Restaurant, Stage and Kitchen
Ceiling Height	14' under Drop Ceiling 17' under Bar Joists
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
5	Red White & Blue Thrift	28,570
10	Available	9,417
20	Leased	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
90	Available	9,512
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

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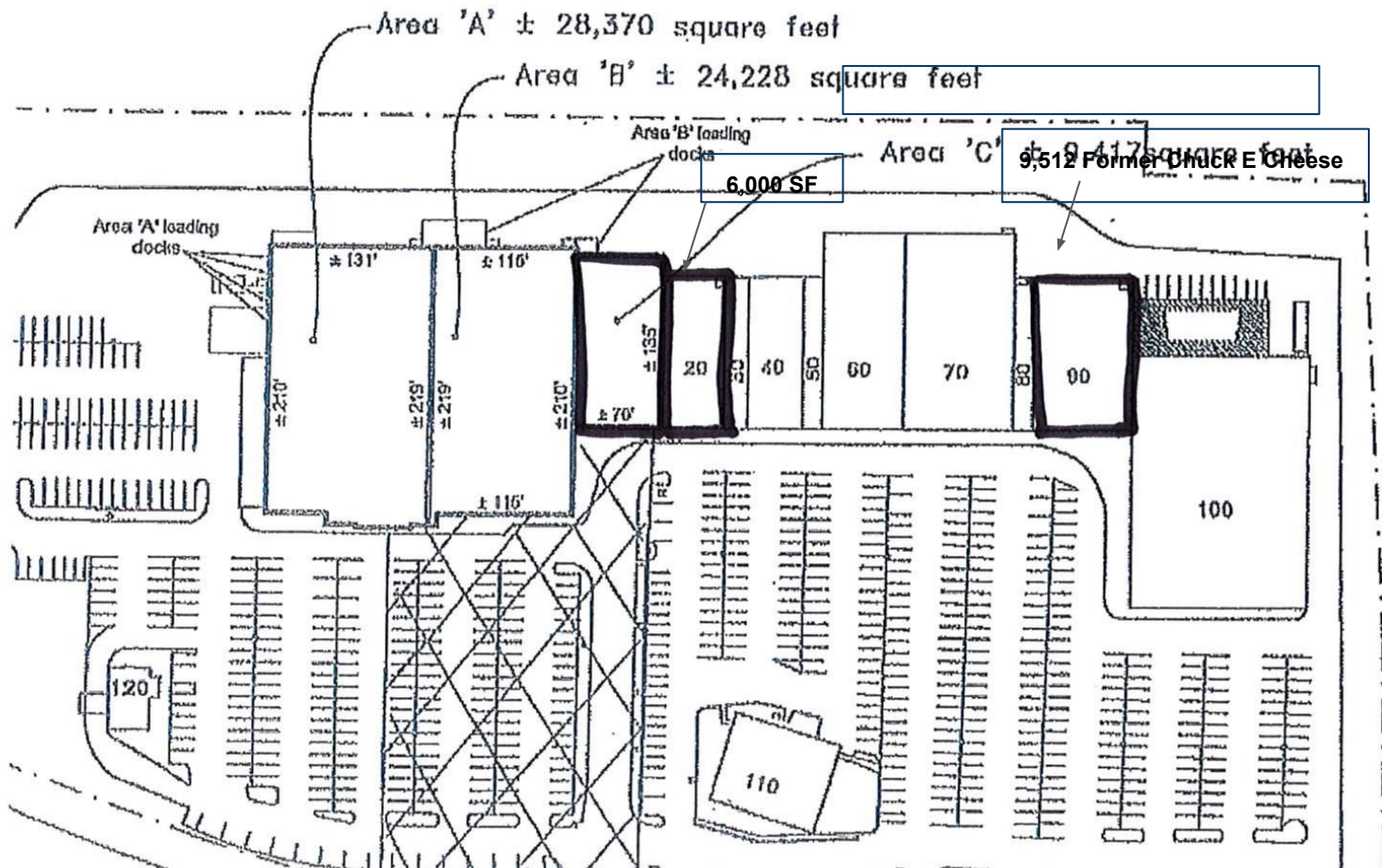
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Mattatuck Plaza is located on 16.63 acres in the city of Waterbury, CT. It is conveniently located about 1 mile north of Brass Mill Center. It is in close proximity to I-84 and Rt.8 which allows easy access to other major Connecticut cities such as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

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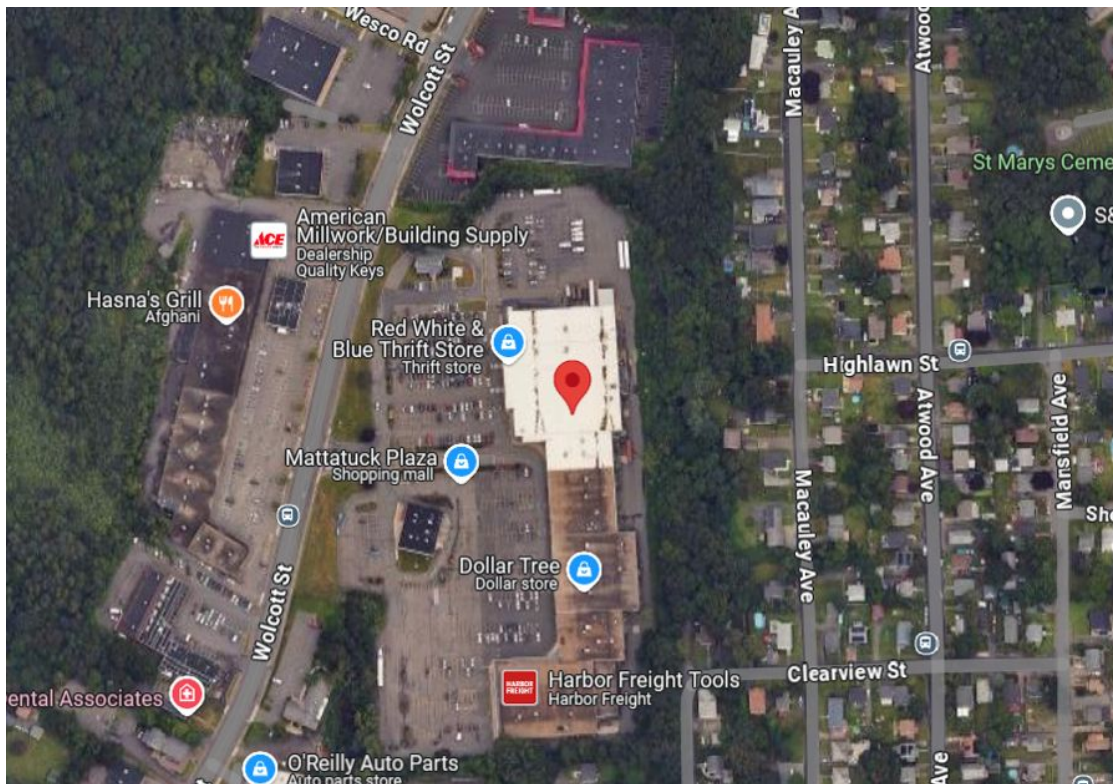
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