



All entrances are at grade



Side entrance facing East



Rear entrance facing North

RETAIL / ENTERTAINMENT / SUPERMARKET / OFFICE / MEDICAL / POTENTIAL SELF STORAGE SPACE FOR LEASE

575 UNION STREET, WATERBURY, CT

FORMER Macy's at Brass Mill Center

TOTAL BUILDING SIZE 161,744 SF on two levels

SPACE AVAILABLE Up to 80,000 SF retail/
entertainment/ supermarket/ office/medical/
potential self-storage use on Lower Level at grade

Up to 60,000 SF retail use on Upper Level at grade

3 PADS AVAILABLE restaurant and retail use with
frontage facing Interstate 84

GREAT visibility and easily accessible from Interstate 84,
one of Connecticut's major interstates connecting to
Massachusetts and New York (120,400 cars per day)

SITUATED in Waterbury, CT one of Connecticut's largest
cities with 171,000 people within a 5-mile radius

ACCESSIBLE via a signalized entrance at the front of the
property on Silver Street Expressway or the main entrance
to Brass Mill Center off Union St

Directly off Interstate 84

MULTIPLE bus stops on-site providing easy transportation
throughout Waterbury, and the ability to connect to major
cities throughout Connecticut

CO-TENANTS include JC Penney, Burlington, Old Navy and
Shoppers World

Adjacent Power Center with National Tenants

EXCLUSIVE LISTING

WWW.FURNITUREREALESTATE.COM

25 FAIRCHILD AVE, SUITE 500, PLAINVIEW, NY 11803

JULIUS M. FEINBLUM REAL ESTATE INC.

516.844.8890

**PROPOSED
 AVAILABLE PAD SITES**

Former Macy's
 First Level: 80,872 sqf.
 Second Level: 80,872 sqf.

Pad 1 - Up to 10,000 FT
 Pad 2 - Up to 3,000 FT
 Pad 3 - Up to 3,000 FT

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Blue Moon Design
 Architectural Design
 1400 Lakeside Lane, Cleveland, OH 44115
 314.488.0000

Project: Ashley Furniture - Manchester
 700 Lake Road
 Manchester, CT

DATE: 6.4.21
 SCALE: 1/8" = 1'-0"

Drawn By: TBC

NOT FOR CONSTRUCTION

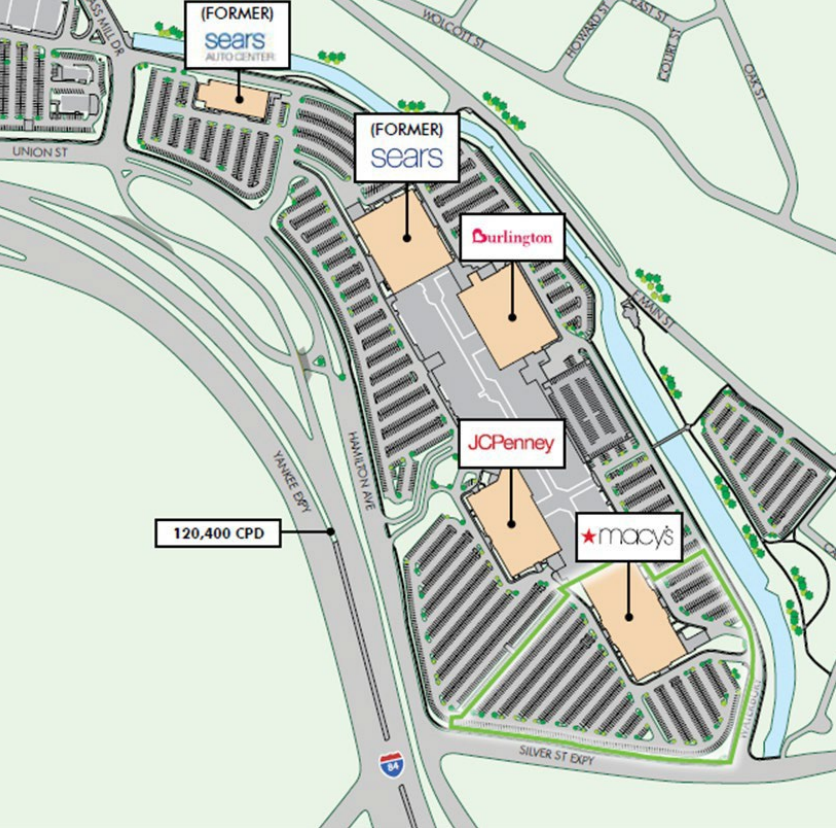
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1 PRELIMINARY
 SITE DIAGRAM
 SCALE: 1/8" = 1'-0"



2020 DEMOGRAPHICS	3 mile	5 miles	7 miles	10 miles
Estimated Population	100,718	173,183	220,636	341,538
Estimated Households	38,747	66,038	82,997	130,883
Estimated Average Household Income	\$60,833	\$74,457	\$85,410	\$95,079
Estimated Daytime Population	96,879	157,805	202,947	318,233



FOR MORE INFORMATION, CONTACT:

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