

# MATTATUCK COMMONS

921 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 2,704SF

ANCHORED BY



## PROPERTY INFORMATION

- Mattatuck Commons is located in the heart of Waterbury's primary retail corridor
- Grocery anchored center, highly visible along Wolcott Street
- Signalized access along Wolcott Street and Lakewood Road
- Traffic Counts:  
Wolcott Street - 20,641 VPD

## AVAILABLE SPACE

- Space 06: 2,704sf

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,239	99,522	156,809
MEDIAN HH INC	\$49,298	\$60,174	\$72,111
AVERAGE HH INC	\$58,583	\$79,282	\$95,174



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FOR MORE INFORMATION CONTACT:

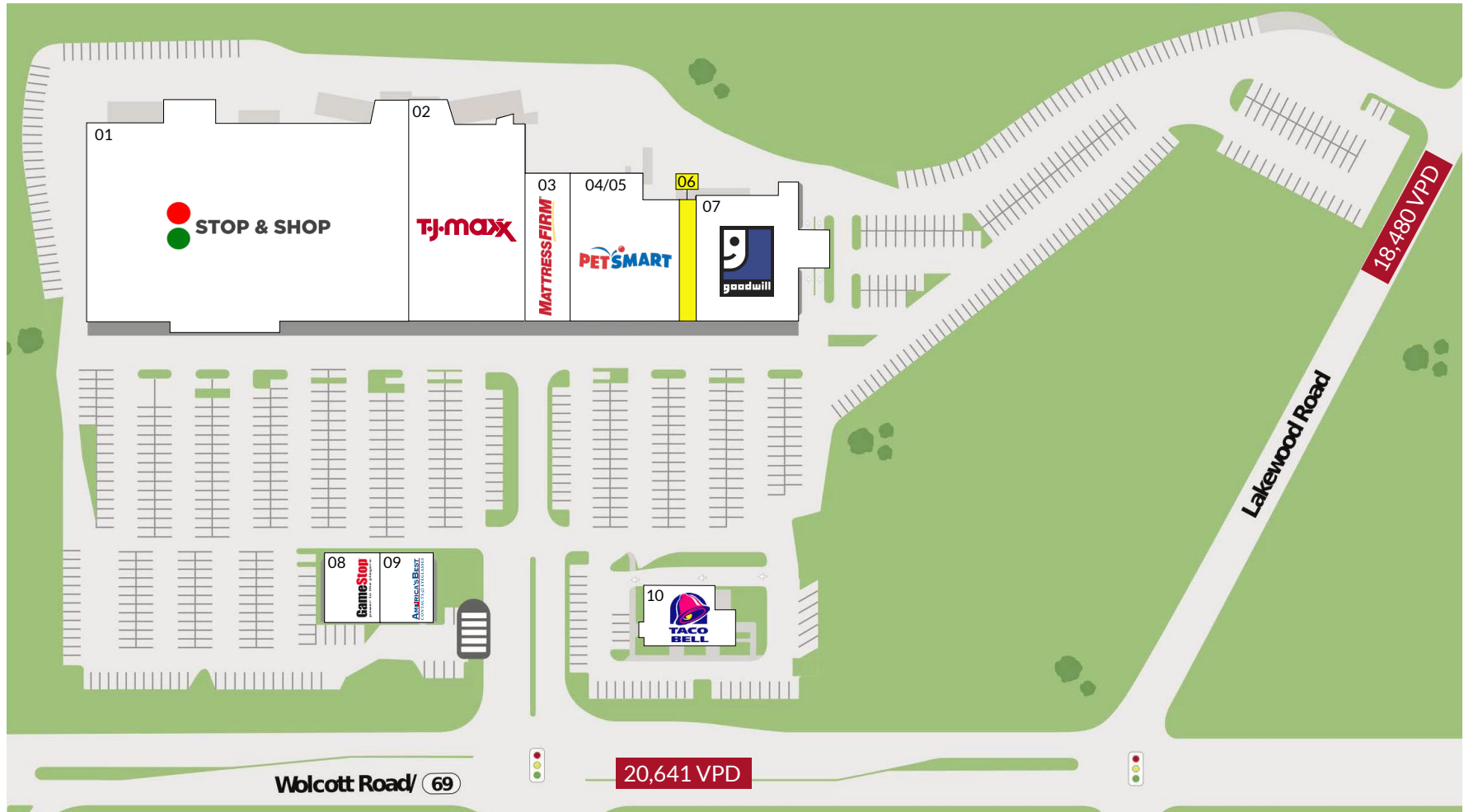
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Stop & Shop	70,615
02	TJ Maxx	25,584
03	Mattress Firm	7,027
04/05	PetSmart	15,746
06	Available	2,704
07	Goodwill	13,878
08	GameStop	3,966
09	America's Best Contacts and Eyeglasses	3,624
10	Taco Bell Express	4,997



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **13,239**

Households: **5,377**

Daytime Population: **9,072**

Median Age: **34.9**



Average Household Income: **\$58,583**

Median Household Income: **\$49,298**

### 3 MILE RADIUS:



Total Population: **99,522**

Households: **38,820**

Daytime Population: **72,705**

Median Age: **35.6**



Average Household Income: **\$79,282**

Median Household Income: **\$60,174**

### 5 MILE RADIUS:



Total Population: **156,809**

Households: **61,281**

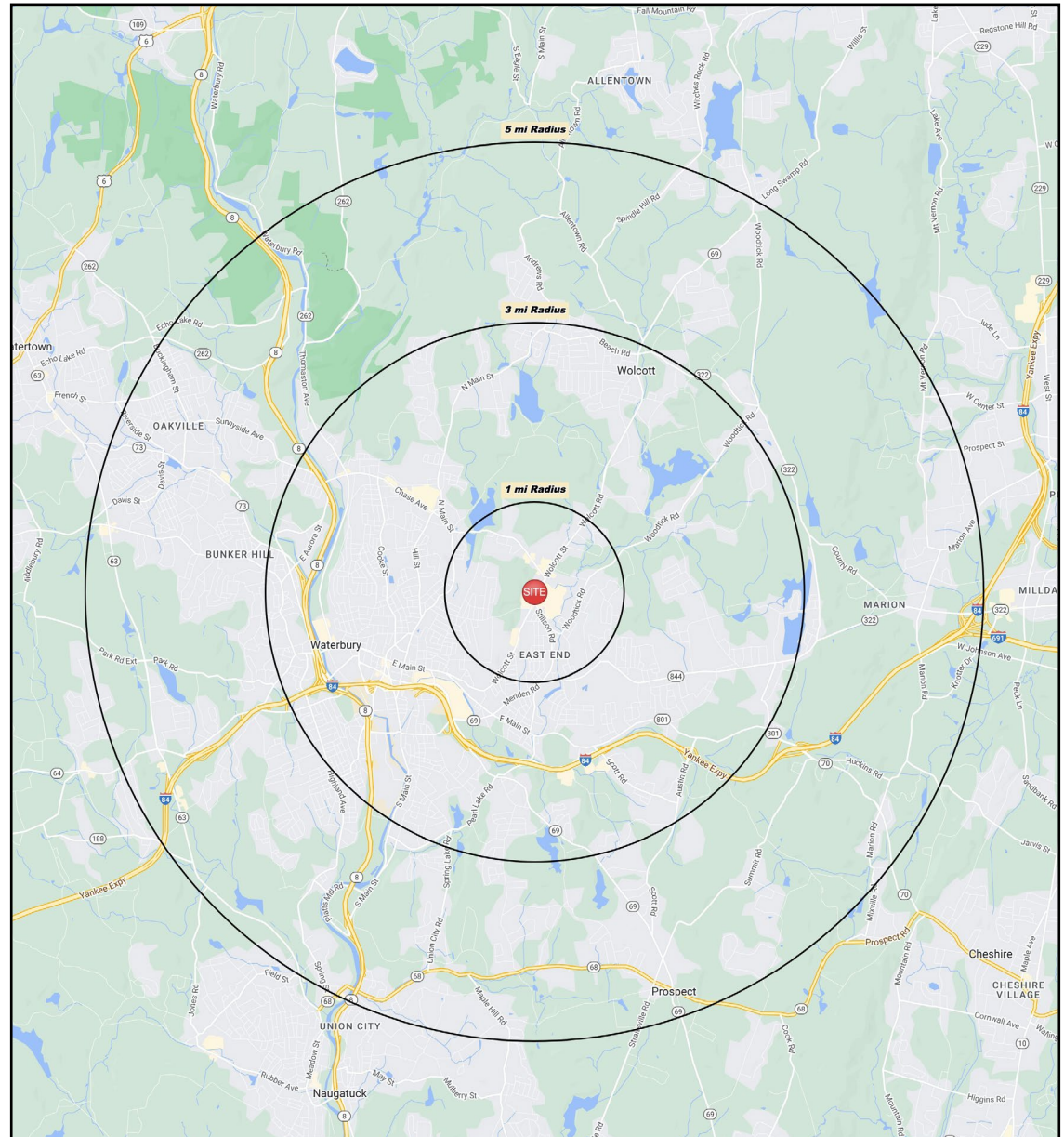
Daytime Population: **110,637**

Median Age: **37.4**



Average Household Income: **\$95,174**

Median Household Income: **\$72,111**



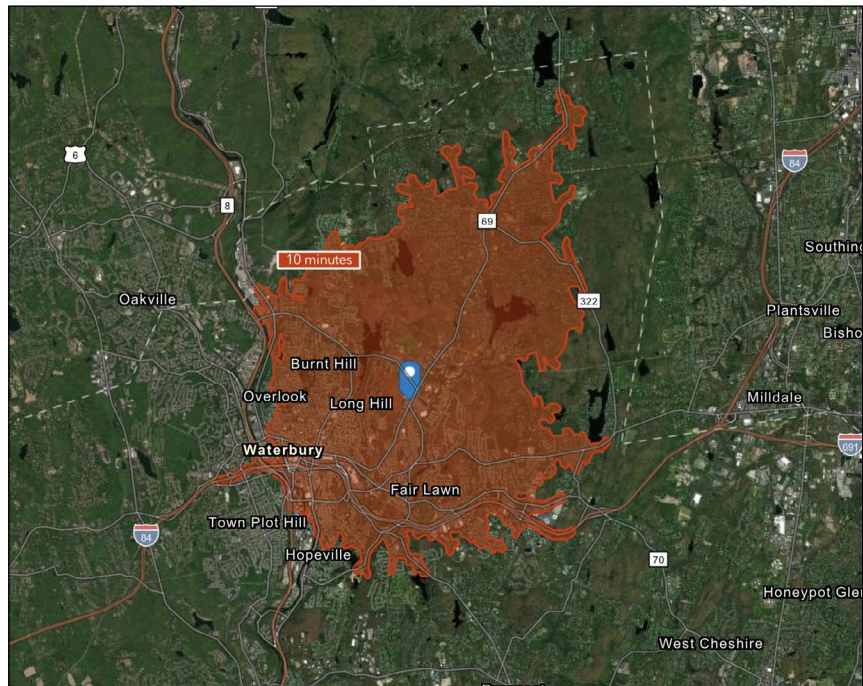
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10 MINUTE DRIVE TIME



## KEY FACTS

77,219

Population

37.4

Median Age

\$47,370

Median Household Income

73,816

Daytime Population

## TAPESTRY SEGMENTS

Front Porches <i>9,893 Households</i>	Fresh Ambitions <i>7,365 Households</i>	Parks & Rec <i>2,931 Households</i>
<b>Socioeconomic Traits</b> Composed of a blue-collar workforce with a strong labor force participation rate.	<b>Socioeconomic Traits</b> Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.	<b>Socioeconomic Traits</b> More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.
<b>Household Types</b> Young families w/ children, single parent families, singles living alone.	<b>Household Types</b> More single-parent than married-couple families.	<b>Household Types</b> Married couples, approaching retirement age.
<b>Typical Housing</b> Single Family; Multi-units	<b>Typical Housing</b> Multi-unit Rentals; Single Family	<b>Typical Housing</b> Single Family

### TOTAL RETAIL SALES

Includes F&B



\$492,132,221

### EDUCATION

Bachelor's Degree or Higher



20%

### OWNER OCCUPIED HOME VALUE

Average



\$249,785

## ANNUAL HOUSEHOLD SPENDING

\$2,553

Eating Out

\$1,566

Apparel & Services

\$4,819

Groceries

\$184

Computer & Hardware

\$4,682

Health Care



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★ SITE

STOP & SHOP TJ-maxx PETSMART goodwill  
MATTRESS FIRM AMERICA'S BEST CONTACTS & EYEGLASSES GameStop TACO BELL

Jenny Holzer 3003 McDonald's verizon ConnectiCare  
AAA CosmoProf US Furniture OLLIE'S Bargain Outlet PORTER AND CHESTER INSTITUTE

STOP & SHOP STAPLES  
Wendy's Party City BOB'S STORES

FAMILY DOLLAR ACE The helpful place.

BIG LOTS! CITITRENDS  
HARBOR FREIGHT TOOLS DOLLAR TREE Rainbow



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