

MATTATUCK COMMONS

921 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 2,704 SF & 3,624 SF

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: 2,704 sf
- Space 08: 3,624 sf

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



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.	#	TENANT	Sq. Ft.	#	TENANT	Sq. Ft.
01	Stop & Shop	70,615	04	PetSmart	15,746	07	GameStop	3,966
02	TJ Maxx	25,584	05	Available	2,704	08	Available	3,624
03	Mattress Firm	7,027	06	Goodwill	13,878	09	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**

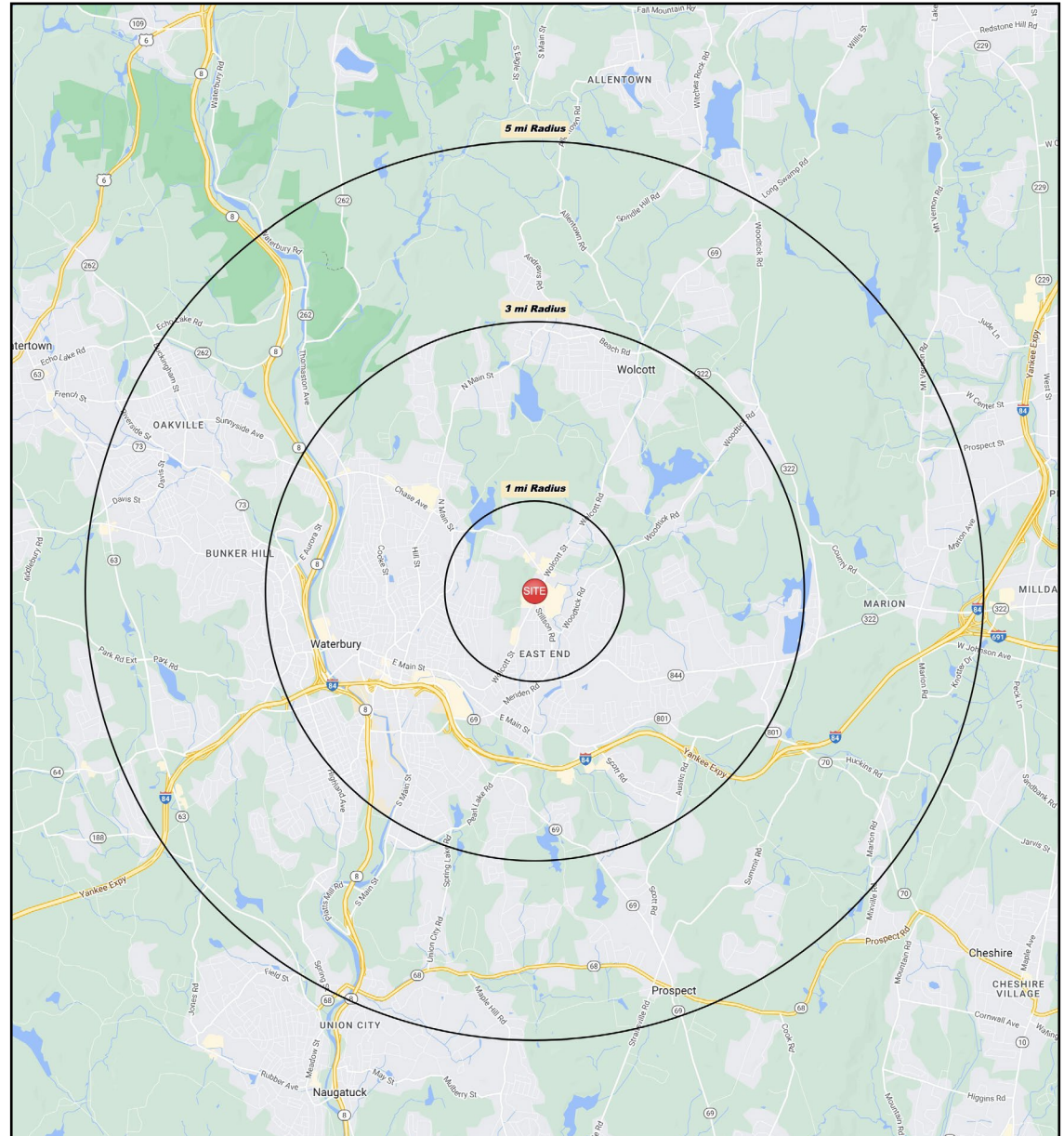
Daytime Population: **110,637**

Median Age: **37.4**



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

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



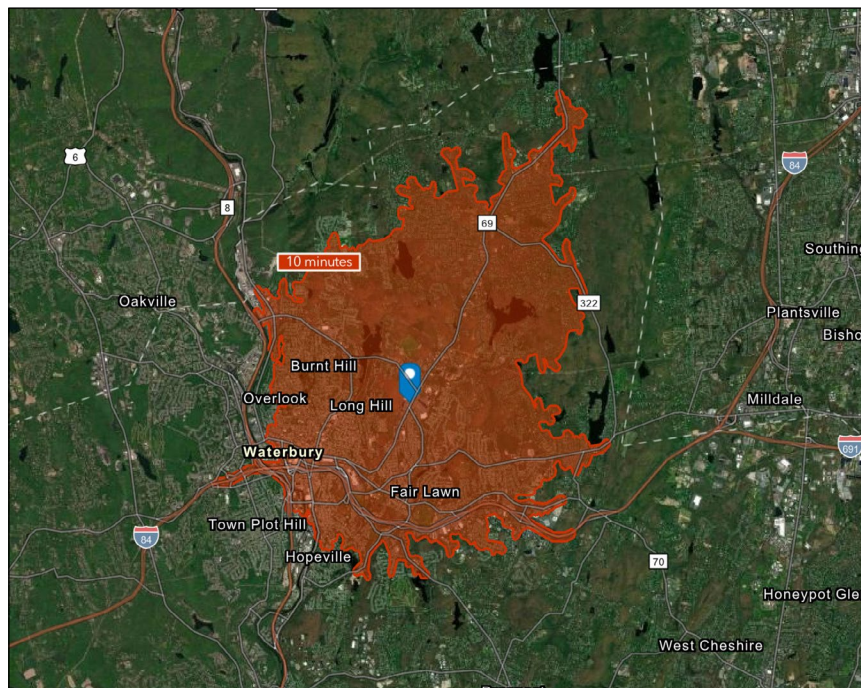
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10 MINUTE DRIVE TIME



KEY FACTS

77,219

Population

37.4

Median Age

\$47,370

Median Household Income

73,816

Daytime Population

TAPESTRY SEGMENTS

Front Porches

9,893 Households

Socioeconomic Traits
Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi-units

Fresh Ambitions

7,365 Households

Socioeconomic Traits
Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Parks & Rec

2,931 Households

Socioeconomic Traits
More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

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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