

MATTATUCK COMMONS

921 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 3,624 SF

ANCHORED BY



STOP & SHOP

PETSMART

TJ-maxx

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 08: 3,624 sf

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,291	105,925	164,313
MEDIAN HH INC	\$51,664	\$60,409	\$73,796
AVERAGE HH INC	\$64,254	\$76,743	\$92,302



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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	PetSmart	15,746
05	Crumbl Cookies	2,704
06	Goodwill	13,878

07	Aspen Dental	3,966
08	Available	3,624
09	Taco Bell Express	4,997



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **14,291**

Households: **5,714**

Daytime Population: **9,636**

Median Age: **40.3**



Average Household Income: **\$64,254**

Median Household Income: **\$51,664**

3 MILE RADIUS:



Total Population: **105,925**

Households: **41,522**

Daytime Population: **77,864**

Median Age: **40.6**



Average Household Income: **\$76,743**

Median Household Income: **\$60,409**

5 MILE RADIUS:



Total Population: **164,313**

Households: **64,705**

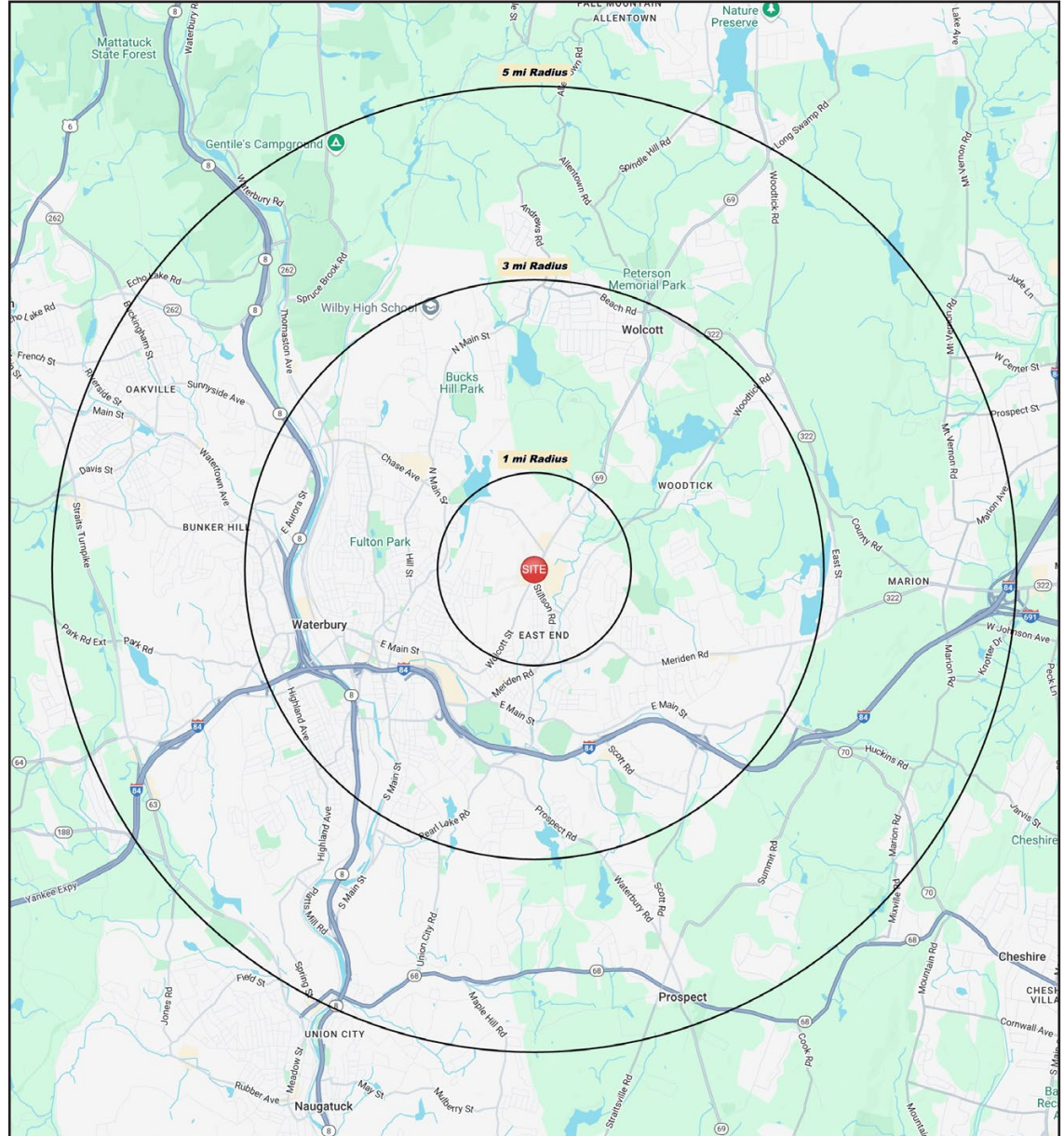
Daytime Population: **116,732**

Median Age: **41.0**



Average Household Income: **\$92,302**

Median Household Income: **\$73,796**



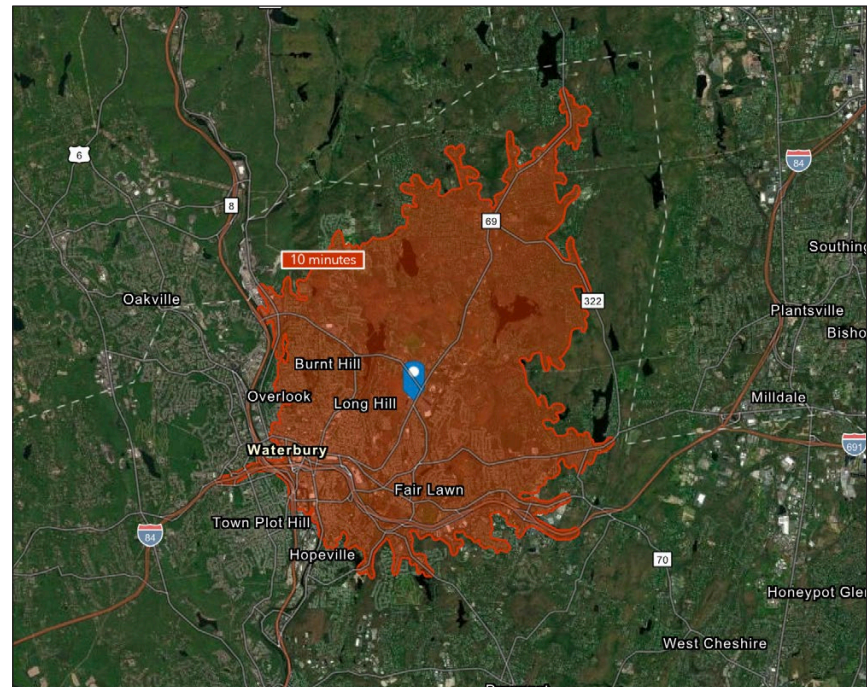
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10 MINUTE DRIVE TIME



KEY FACTS

67,770

Population

\$52,332

Median Household Income

37.8

Median Age

57,456

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

7,793 households

Socioeconomic Traits

Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.

Household Types

Single parents and married or cohabiting couples

Typical Housing

Multi-Units

Social Security Set

2,000 households

Socioeconomic Traits

These urban-core neighborhoods house older, often single residents in low-rent high-rises. Many are immigrants, rely on assistance, or earn modest incomes. Few own vehicles, and housing costs are a significant burden.

Household Types

Singles living alone

Typical Housing

High Rises

Moderate Metros

1,936 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$471,100,517

EDUCATION

Bachelor's Degree
or Higher



19%

OWNER OCCUPIED HOME VALUE

Average



\$350,270

ANNUAL HOUSEHOLD SPENDING

\$2,711

Eating
Out

\$1,658

Apparel &
Services

\$5,087

Groceries

\$152

Computer &
Hardware

\$4,946

Health
Care



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