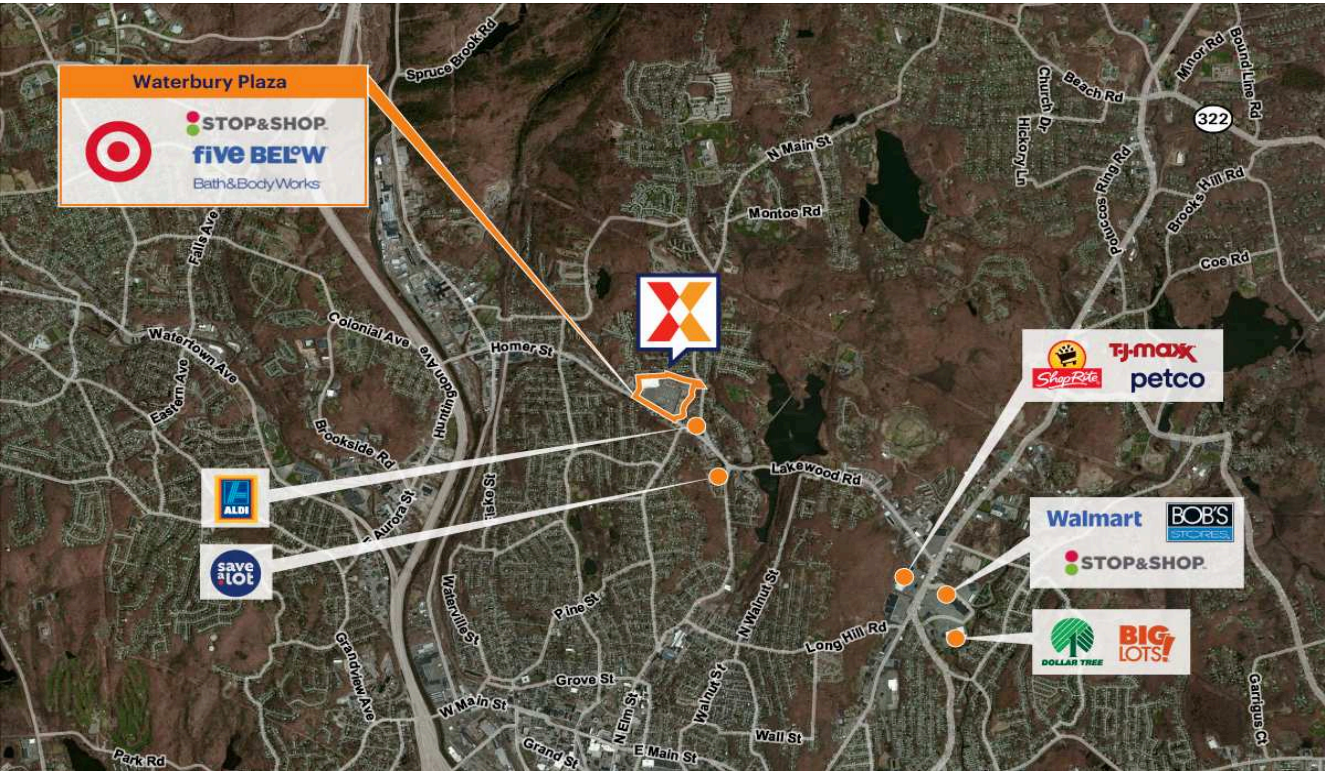


# Waterbury Plaza

Waterbury-Shelton, CT

41.582, -73.0318

152-184 Chase Avenue | Waterbury, CT 06704



Center Size: 177,937 SF



| Demographics | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------|----------|----------|----------|
|              | 11,890   | 93,207   | 154,634  |
|              | 4,501    | 35,850   | 60,385   |
|              | \$76,227 | \$72,996 | \$85,353 |

Strong lineup of national retailers including Target, Stop & Shop (with gas station), Anytime Fitness, Five Below, Aspen Dental and Bath & Body Works, drawing an estimated 4.0M visits/year (Placer.ai 2024)

Ranked in the top 10% most visited community shopping centers in Connecticut (Placer.ai 2024)

Surrounded by a dense population of 93,200+ within a 3-mile radius

Highly visibility from 26,000 vehicles daily on Homer Street (Kalibrate 2020)

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## Available Space

|     |          |
|-----|----------|
| 08  | 2,500 SF |
| 13  | 2,000 SF |
| 17  | 4,159 SF |
| 20  | 1,500 SF |
| 21A | 2,608 SF |
| 25  | 4,100 SF |

## Current Retailers

|         |                             |            |
|---------|-----------------------------|------------|
| Fuel    | Stop & Shop Gas             | 1 SF       |
| N.A.P.  | Target                      | 124,237 SF |
| N.A.P.1 | Wells Fargo                 | 0 SF       |
| N.A.P.2 | McDonald's                  | 4,310 SF   |
| 01      | DTLR                        | 9,299 SF   |
| 01A     | Five Below                  | 10,701 SF  |
| 03      | Dollar Tree                 | 10,270 SF  |
| 04      | Stop & Shop                 | 66,062 SF  |
| 05      | Joey's Shopping Spree       | 14,200 SF  |
| 06      | J&P Liquor & Wine Depot     | 3,750 SF   |
| 07      | H&R Block                   | 1,710 SF   |
| 09      | Tek Nails and Spa           | 1,539 SF   |
| 10      | Rainbow                     | 5,424 SF   |
| 11      | Anytime Fitness             | 7,500 SF   |
| 14      | Sally Beauty                | 2,000 SF   |
| 14A     | Wingstop                    | 2,000 SF   |
| 15      | Aspen Dental                | 3,660 SF   |
| 16      | #1 Garden Restaurant        | 1,582 SF   |
| 17A     | Bath & Body Works           | 4,058 SF   |
| 18      | Madrag                      | 5,000 SF   |
| 19      | Best Laurndromat            | 3,000 SF   |
| 21      | GoHealth Urgent Care        | 3,823 SF   |
| 22      | Taco Bell                   | 2,000 SF   |
| 23      | Bank of America ATM         | 610 SF     |
| 26      | Subway                      | 1,200 SF   |
| 27      | PhoneZone                   | 1,050 SF   |
| 28      | Tobacco City                | 945 SF     |
| 29      | The Protein Boost Nutrition | 1,063 SF   |

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