

# MATTATUCK COMMONS

921 WOLCOTT STREET | WATERBURY, CT 06705

AVAILABLE 2,704 SF & 3,624 SF

ANCHORED BY



STOP & SHOP



## 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

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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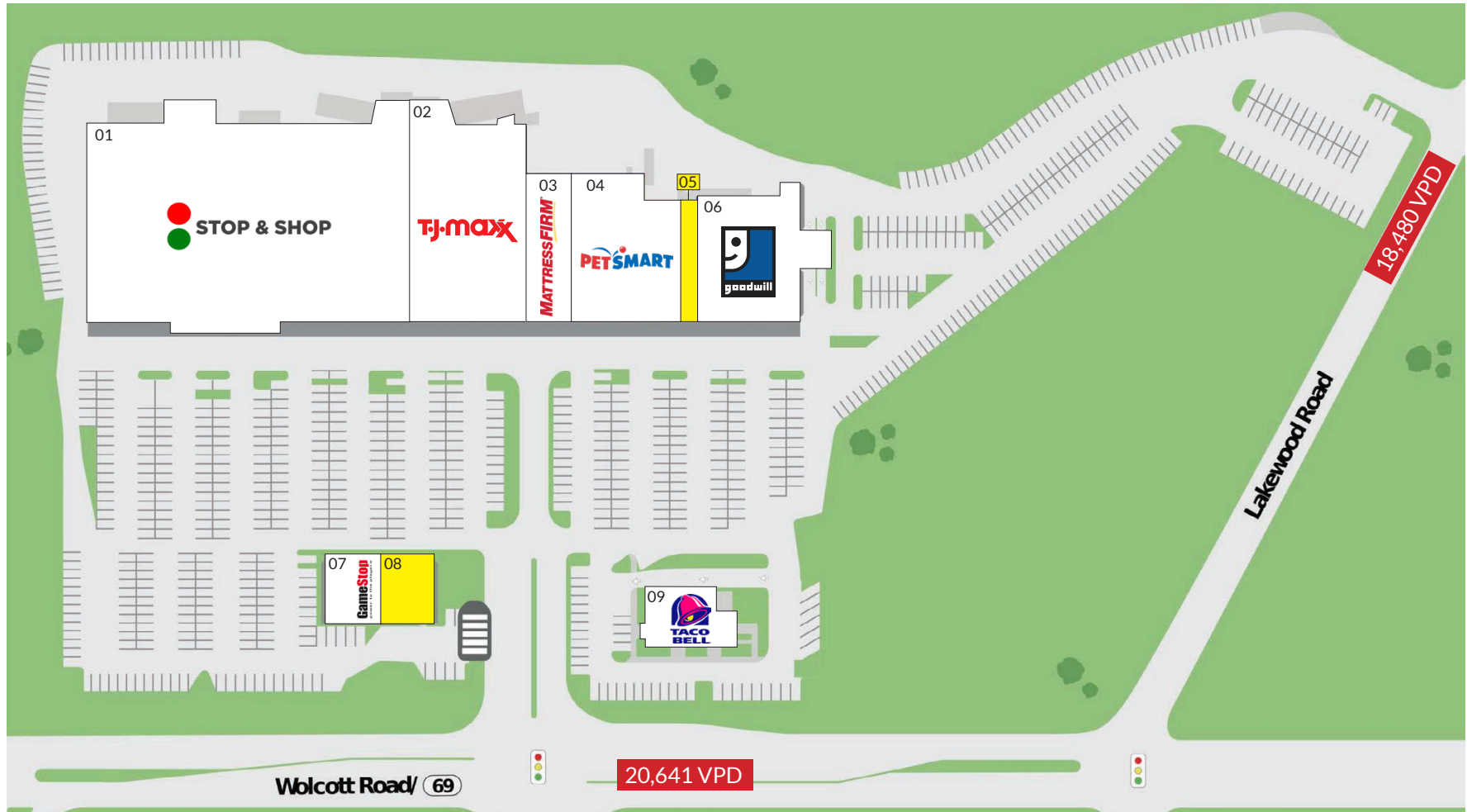
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Stop & Shop	70,615
02	TJ Maxx	25,584
03	Mattress Firm	7,027

04	PetSmart	15,746
05	Available	2,704
06	Goodwill	13,878

07	GameStop	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**

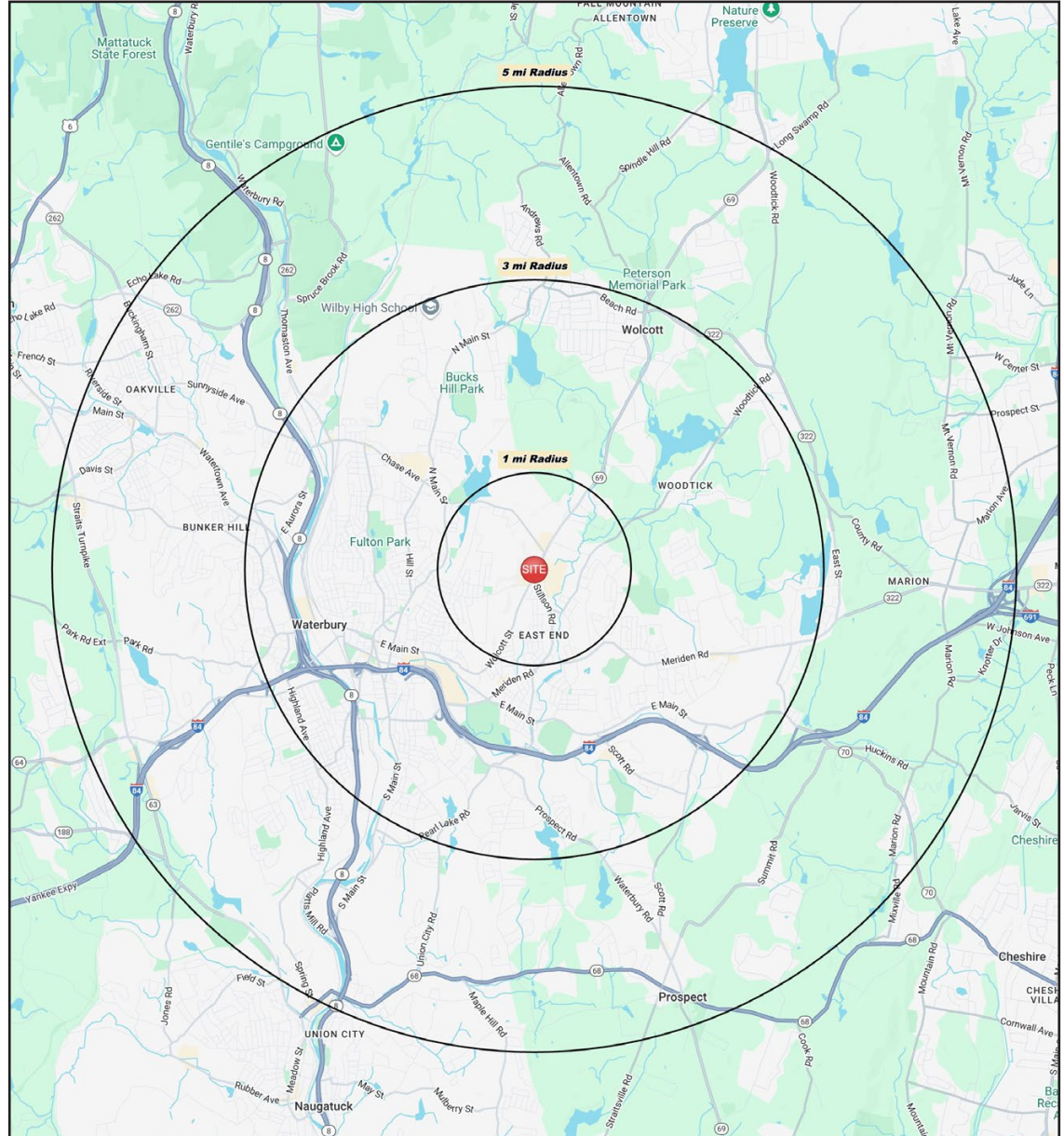
Daytime Population: **116,732**

Median Age: **41.0**



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

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



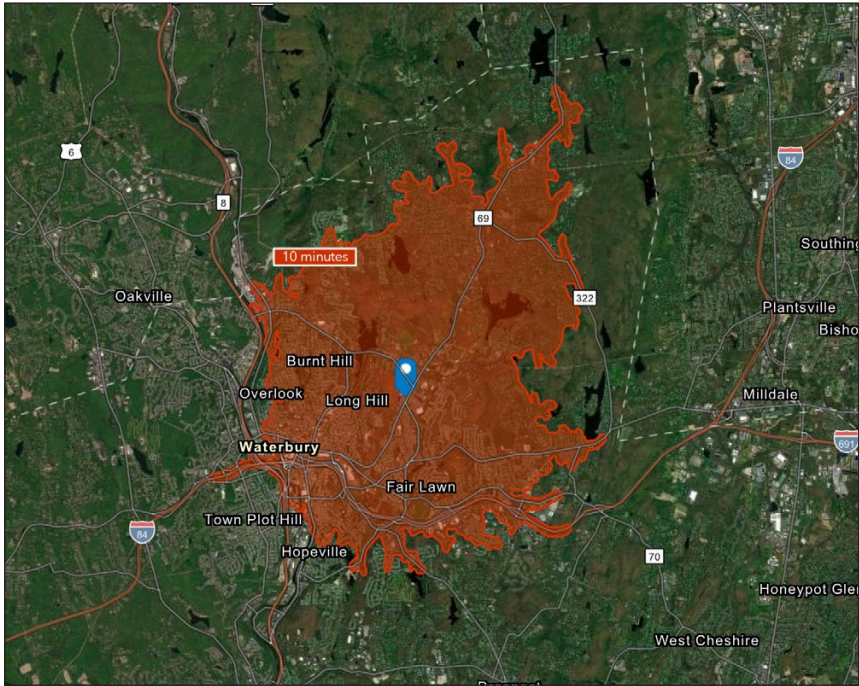
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10 MINUTE DRIVE TIME



## KEY FACTS

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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