



**COMMERCIAL  
CONNECTION**  
Real Estate Services

# FOR LEASE

2457 East Main Street  
Waterbury, Connecticut

Contact : John Famiglietti

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PO Box 830

Middlebury CT 06762

[www.commercial-re.com](http://www.commercial-re.com)

[john@commercial-re.com](mailto:john@commercial-re.com)



- For Lease \$9.50 NNN (Nets estimated @ \$3.75 psf)
- 44,062 SF Building on 8.47 Acres - Zoned CA
- Excellent Visibility Spaces from 1,500- 4,500 SF
- Great Location for Office or Retail Tenants
- Tenants : AT& T , Ami's Bagel, Nail Salon, Health Agency, Laser Planet, Ring of Honor Boxing , Dental Group

## Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	90,655	147,325	399,809
Average Income	\$44,109	\$49,899	\$60,163





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