

BRASS MILL CENTER & COMMONS

WATERBURY, CONNECTICUT



SUPERB LOCATION

- Located on Interstate 84 (major east-west corridor connecting New York and Boston) and Route 8 (north-south corridor).
- Highly visible for the more than 120,000 cars that drive by Brass Mill Center & Commons daily on I-84.
- Centrally located between Danbury and Hartford, Brass Mill Center & Commons serves a large trade area stretching 9 miles north, 5.5 miles south, 9.5 miles west and 3 miles east.

MORE THAN JUST A SHOPPING CENTER

- More than 100 shops, a movie theater, a 550-seat Food Court and a strong group of national tenants, including Best Buy Mobile, Charlotte Russe, Express, Forever 21, H&M, Hollister Co., New York & Company, Old Navy, rue21 and Shoe Dept. Encore.
- Regal Cinemas offers a digital state-of-the-art 12-screen theater with stadium seating on the mall's third level.
- Adjacent 216,000-square-foot Brass Mill Commons features Barnes & Noble, Michaels Arts and Crafts, Office Max, Save-A-Lot grocery store and Toys "R" Us.
- Dining options at the Commons include Buffalo Wild Wings Grill & Bar, Chili's Grill & Bar, T.G.I. Friday's and McDonald's.
- In-mall dining choices include an international Food Court, Bertucci's Italian Restaurant, Olive Garden and IHOP.

ATTRACTIVE TRADE AREA DEMOGRAPHICS

- Waterbury is the fifth largest city in Connecticut, with twenty distinct and diverse neighborhoods.
- 45% of Brass Mill Center shoppers have children under the age of 18.
- 34% of Brass Mill Center shoppers are students; 23% are local office workers.
- 8% of shoppers shop and eat lunch at the mall more than once a month.
- Our shoppers visit the mall 54.6 times per year and shop for an average of 75.3 minutes.

TOP THREE PERFORMING CATEGORIES

- Teen apparel
- Jewelry
- Personal services

MALL INFORMATION

LOCATION: I-84 and Route 8

MARKET: Waterbury

DESCRIPTION: Two-level, enclosed, regional mall with a theater on the third level and an adjacent community center

ANCHORS: Macy's, jcpenny, Sears, Burlington Coat Factory and Regal Cinemas

TOTAL RETAIL SQUARE FOOTAGE: 1,202,736

PARKING SPACES: 5,583

OPENED: 1997

PERIPHERAL LAND USE: Brass Mill Commons

TRADE AREA PROFILE

2013 POPULATION 311,763

2018 PROJECTED POPULATION 310,108

2013 HOUSEHOLDS 119,290

2018 PROJECTED HOUSEHOLDS 118,664

2013 MEDIAN AGE 40.8

2013 AVERAGE HOUSEHOLD INCOME \$80,849

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$84,884

5 - MILE RADIUS

2013 POPULATION 171,576

2018 PROJECTED POPULATION 169,886

2013 HOUSEHOLDS 65,885

2018 PROJECTED HOUSEHOLDS 65,276

2013 MEDIAN AGE 37.8

2013 AVERAGE HOUSEHOLD INCOME \$63,254

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$66,193

DAYTIME EMPLOYMENT

3 - MILE RADIUS 49,122

5 - MILE RADIUS 69,797

Source: Nielsen

