



Brass Mill Center Mall

Brass Mill Center Mall

495 Union Street, Suite 139
Waterbury, CT 06706



- **1.7M+ Annual Visits** - Dominant enclosed retail destination in the Greater Waterbury market.
- **54% Repeat Visitor Rate** - High-frequency shopper base driving recurring retail activity.
- **53+ Minute Average Dwell Time** - Destination-oriented visits support shopping, dining, and entertainment uses.
- **Established Local Core with Regional Reach** - Draws consumers across Waterbury and surrounding regional markets.
- **Strong Weekend Traffic Patterns** - Saturday serves as the property's highest-volume shopping day.

DEMOGRAPHICS

	5 MILE	10 MILES	20 MILES
2025 Estimated Population	174,637	345,096	1.3M
Daytime Population	157,112	290,866	1.3M
2024 Estimated Average Household Income	\$95,522	\$122,596	\$128,129

TRAFFIC COUNTS
57,283 VPD
 I 84

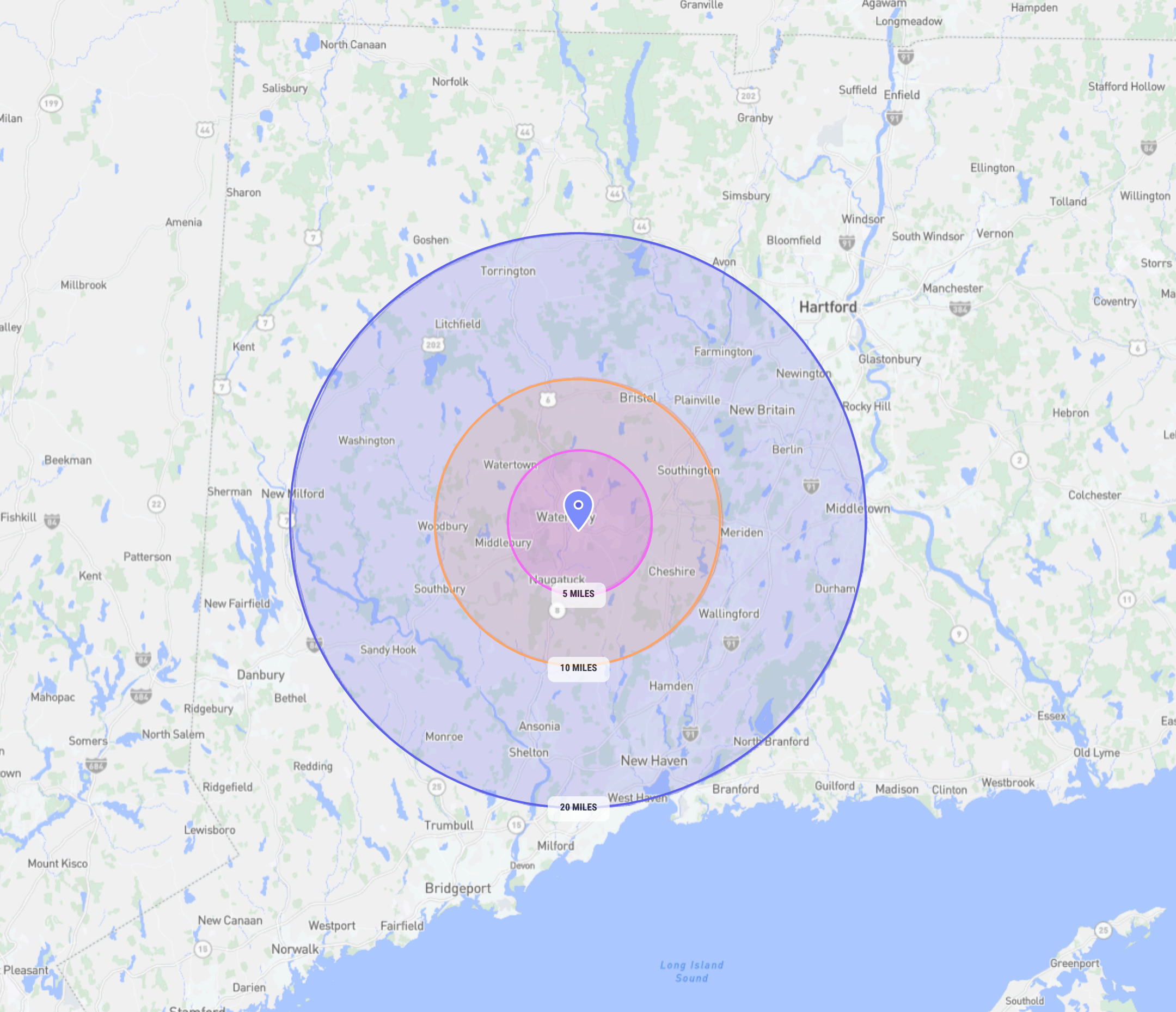
18,457 VPD
 SILVER STREET EXPRESSWAY, CT 69

SOURCE: PLACER.AI

Brass Mill Center Mall

495 Union Street, Suite 139
 Waterbury, CT 06706

SUMMIT
PROPERTIES USA



Brass Mill Center Mall
495 Union Street, Suite 139
Waterbury, CT 06706

SUMMIT
PROPERTIES USA



BRASS MILL

FINISH
LINE

AÉROPOSTALE

DICK'S
SPORTING GOODS



charlotte
russe

ULTA
BEAUTY



CHARLEYS

Burlington



petco
where the healthy pets go

Banter
a professional discovery

THE HOME
DEPOT
COURTYARD
BY HARRIOTT
Urban Air
ADVENTURE PARK

Brass Mill Center Mall
495 Union Street, Suite 139
Waterbury, CT 06706

SUMMIT
PROPERTIES USA