

# FOR LEASE

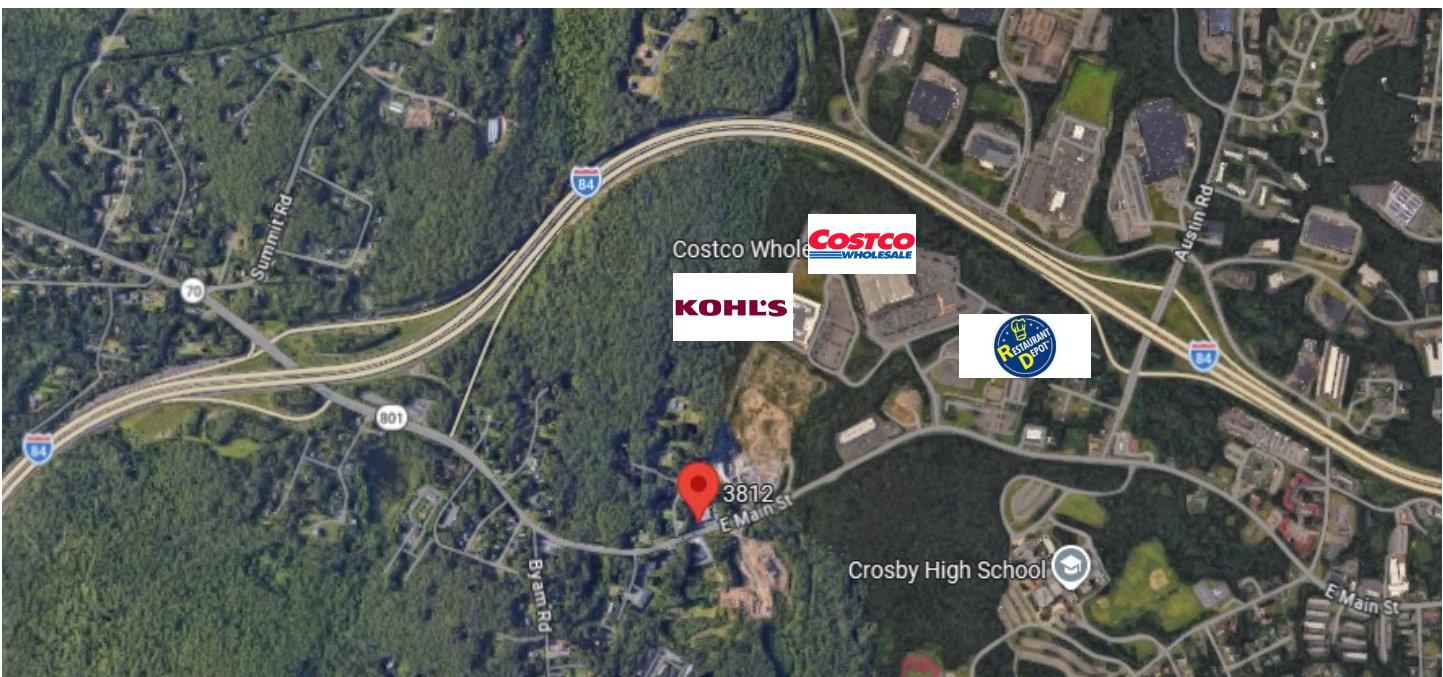


**3812 East Main Street  
Waterbury, CT 06705**

**Prime 2,215 +/- S/F Retail/Restaurant Space  
Ideal for Restaurant, Fast-Casual Café or Other Retail Uses  
Rapidly Growing Retail Corridor Just Off I-84  
On the Waterbury-Cheshire Line  
Excellent Street Frontage & Ample On-Site Parking  
with Strong Visibility & Easy Highway Access  
Surrounded by Major Retailers Including Costco, Kohl's  
& Restaurant Depot with Additional Development Underway Including a  
New Car Wash Several National Chains  
Asking \$25 NNN**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>3812 East Main Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	11,442 +/-	Air Conditioning	Central - TBD
Number of floors	1	Type of Heat	FHA
Avail S/F	2,215 +/-	Sprinkler	No
		<b>OTHER</b>	
		Acres	1.75
Int. Construction	Sheet Rock	Zoning	CA
Ext. Construction	Vinyl Siding/Concrete Block	Parking	Plenty - 37 Spaces
Ceiling Height	10'	State Route / Distance To...	I-84 / Quick Access
Roof	Flat	<b>TAXES</b>	
Date Built	1959/Total Remodel 2025/2026	Assessment	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	Well	Taxes	
Gas/Oil	Propane 1000 Gallon 2 inch line	<b>TERMS</b>	
Electrical	800 Amp / 3Phase	Lease	\$25 NNN



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