

COMMERCIAL DEVELOPMENT OPPORTUNITY

517-557 EAST MAIN WATERBURY CT 067002

GAS / CONVENIENCE / QSR



PURCHASE - GROUND LEASE

GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488



PRESENTED BY:

ROBERT GHENT
Real Estate Broker & Consultant
office: (475) 221-2529
cell: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

533 East Main Street



Property Summary

Price:	\$1,000,000
Lot Size:	0.63 Acres
Access:	Municipal Road
Cross Streets:	Brass Mill Dr / Welton
Permitted Uses:	See Attached
Frontage:	203
Traffic Count:	17,100.
Signal Intersection:	Union / Welton
Utilities:	Public Water /Sewer
Zoning:	Commercial General (C.G.)
APN:	0296-0089-0018
APN	0296-0089-0019
APN	0296-0089-0020
APN	0296-0089-0021

Property Overview

0.63 Acres with 203 Ft Frontage on East Main Street
Commercial General (C.G.) zone.
Retail & limited Vehicle Service [gas stations permitted use, subject to site plan review
Master Development Standards are attached to this memorandum
Phase II ESA - March 2026

Location Overview

ADT volume approximately 17,100 cars per day.

1/2 mile east of the City Center.

Proximate to St Mary's Hospital, Uconn, Post University Palace Theater, Brass Mill Commons, Brass Mill Center

East Main Street runs parallel to I-84 at this location with immediate highway access east and west through Brass Mill Drive

PROPERTY PHOTOS

533 East Main Street



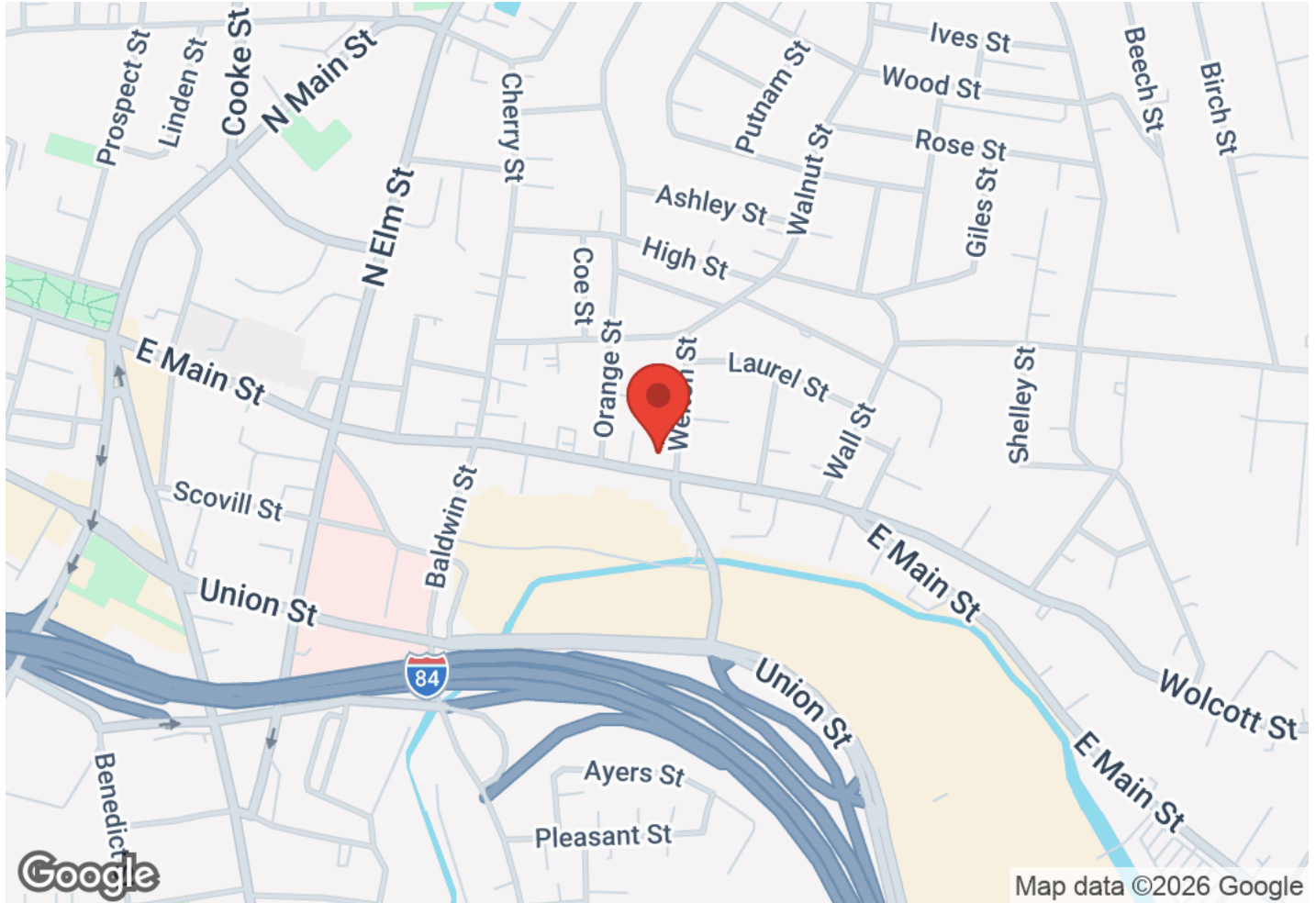
PROPERTY PHOTOS

533 East Main Street



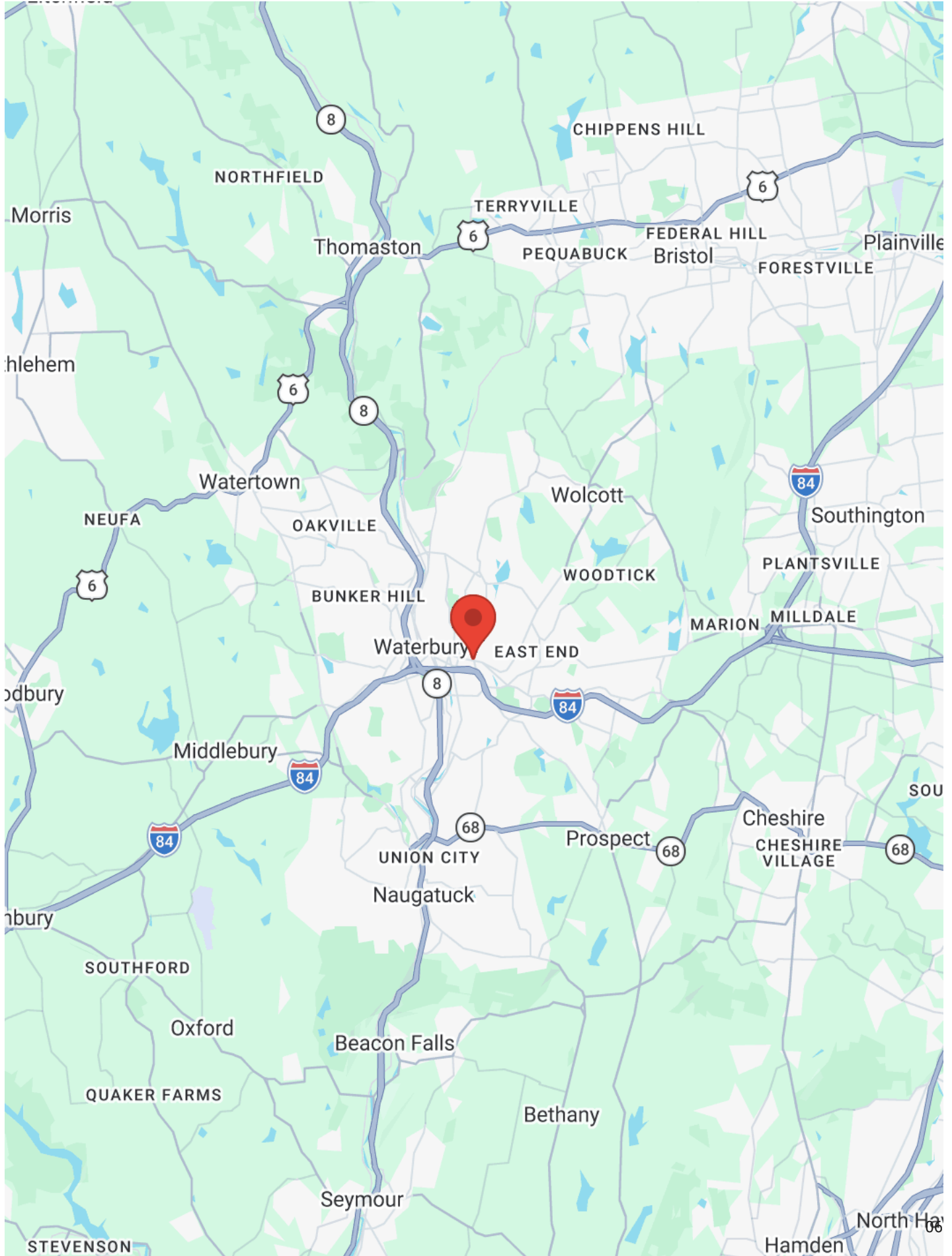
LOCATION MAPS

533 EAST MAIN STREET



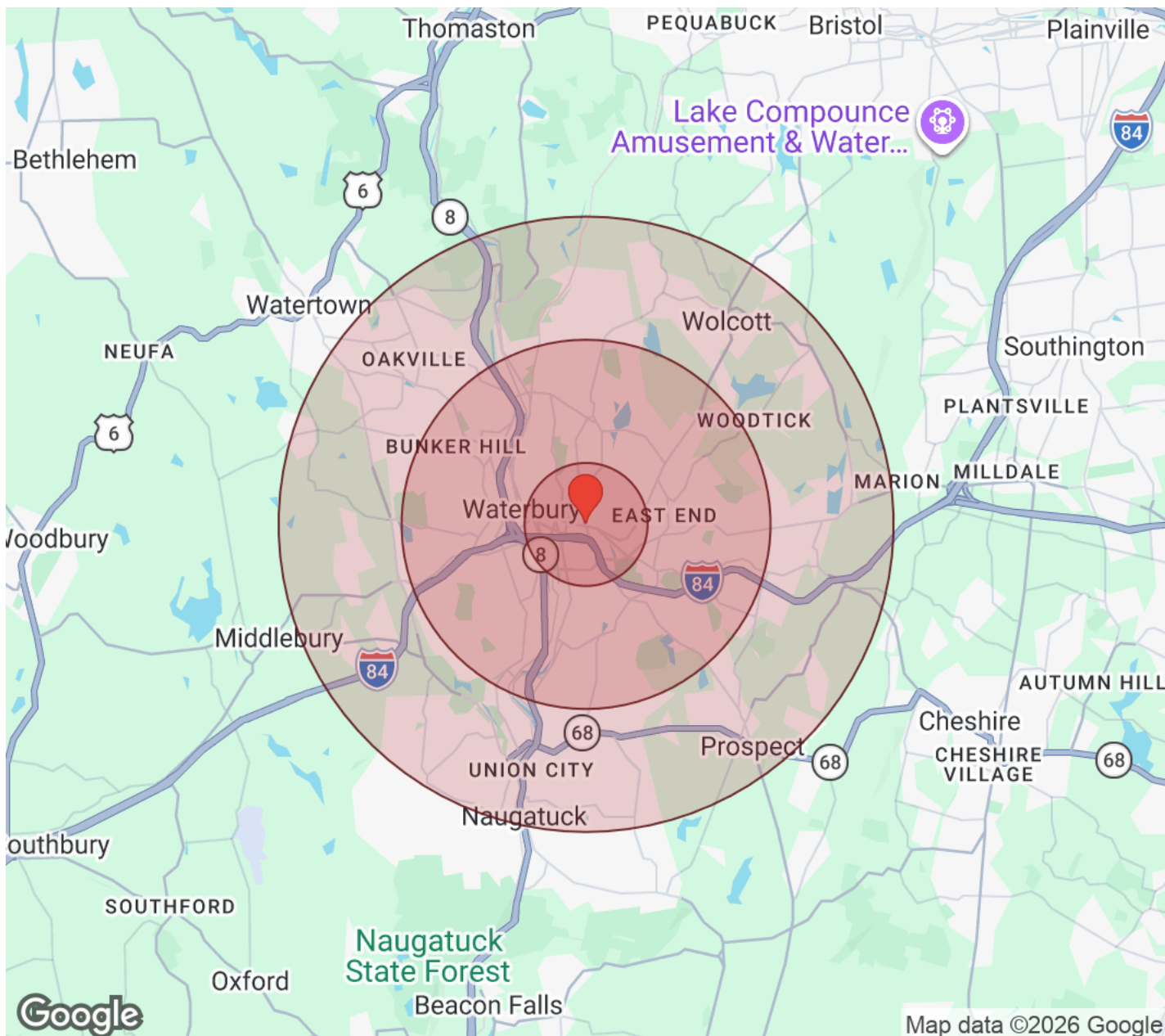
REGIONAL MAP

533 EAST MAIN STREET



DEMOGRAPHICS

533 EAST MAIN STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	14,328	54,814	85,982
Female	15,312	59,871	93,221
Total Population	29,640	114,685	179,203
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	21,104	83,147	126,553
Black	2,318	8,097	13,942
Am In/AK Nat	30	115	143
Hawaiian	N/A	11	18
Hispanic	4,888	17,226	28,332
Asian	863	3,773	6,577
Multiracial	379	1,892	3,064
Other	56	436	573
Housing	1 Mile	3 Miles	5 Miles
Total Units	12,136	46,810	73,405
Occupied	11,781	45,645	71,646
Owner Occupied	1,881	17,877	35,453

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,221	16,907	26,824
Ages 15 - 24	3,757	14,060	21,342
Ages 25 - 54	12,872	47,036	71,238
Ages 55 - 64	3,826	15,199	24,491
Ages 65+	4,965	21,482	35,309
Income	1 Mile	3 Miles	5 Miles
Median	\$37,099	\$56,294	\$70,204
Under \$15k	3,173	7,865	9,131
\$15k - \$25k	1,434	4,124	5,631
\$25k - \$35k	1,097	3,181	4,245
\$35k - \$50k	1,190	5,296	7,596
\$50k - \$75k	2,032	8,025	11,161
\$75k - \$100k	853	5,086	8,485
\$100k - \$150k	1,175	6,228	11,906
\$150k - \$200k	242	2,818	6,402
Over \$200k	584	3,024	7,087

TOWN PROFILE

533 EAST MAIN STREET



2026 Town Profile

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Waterbury, Connecticut

General

ACS, 2020–2024	Waterbury	State
Current Population	114,869	3,624,508
Land Area <i>mi</i> ²	29	4,842
Population Density <i>people per mi</i> ²	4,028	748
Number of Households	45,663	1,434,007
Median Age	38	41
Median Household Income	\$51,886	\$95,781
Poverty Rate	25%	10%

Economy

Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Social Assistance</i>	10,876	40%
2 Government <i>Local Government</i>	7,066	74%
3 Retail Trade <i>Food and Beverage Stores</i>	4,771	27%
4 Manufacturing <i>Fabricated Metal Product Mfg</i>	2,643	44%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	2,630	97%
Total Jobs, All Industries	39,952	

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	1,555	1,491	1,596	1,524	1,722

Total Active Businesses 8,581

Key Employers

Data from Municipalities, 2026

- 1 St. Mary's Hospital
- 2 MacDermid Inc.
- 3 Waterbury Hospital
- 4 Webster Bank
- 5 Post University

Demographics

ACS, 2020–2024

Age Distribution

	Waterbury	State
Under 10	14,405	10%
10 to 19	15,419	13%
20 to 29	15,046	13%
30 to 39	16,134	14%
40 to 49	14,626	12%
50 to 59	14,539	14%
60 to 69	12,509	13%
70 to 79	8,146	8%
80 and over	4,045	5%

Race and Ethnicity

	Waterbury	State
Asian	2%	5%
Black	23%	10%
Hispanic or Latino/a	39%	18%
White	29%	62%
Other	7%	5%

Hispanic includes those of any race. Remaining racial groups include only non-Hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Waterbury	State
English	61	77%
Spanish	13	28%

Educational Attainment

	Waterbury	State
High School Diploma Only	25	36%
Associate Degree	8	9%
Bachelor's Degree	10	23%
Master's Degree or Higher	7	19%

Housing

ACS, 2020–2024

	Waterbury	State
Median Home Value	\$208,500	\$366,900
Median Rent	\$1,225	\$1,488
Housing Units	49,956	1,541,822

	Waterbury	State
Owner-Occupied	47	66%
Detached or Semi-Detached	47	65%
Vacant	7	9%

Schools

CT Department of Education, 2025-26

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2023-24)
Brass City Charter School District	PK-8	400	35	
Waterbury School District	PK-12	18,381	976	86%
Statewide	-	497,764	20,604	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25

	Math	ELA
Brass City Charter School District	32%	44%
Waterbury School District	19%	27%
Statewide	46%	50%

2026 Town Profile

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Waterbury, Connecticut

Labor Force

CT Department of Labor, 2025

	Waterbury	State
Employed	50,118	1,869,450
Unemployed	3,243	76,777

Unemployment Rate

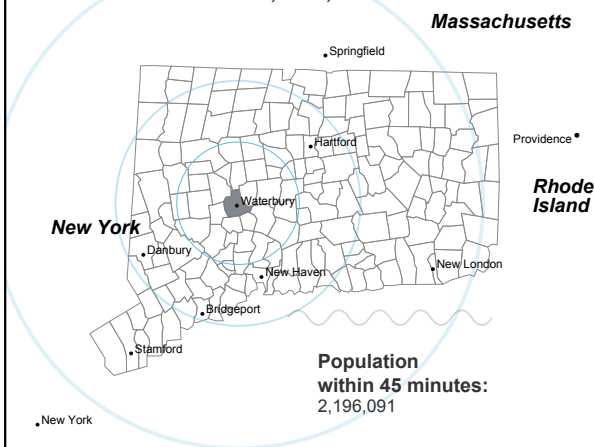
4 | 6%

Self-Employment Rate*

9 | 10%

*ACS, 2020–2024

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2020–2024

	Waterbury	State
Mean Commute Time *	27 min	26 min
No Access to a Car	9 19%	
No Internet Access	6 11%	

Commute Mode

Public Transport	3 4%
Walking or Cycling	2 3%
Driving	77 82%
Working From Home *	8 16%

Public Transit

CT <i>transit</i> Service	Local, Waterbury metro, Express, CTfastrak
Other Public Bus Operations	-
Train Service	Metro-North

* 5 year estimates include Covid-19 pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2022-23

Municipal Revenue

Total Revenue	\$472,592,000
Property Tax Revenue	\$255,168,000
per capita	\$2,219
per capita, as % of state avg.	66%
Intergovernmental Revenue	\$197,972,000
Revenue to Expenditure Ratio	116%

Municipal Expenditure

Total Expenditure	\$406,912,000
Educational	\$186,357,000
Other	\$220,555,000

Grand List

Equalized Net Grand List	\$10,179,969,629
per capita	\$88,529
per capita, as % of state avg.	44%
Commercial/Industrial Share of Net Grand List	27%
Actual Mill Rate	32.46
Equalized Mill Rate	25.09

Municipal Debt

Moody's Rating (2025)	A2
S&P Rating (2025)	AA-
Total Indebtedness	\$425,827,000
per capita	\$3,703
per capita, as % of state avg.	126%
as percent of expenditures	105%
Annual Debt Service	\$49,260,000
as % of expenditures	12%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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This PDF was last updated on 1 April 2026.



**CITY OF WATERBURY, CONNECTICUT
ZONING REGULATIONS**

**ARTICLE 4
PERMITTED
USES**

ZONING - PERMITTED USES & BULK

533 EAST MAIN STREET

	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Front Yard (feet)	Rear Yard (feet)	Total Side Yard (feet)	Minimum side yard (feet)	Corner Lot Setback from secondary street(s) (feet)	Maximum Impervious Cover	Maximum Building Coverage	Maximum Height	Minimum Usable Open Space	Maximum Residential Density (units per acre)
CA	10000*	100	50; 15 if lot < 1 acre	25 feet from residential use or district	NA	15 feet from residential use or District	25; 15 if lot < 1 acre	75%; 85% on lots < five acres	40%	Lesser of 4 stories or 60 feet	NA	0
CG	6000	60	15	20 feet from residential use or district	NA	8 feet from residential use or District	10	80%; 90% on lots < two acres	50%	Lesser of 5 Stories or 60 feet.	NA	24
CBD	NA	NA	NA	15 feet from any Residential District	NA	15 feet from Residential any District	Average Depth of Bldgs within 200 ft.	NA	NA	NA	NA	NA
Industrial Districts (NA: Not Applicable)												
IG	20000	100	15	20 feet from residential use or district	NA	20 feet from residential use or District; 15 feet from any street line	15	NA	50%	Lesser of 4 Stories or 80 feet.	NA	0

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533 EAST MAIN STREET



CITY OF WATERBURY, CONNECTICUT
ZONING REGULATIONS

ARTICLE 4
PERMITTED
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Section 4.08 Master Use Table (Amend. 9-28-11; 4-25-12, 10-23-13, 1-22-14, 11-28-15, 11-19-15, 5-25-16, 6-30-16)

USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
RESIDENTIAL USES															
Single Family Residence	ZP	ZP	ZP	ZP	SP	ZP		SP		SP					
Two/Three Family Residence	SP ^a	SP ^a	SP ^a	ZP SP	ZP SP	ZP SP				SP					10.02
Multi-Family Residence				ZP SP	ZP SP	ZP SP		SP		SP	SP				10.02
Active Adult Housing	SE	SE	SE	SE	SE			SE	SE	SE					10.03
Residential Campus Development	SE	SE	SE	SE	SE										10.04
Planned Residential Conservation Development	SE	SE	SE	SE	SE										10.05
Group Living				SP	SP	SP		SP		SP	SP				10.06
Student Housing Unit											ZP				10.31
Halfway Residences												SP			10.07
Short-term Lodging						ZP		ZP	ZP	ZP	ZP				
* two family only, permitted in conjunction with a Planned Residential Conservation Development															
COMMERCIAL USES															

ZONING - PERMITTED USES & BULK

533 EAST MAIN STREET



CITY OF WATERBURY, CONNECTICUT
ZONING REGULATIONS

ARTICLE 4
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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Mixed Use Planned Development				SP	SP	SP		SP		SP	SP		SP		10.08
Retail Sales					SP	SP	ZP	ZP	ZP	ZP	ZP		ZP		
Mixed Use Building							ZP	ZP		ZP	ZP				10.29
Package Store							SP	SP	SP	SP	SP		ZP		10.09
Eating and Drinking Establishments					SP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Personal, Business and Repair Services					SP	SP	ZP	ZP	ZP	ZP	ZP		ZP		
Entertainment Uses						SP	SP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Large Venue Event Facilities								SP	SP	SP	SP	SP	SP	SP	10.10
Shopping Centers						SP	ZP	ZP	ZP	ZP	ZP		ZP		10.11
Food Processing and Sales			SP	SP	SP	SP	ZP	ZP	ZP	ZP	SP	ZP	ZP	ZP	
Adult Establishment												ZP			10.12
Recreation Uses					SP	SP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	10.13
Social Gathering Places				SP	SP	SP	ZP	ZP	ZP	ZP	SP				
Automobile and Marine Craft Trade									ZP	SP		ZP	ZP	ZP	

ZONING - PERMITTED USES & BULK

533 EAST MAIN STREET



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ZONING REGULATIONS

ARTICLE 4
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USES

USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Commercial Outdoor Recreation	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP		SP	SP	SP	10.13
Office Uses					SP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Medical Office						ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
General Purpose Hospital Campus	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10.14
Inpatient Clinic					SP	SP		SP	SP	SP					
Community Facilities	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP				
Day Care Center		SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	ZP	
Schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				
Business and Trade Schools						SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	
Colleges or Universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10.14
Religious Institutions	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP		ZP		10.15
Essential Public Services	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Parks and Open Areas	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Kennel									ZP				SP		10.23

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533 EAST MAIN STREET



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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Veterinary Services					SP	SP	ZP	ZP	ZP	ZP	ZP				
Wind Energy Conversion Systems	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	10.25
Crematories	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	10.26
Medical Marijuana Dispensary Facility												SP			10.30
INDUSTRIAL USES															
Manufacturing and Processing												ZP	ZP	ZP	
Industrial Services												ZP	ZP	ZP	
Warehouse and Freight Handling												ZP	ZP	ZP	
Wholesale Trade					SP	SP	SP	SP	ZP	SP		ZP	ZP	ZP	
Limited Vehicle Service Facilities								SP	ZP	SP		ZP	ZP	ZP	10.16
Agriculture	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					
Vehicle Service Facilities									SP	SP		SP	ZP	SP	10.16
Hazardous Industrial Operations												SP			10.24

ZONING - PERMITTED USES & BULK

533 EAST MAIN STREET



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ZONING REGULATIONS

ARTICLE 4
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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Commercial Earth Excavation												SP			10.17
Basic Utilities	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Passenger Terminals				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Commercial Parking Structure					SP	SP	ZP	ZP	ZP	ZP	ZP	SP	SP	SP	10.19
Surface Parking Lot				SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	10.19
Commercial Energy Generation and Storage Facilities												SP	SP	SP	
Wireless Communications Facilities	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	

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ZONING REGULATIONS

ARTICLE 4
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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
CONDITIONAL ACCESSORY USES															
Home Occupation	ZP	ZP	ZP	ZP	ZP	ZP		ZP		ZP	ZP				10.21
Livestock and Poultry	ZP	ZP	ZP	ZP	ZP	ZP									10.22
Drive Through Service							SP	ZP	ZP	ZP	SP	ZP	ZP	ZP	
Outdoor Display							ZP	ZP	ZP	ZP	ZP		ZP		
Accessory Earth Material Excavation*	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	10.18
Temporary Structures	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Accessory Packaged Alcohol sales					SP	SP	SP	SP	SP	SP	SP		SP		10.09
Accessory Energy Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Accessory Wireless Facilities												ZP	ZP	ZP	10.20

* Removal of more than 500 cubic yards of earth materials per acre *or a duration of more than two years* requires Special Permit approval by the Zoning Commission

East Main St Waterbury

Connecticut, AC +/-

LOTS 18, 19, 20 & 21



 Boundary 3  Boundary 2  Boundary 1

Robert Ghent
P: 2035432847

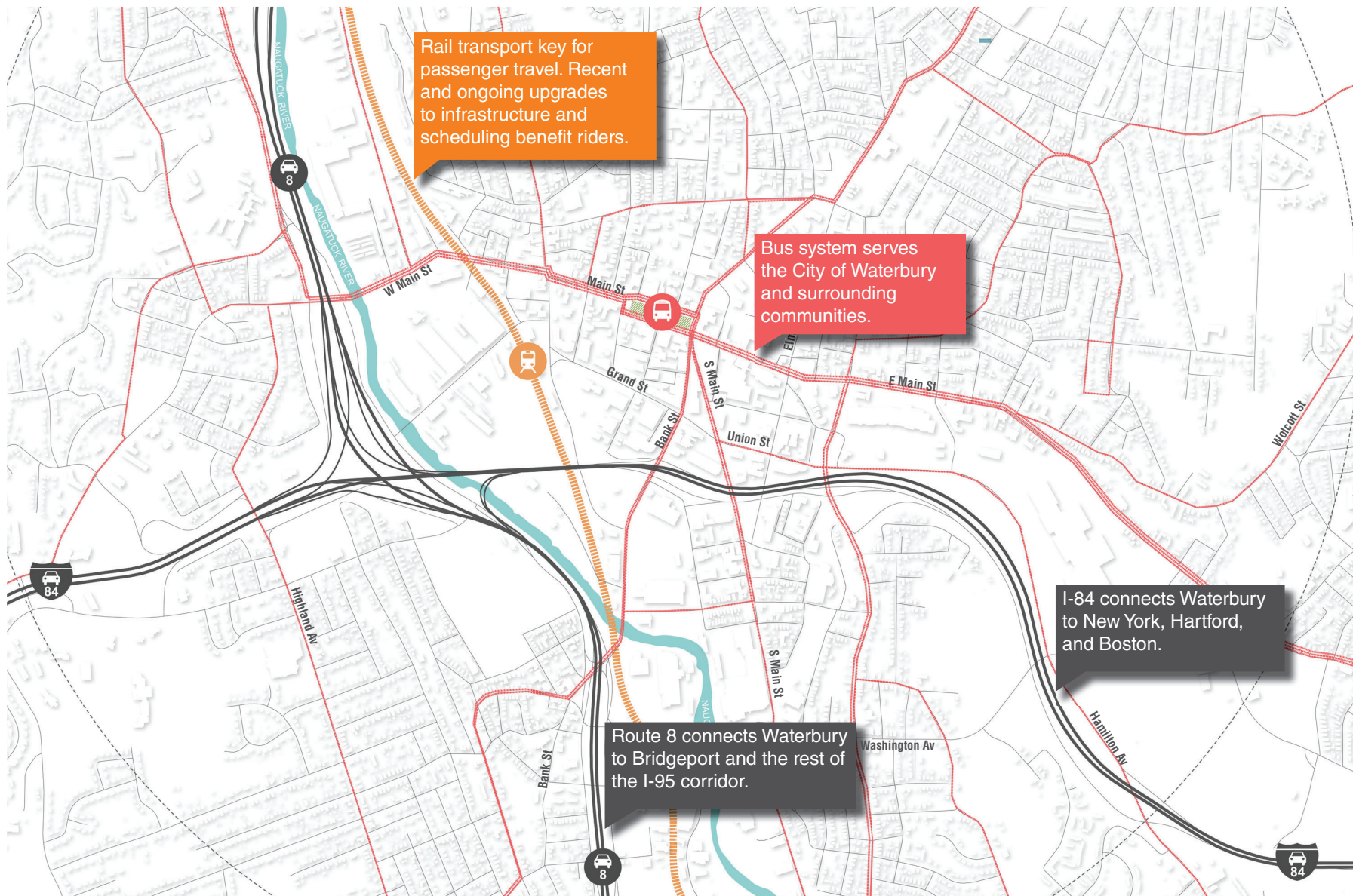
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533 EAST MAIN STREET



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