

FOR LEASE // ROCKY GLEN FALLS, 75 GLEN ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Newtown's prestigious Rocky Glen Falls. Spectacular office space with ideal setting and easy access to I84. The property is under new ownership with on site property management. Building features large windows, high ceilings, common baths on each floor and elevator. Furnished spaces are also available. Units have separate HVAC and Filter system.

PROPERTY HIGHLIGHTS

- R-2 Zone
- Gas/ Electric Hear
- Central A/C
- Well and Septic
- Two Elevators

OFFERING SUMMARY

Lease Rate:	\$15-20.00 SF/yr
Available SF:	471 - 6,320 SF
Lot Size:	13.22 Acres
Building Size:	64,426 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	439	12,397	53,708
Total Population	1,311	35,396	150,978
Average HH Income	\$121,336	\$117,051	\$121,837



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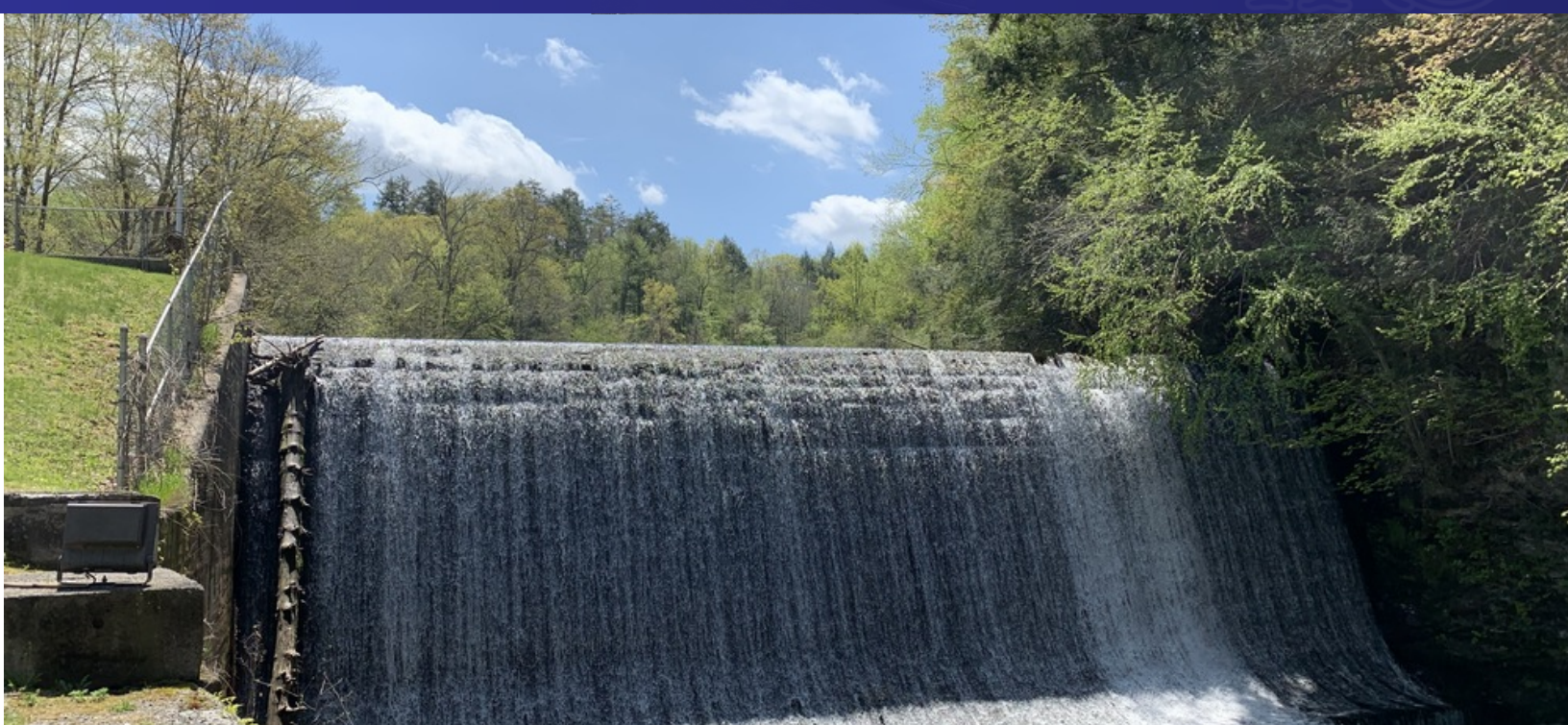
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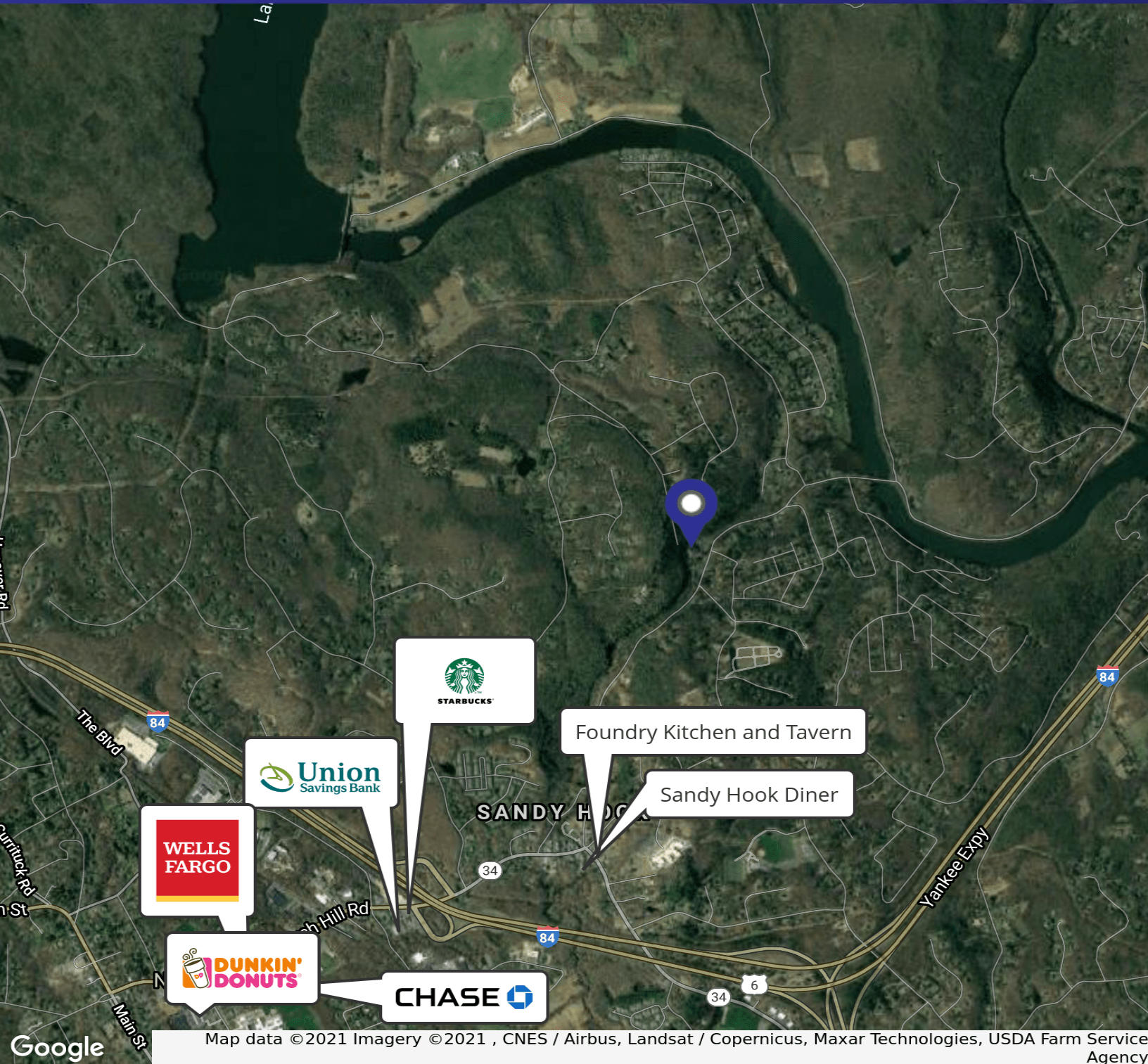
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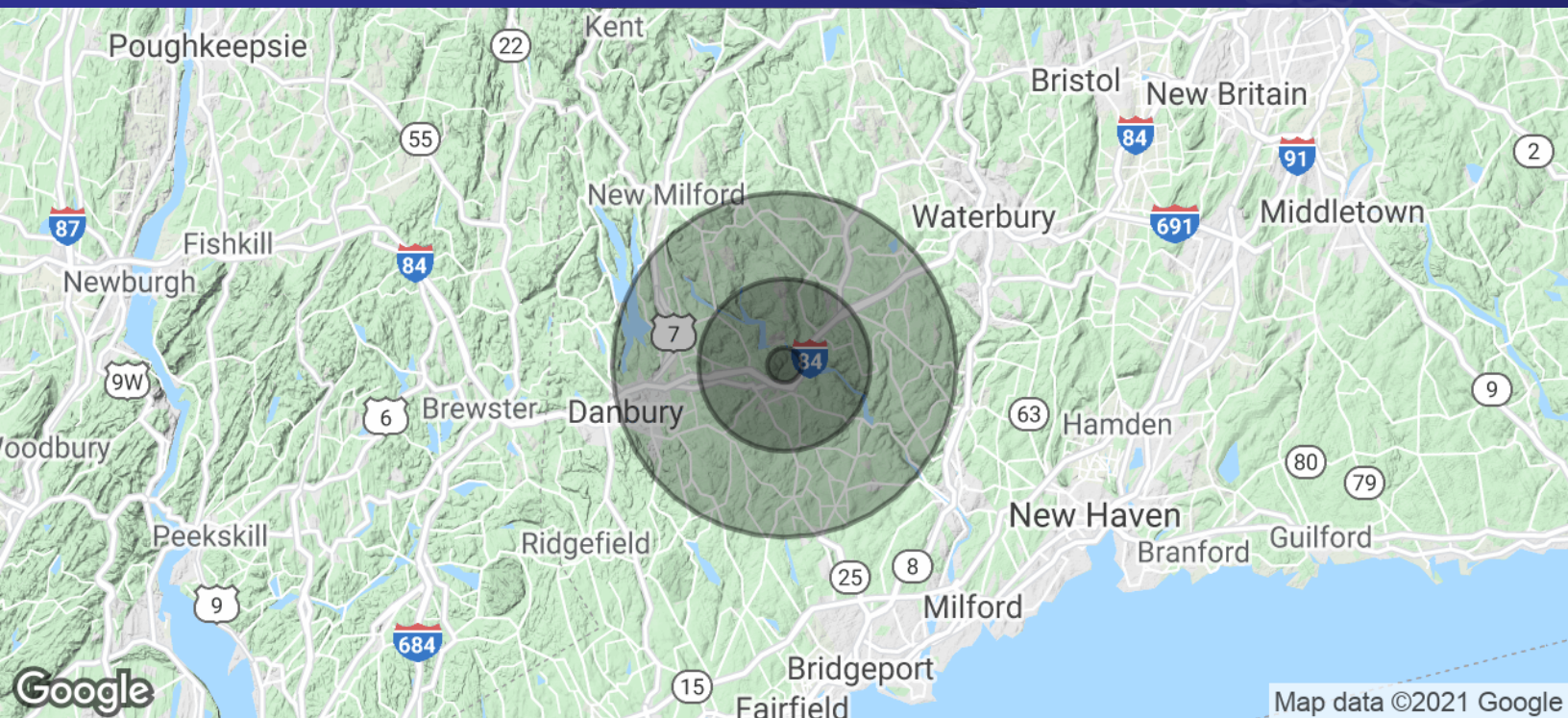
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,311	35,396	150,978
Average age	42.8	46.8	44.5
Average age (Male)	41.1	44.3	42.5
Average age (Female)	44.5	48.3	45.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	439	12,397	53,708
# of persons per HH	3.0	2.9	2.8
Average HH income	\$121,336	\$117,051	\$121,837
Average house value	\$508,737	\$464,652	\$472,960

* Demographic data derived from 2010 US Census


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