

**FOR LEASE // 12 COMMERCE RD, NEWTOWN, CT**



**PROPERTY DESCRIPTION**

Ideal for Storage or Warehouse use for a Contractor or Small Business. Clear Span space, 70' by 32'. High ceiling, 8' to 20' at center point. Located in a beautiful landscaped 2.5-acre campus 1 minute to the I-84. 10 minutes to Danbury, 15 minutes to Brookfield, 20 minutes to Monroe 25 minutes to Waterbury. Fully Heated and Cooled if needed (extra). FLEXIBLE/SHORT TERM LEASE TERMS AVAILABLE. ALSO AVAILABLE FOR LEASE - PARKING FOR UP TO 40 VEHICLES UNDER SEPPARATE LEASE

**PROPERTY HIGHLIGHTS**

- Unit Size: +/- 2,225 sf SUBDIVIDABLE.
- Zone: M-5 Industrial Zone
- Ceiling Height: 8ft to 20ft
- Heating/Cooling: Gas Heat, Fully Air Conditioned (EXTRA)

**OFFERING SUMMARY**

|               |                                 |
|---------------|---------------------------------|
| Lease Rate:   | \$1,000 - \$1,600/month         |
| Available SF: | 1,000 - 2,225 SF (Subdividable) |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE    | 1.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households  | 223       | 808       | 1,744     |
| Total Population  | 476       | 1,851     | 4,177     |
| Average HH Income | \$122,368 | \$125,408 | \$130,045 |



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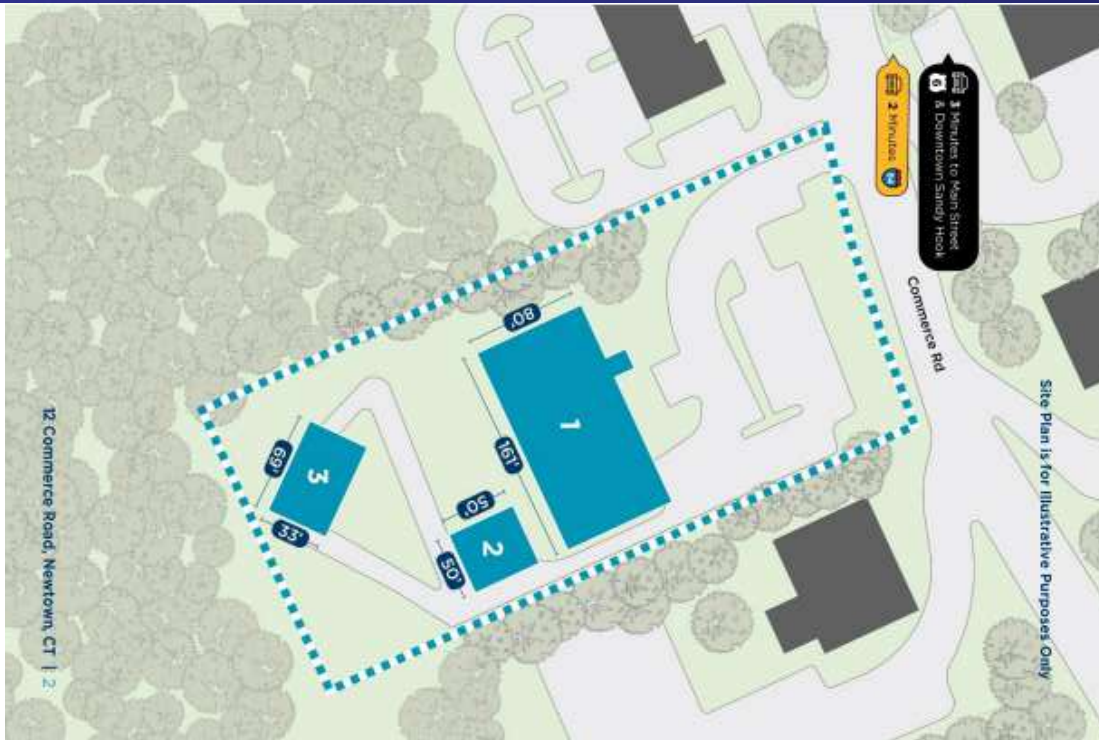
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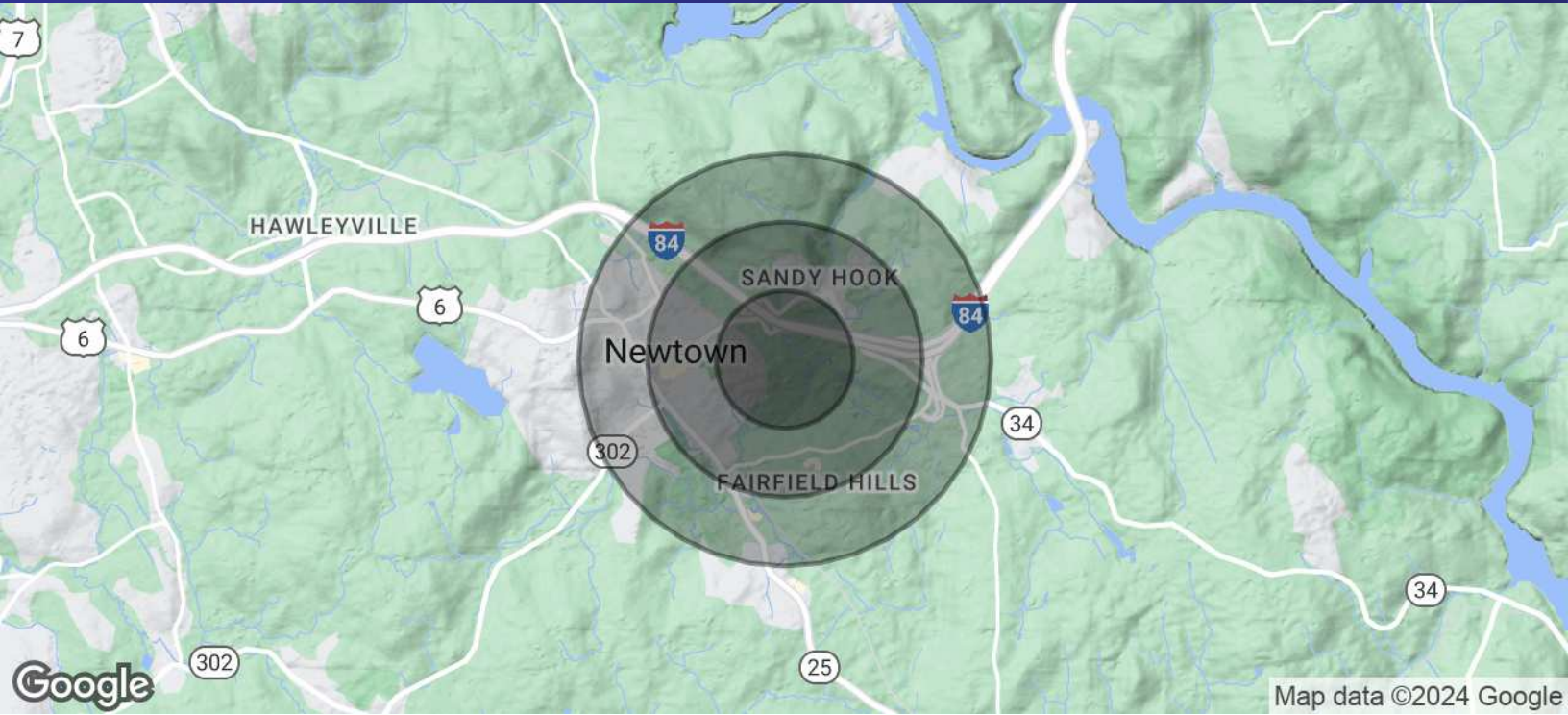
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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 476       | 1,851  | 4,177     |
| Average Age          | 49.5      | 48.8   | 47.3      |
| Average Age (Male)   | 48.0      | 47.4   | 45.7      |
| Average Age (Female) | 51.6      | 50.2   | 49.0      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 223       | 808       | 1,744     |
| # of Persons per HH | 2.1       | 2.3       | 2.4       |
| Average HH Income   | \$122,368 | \$125,408 | \$130,045 |
| Average House Value | \$369,298 | \$374,961 | \$373,048 |

2020 American Community Survey (ACS)



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