

FOR LEASE // 75 GLEN ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Move your business to beautiful Rocky Glen Falls! This building has exposed brick and wood as well as views of a waterfall and ample parking. Ideal from any professional office use. Unit 204 and 202 have glass offices, open bullpen, conference rooms and Kitchenettes. Sizes ranging from 265 Sq Ft - 5,595 Sq Ft.

We are offering full commission to leasing broker!

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Gross)
Unit 204:	5,151 SF
Unit 202:	5,595 SF
Unit 300:	1,567 SF
Unit 108:	420 SF
Unit 109:	265 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	768	5,421	15,082
Total Population	1,658	13,197	37,079
Average HH Income	\$120,168	\$132,574	\$135,047



JOE DIMYAN

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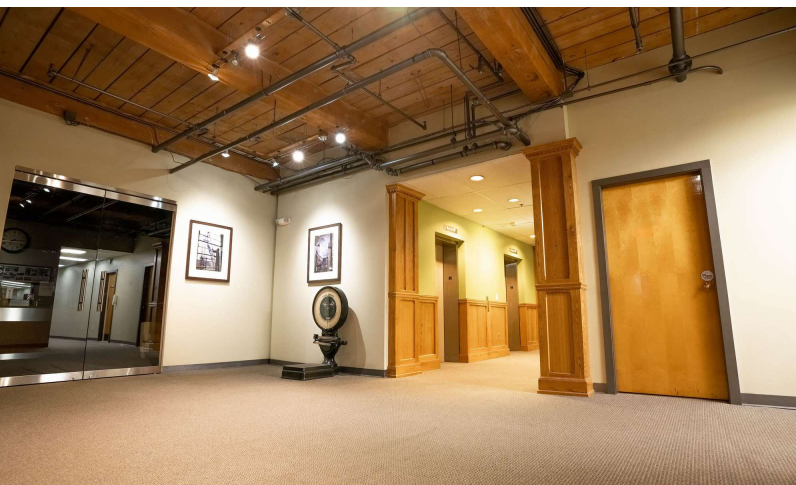
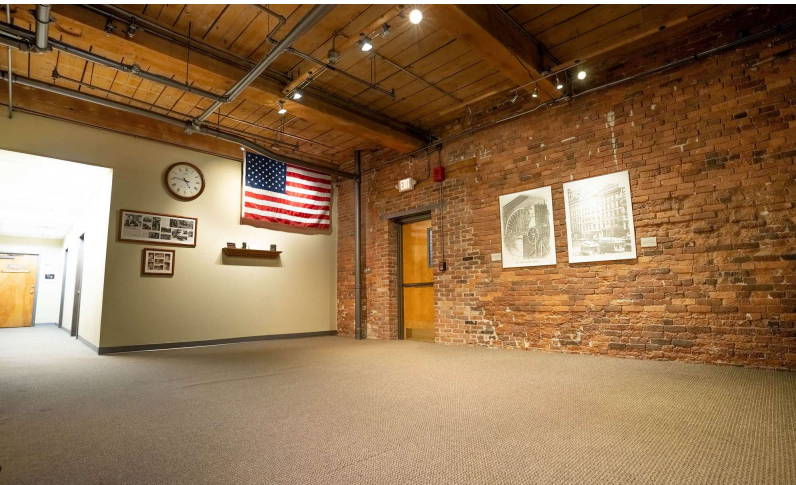
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PROPERTY HIGHLIGHTS

- Full Commission to Leasing Broker
- M-40 Zone
- Heating: Gas/ Electric
- Cooling: Central A/C
- Well and Septic
- Elevator Access
- Approximately 2 Miles from Downtown Newtown
- Maintenance Manager on Site
- Year Bult: 1831
- Staple in Sandy Hook Community
- Waterfall Views
- Exposed Brick and Wood
- Professional Glass Offices
- Windowed Offices
- Open Bullpen
- Conference Rooms
- Common Baths
- Unit 202 and 204 have Baths and Kitchenette in Unit
- Unit 306: We Work Space with Common Kitchenette
- Easy Access to I-84



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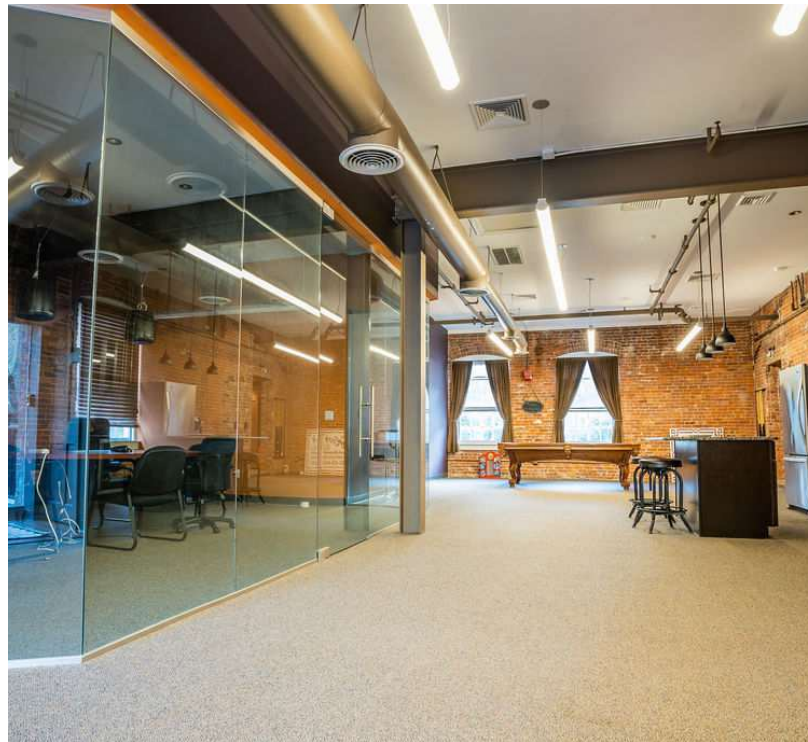
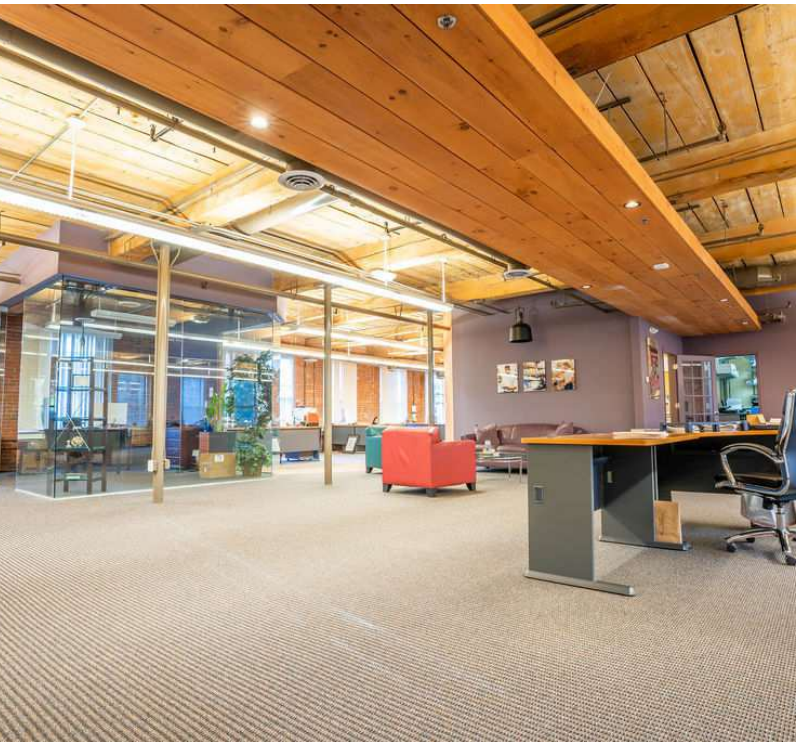


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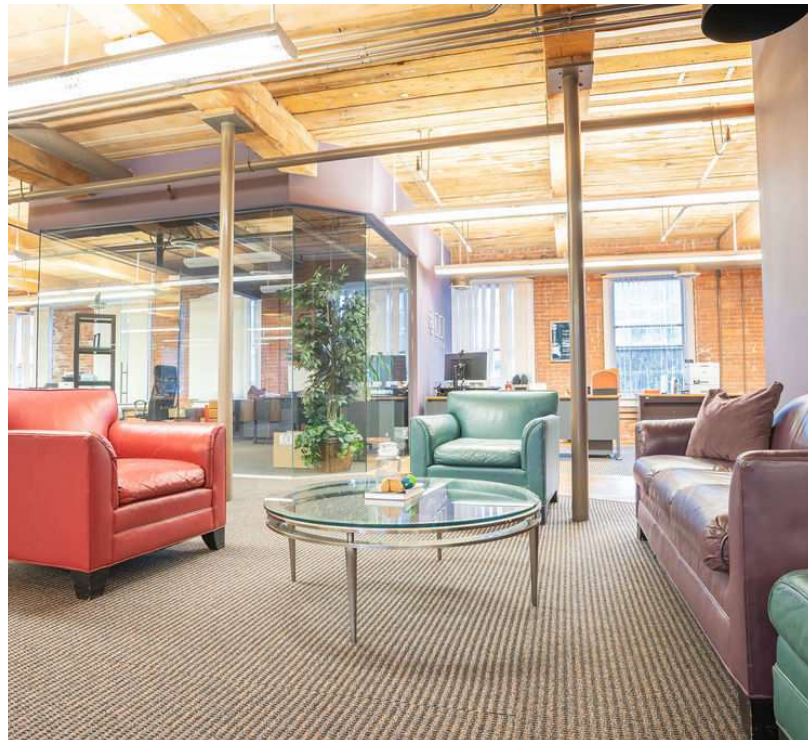
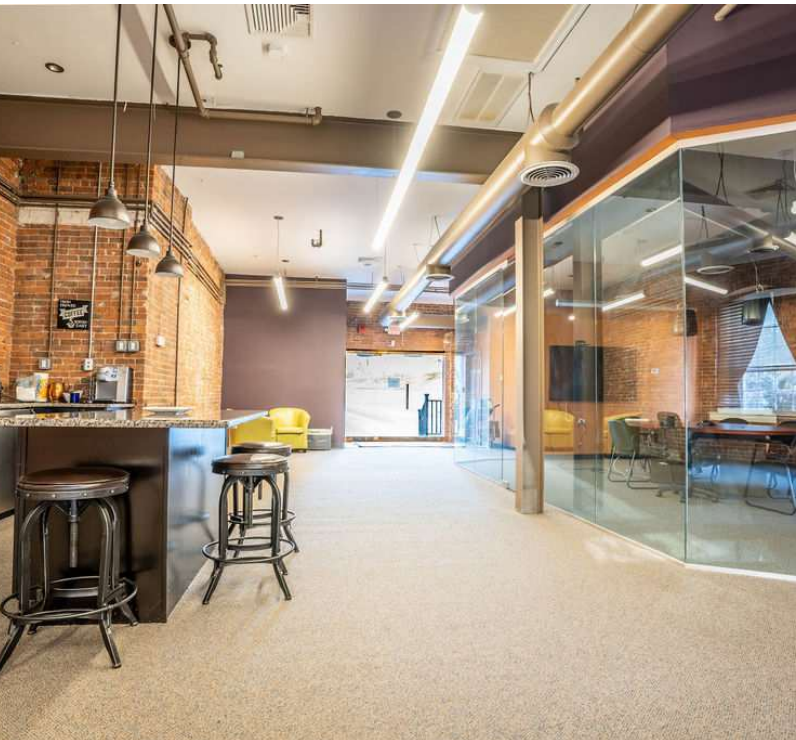
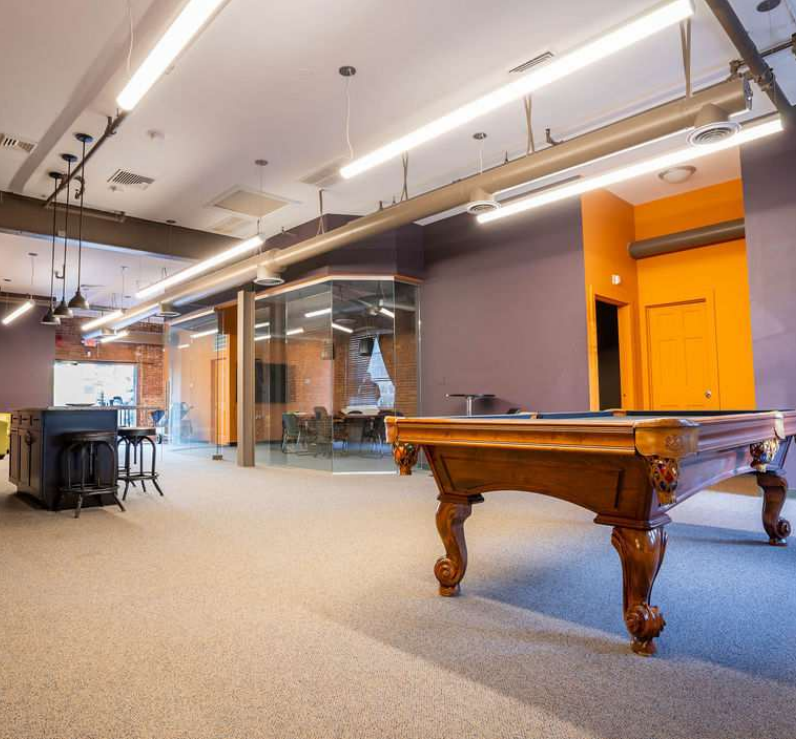


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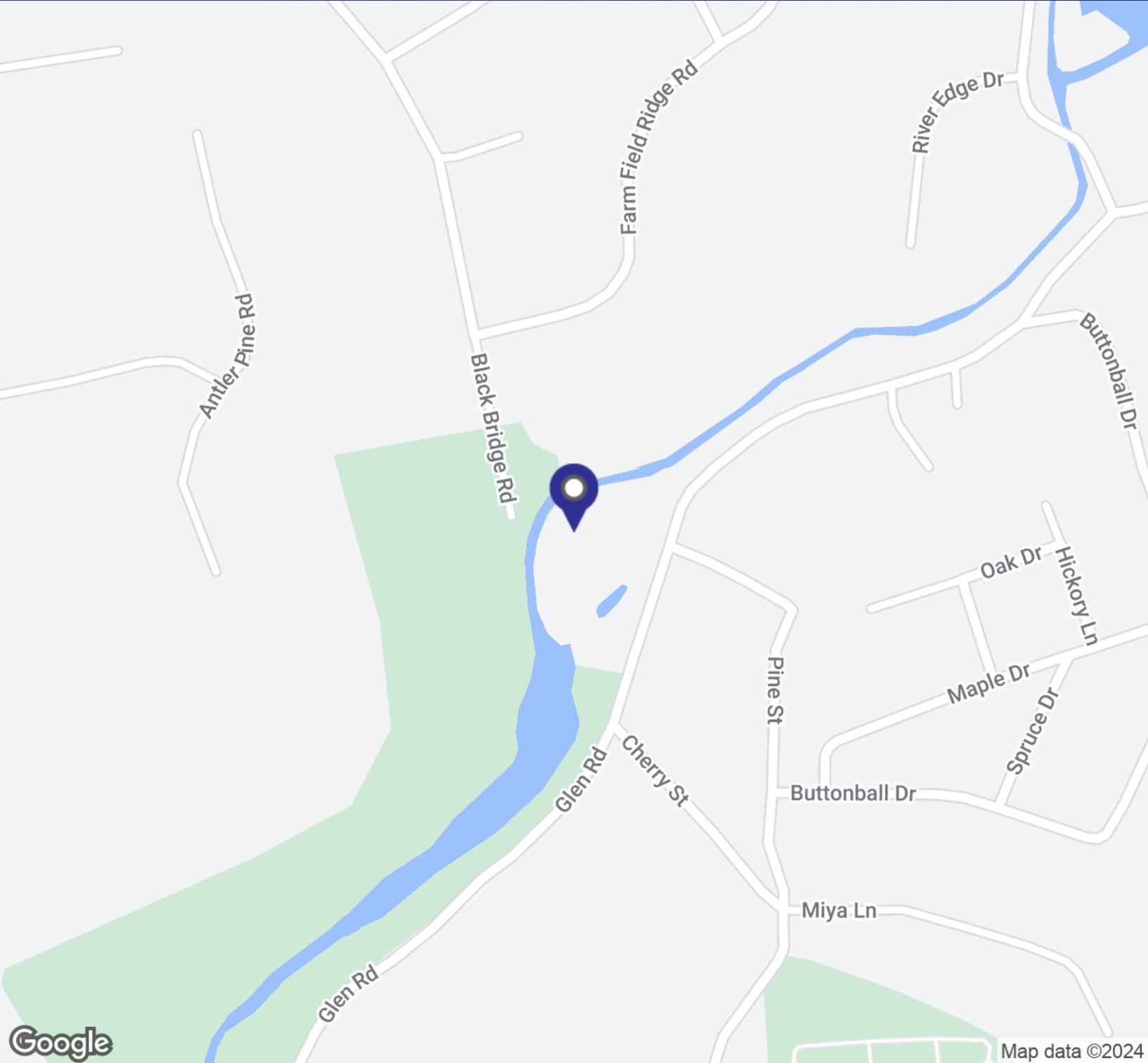


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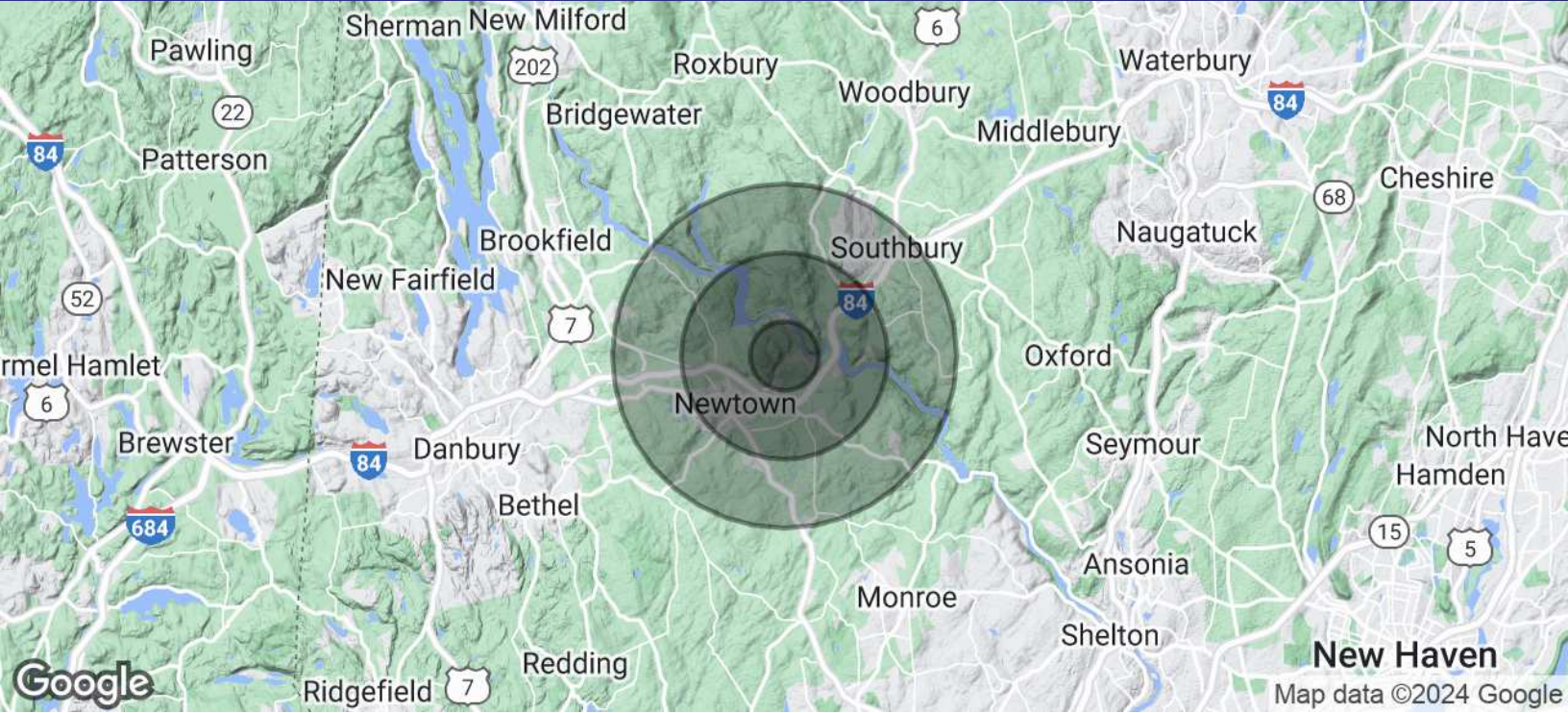
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,658	13,197	37,079
Average Age	50.9	45.6	47.6
Average Age (Male)	46.6	43.3	45.1
Average Age (Female)	53.3	47.8	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	768	5,421	15,082
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$120,168	\$132,574	\$135,047
Average House Value	\$352,160	\$357,907	\$354,965

* Demographic data derived from 2020 ACS - US Census



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