

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 for any professional office use. Unit 204 and 202 have glass offices, open bullpen, conference rooms and Kitchenettes. Unit 300 has a beautiful view of the waterfall, 303 was recently renovated and has large windows. Ownership is flexible on sizing with potential build to suit options.

We are offering full commission to leasing broker!

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Gross) Incl. Util
Unit 204A:	3,028 SF
Unit 204B:	5,151 SF
Unit 202:	5,595 SF
Unit 300:	879 SF
Unit 303:	1,154 SF
Unit 107:	419 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

Broker

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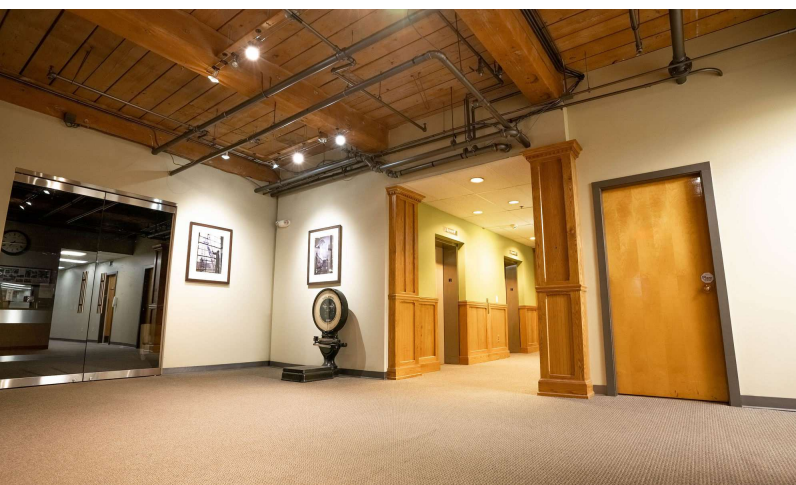
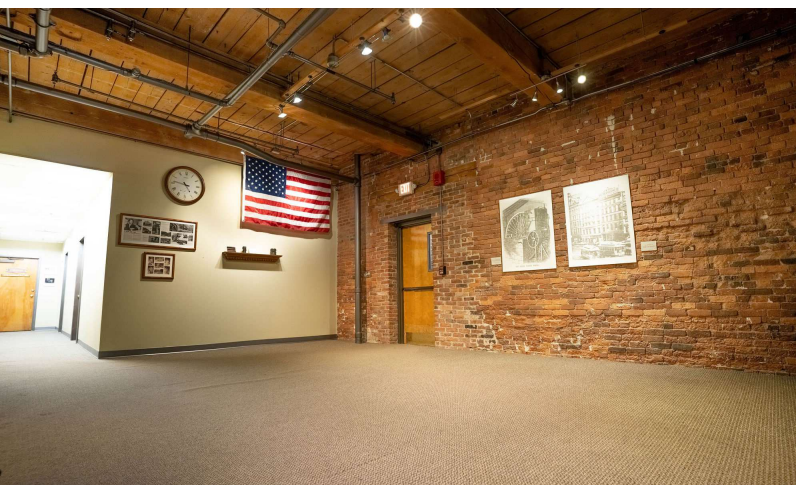
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PROPERTY HIGHLIGHTS

- 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
- Easy Access to I-84



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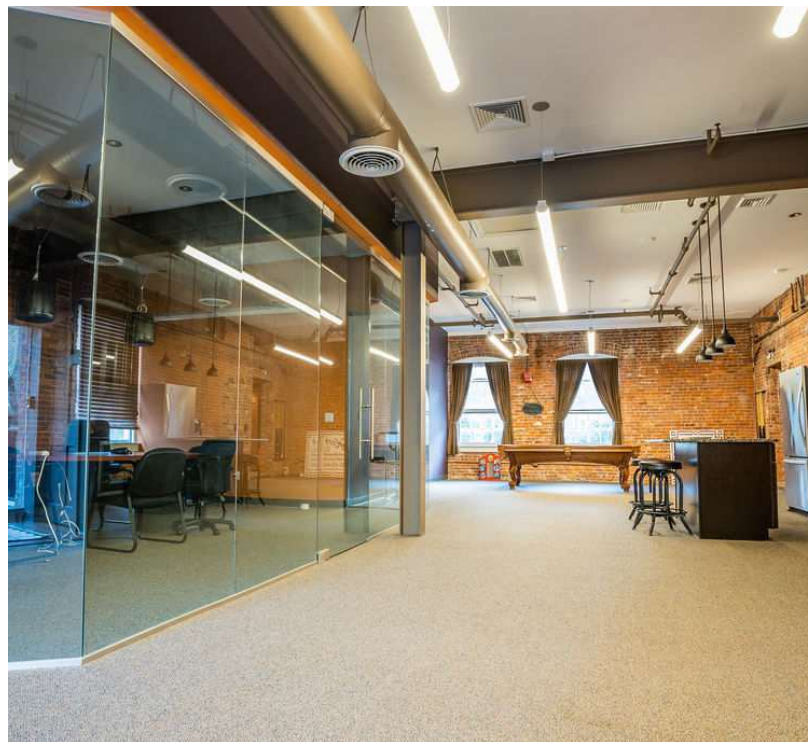
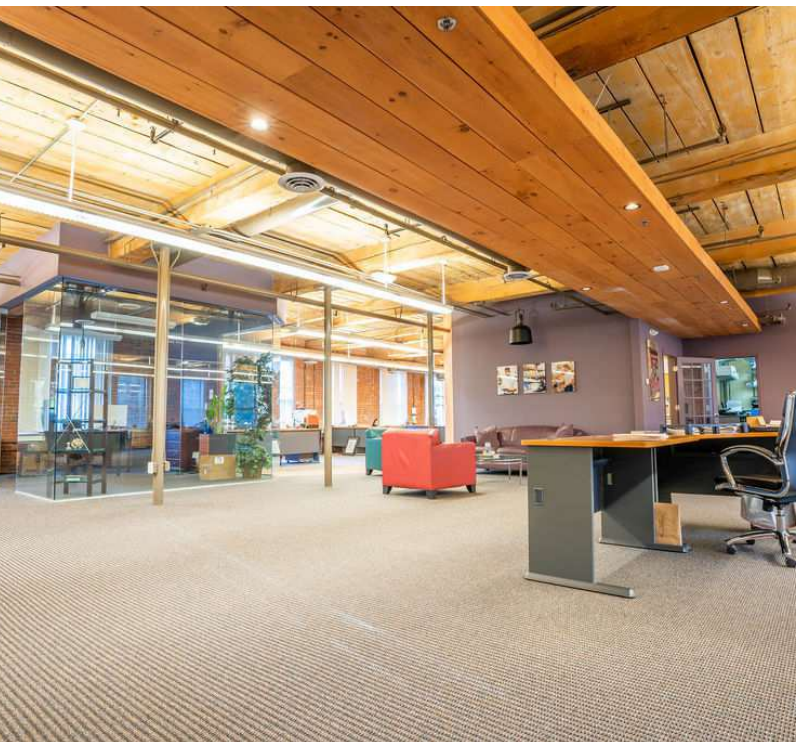
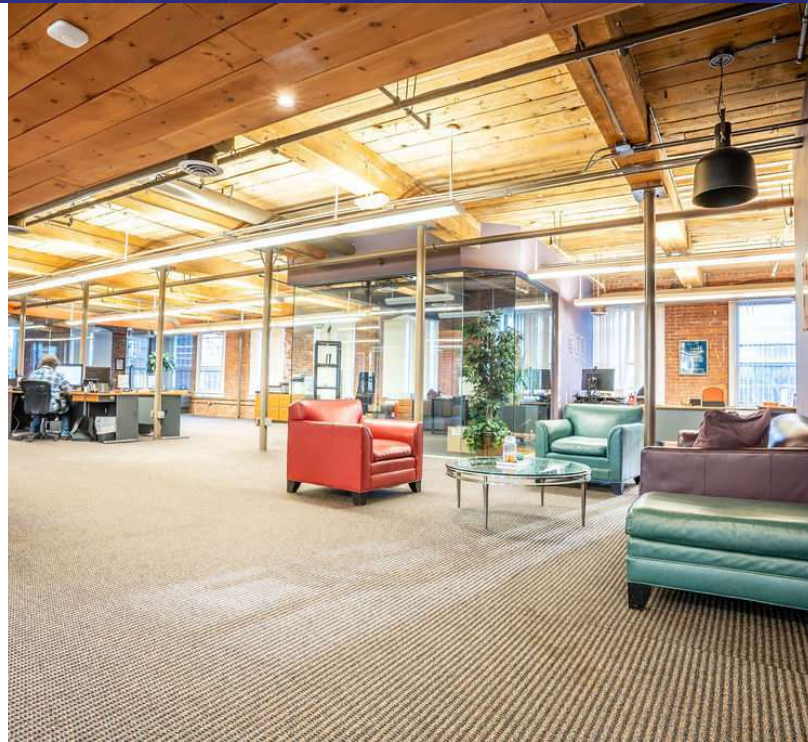
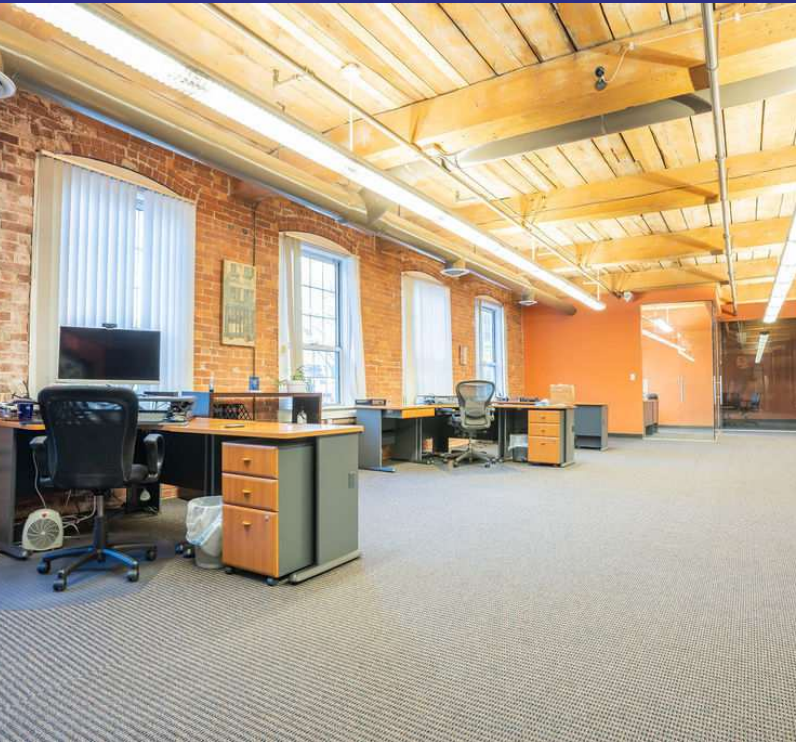
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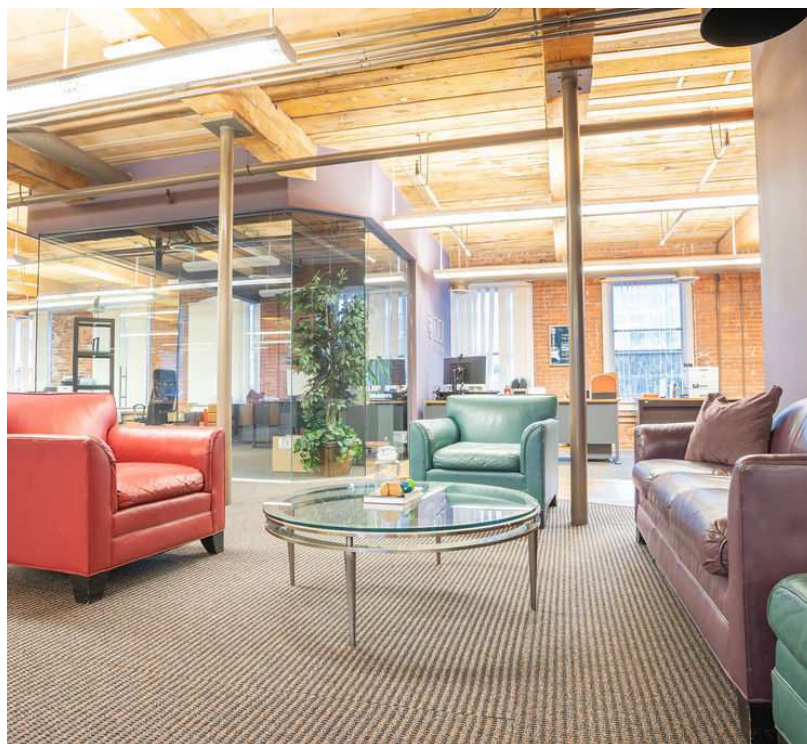
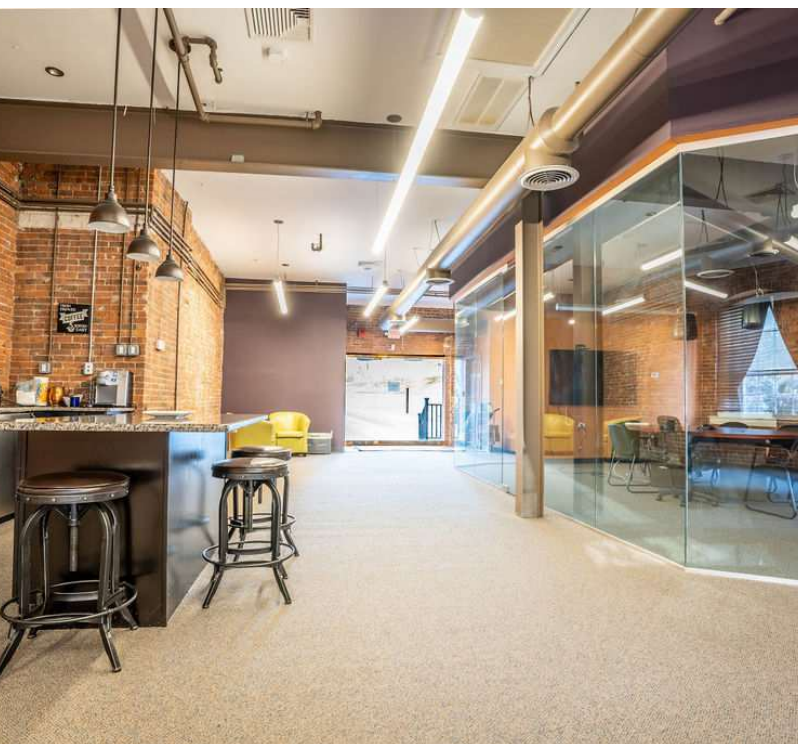
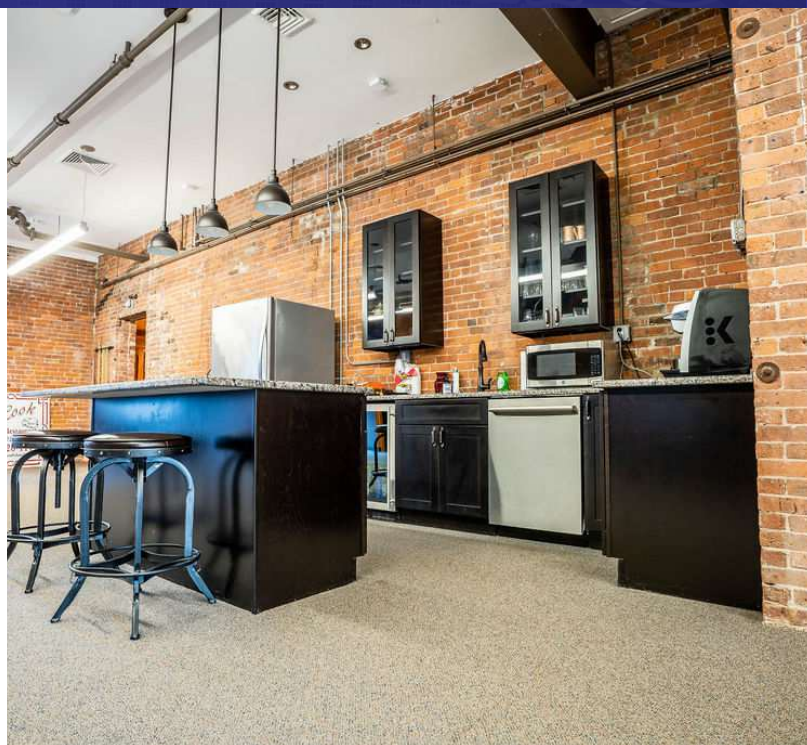
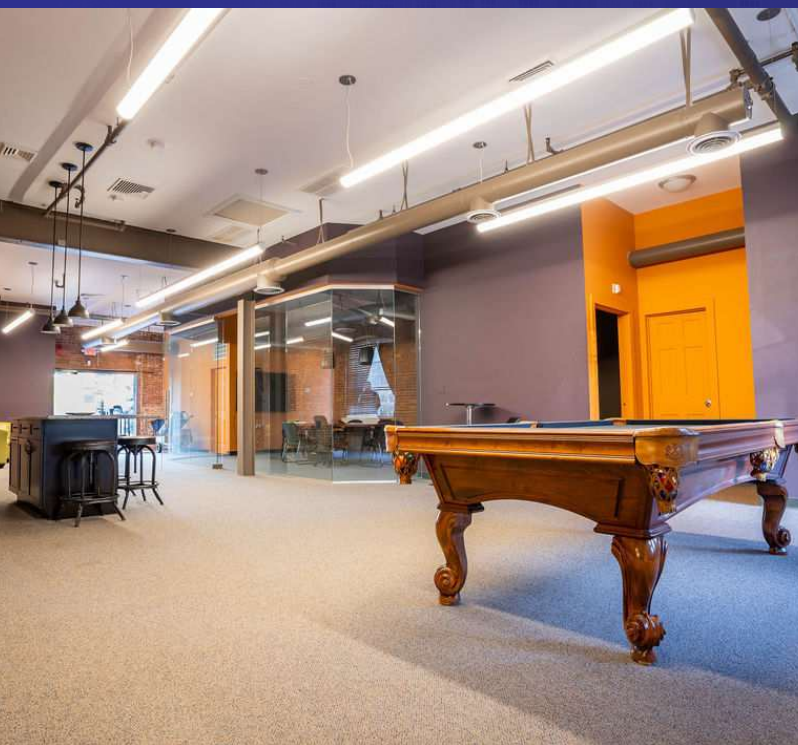
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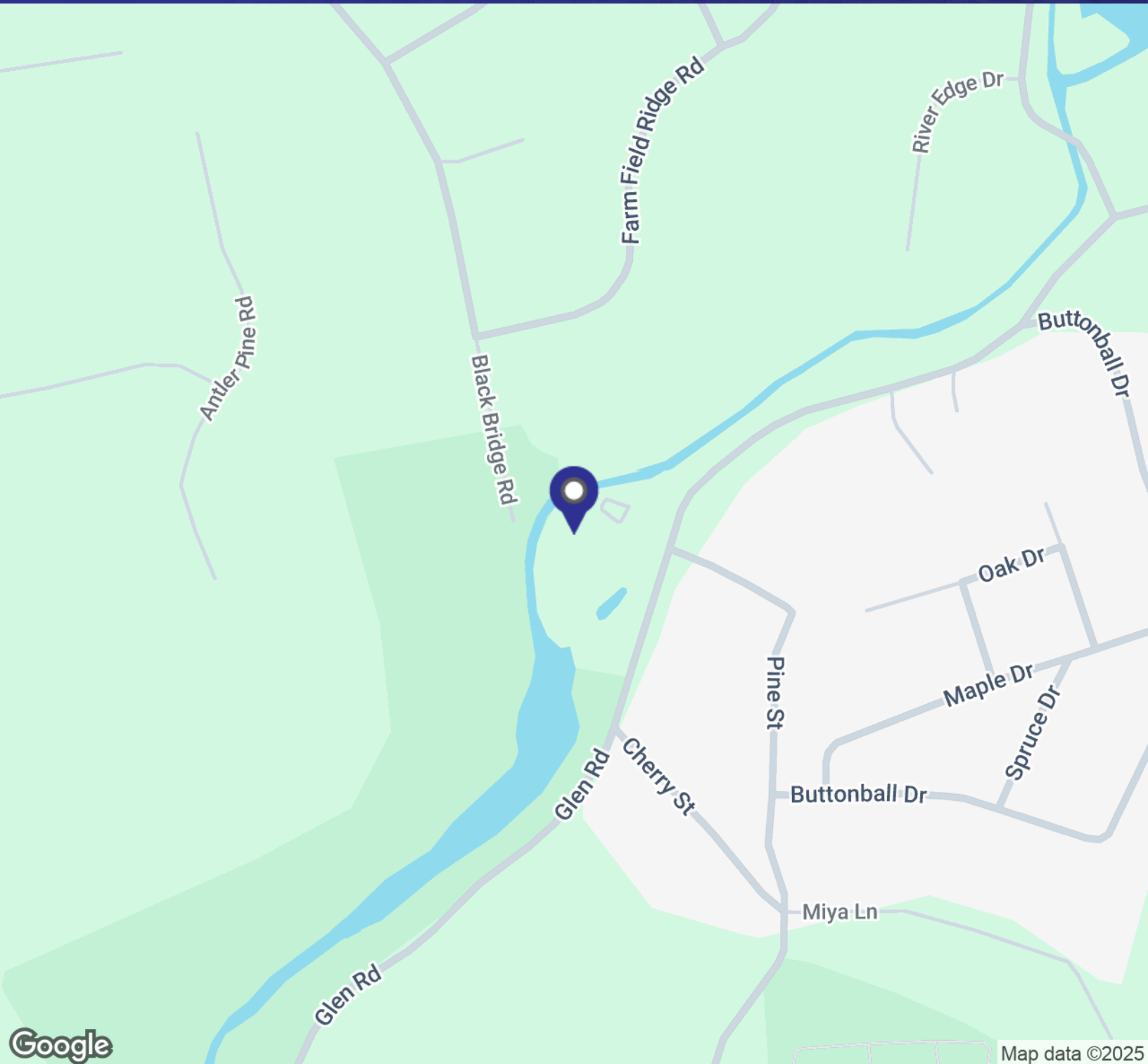
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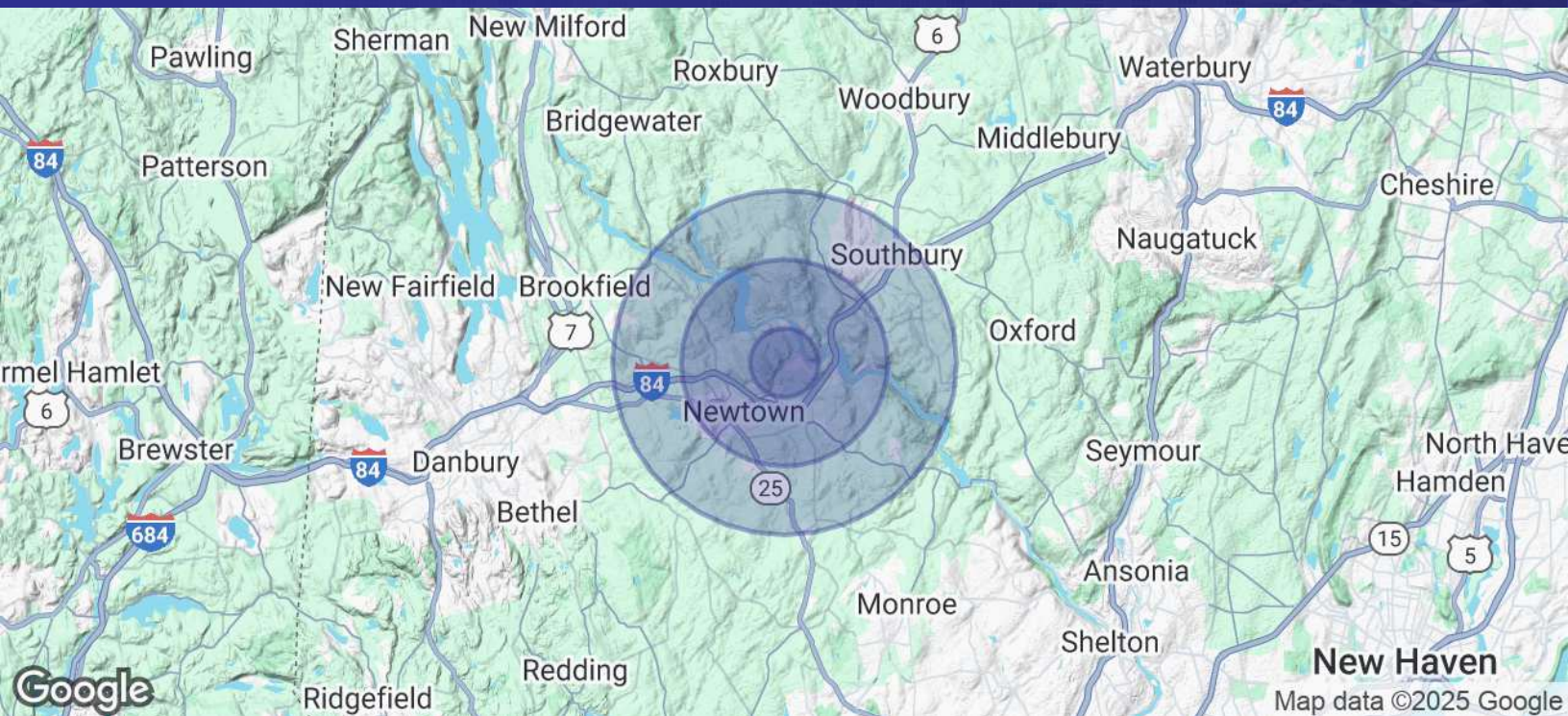
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,658	13,197	37,079
Average Age	50.9	45.6	47.6
Average Age (Male)	46.6	43.3	45.1
Average Age (Female)	53.3	47.8	49.4

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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