

FOR LEASE // 53 CHURCH HILL RD, NEWTOWN CT



PROPERTY DESCRIPTION

This building has it all! Beautiful clean warehouse space, offices, loading dock, heavy power, outside storage, ample parking, full AC and less than 1/2 mile to I-84. Ideal space for warehouse, R+D or any Industrial use.

PROPERTY HIGHLIGHTS

- 1 Loading Dock
- 800 Sq Ft Open Office Space
- Gas Heat/ Full AC
- 15' Ceilings
- 2 Bathrooms

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	5,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	221	862	1,815
Total Population	521	2,053	4,351
Average HH Income	\$134,757	\$137,389	\$135,579



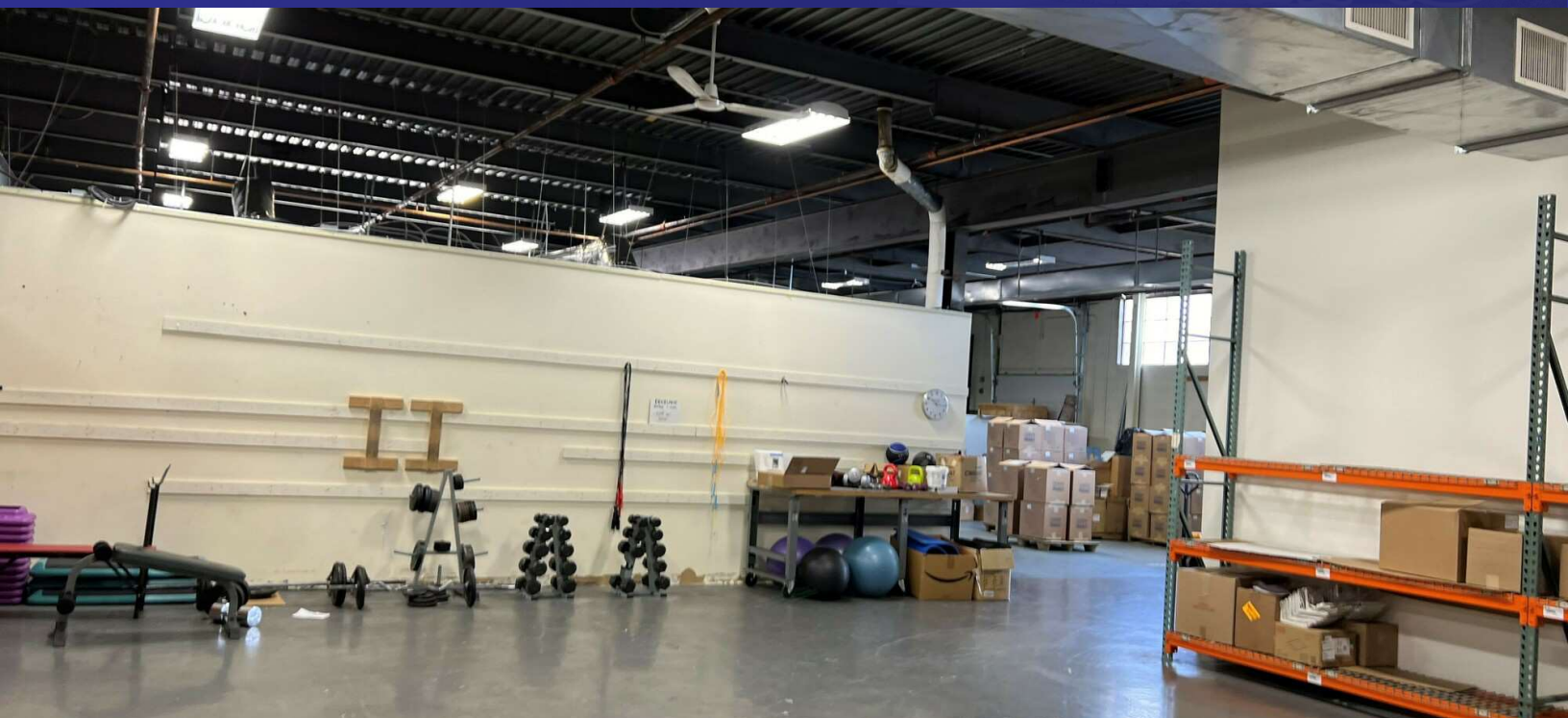
MICHAEL DIMYAN

Broker

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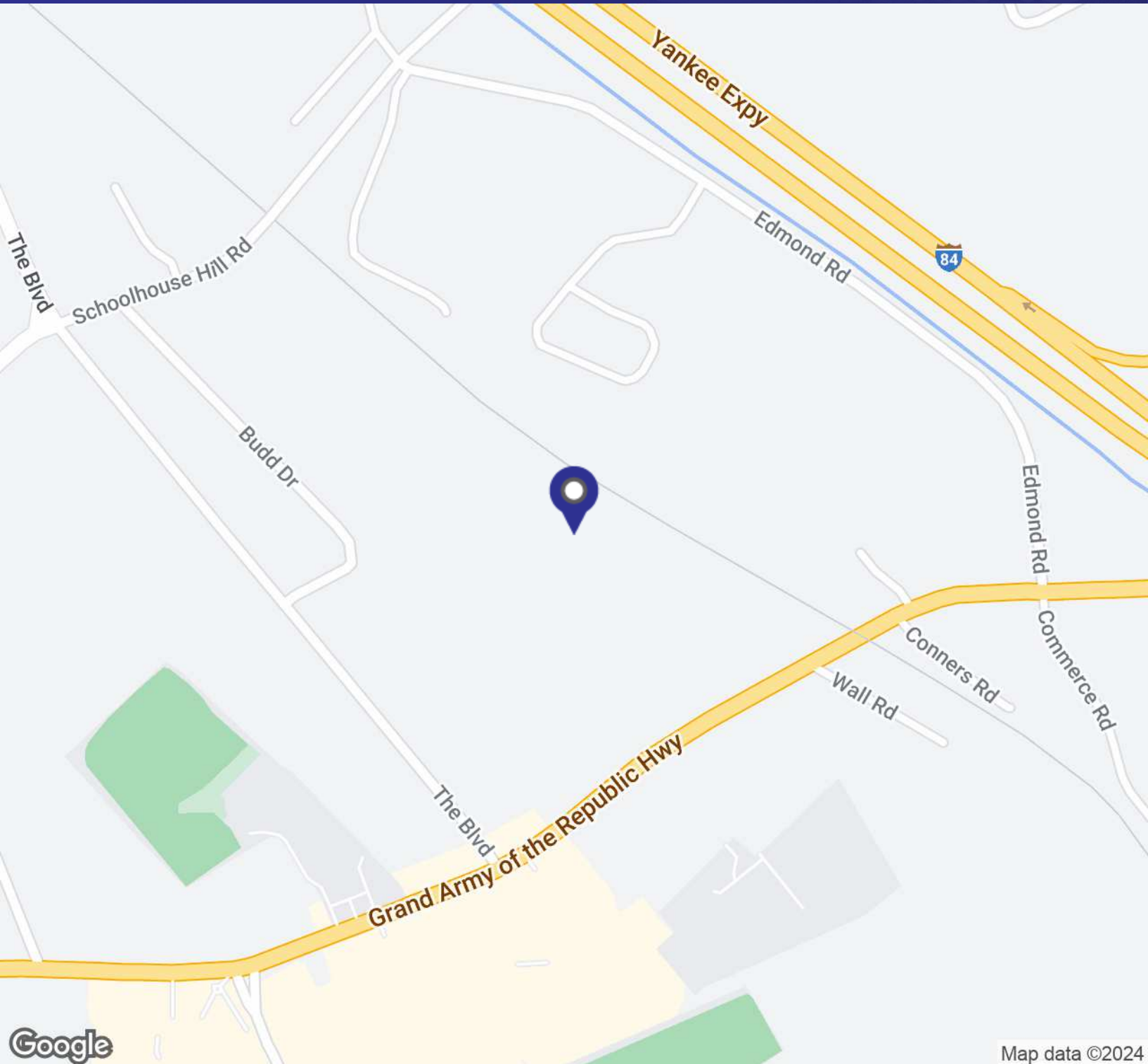
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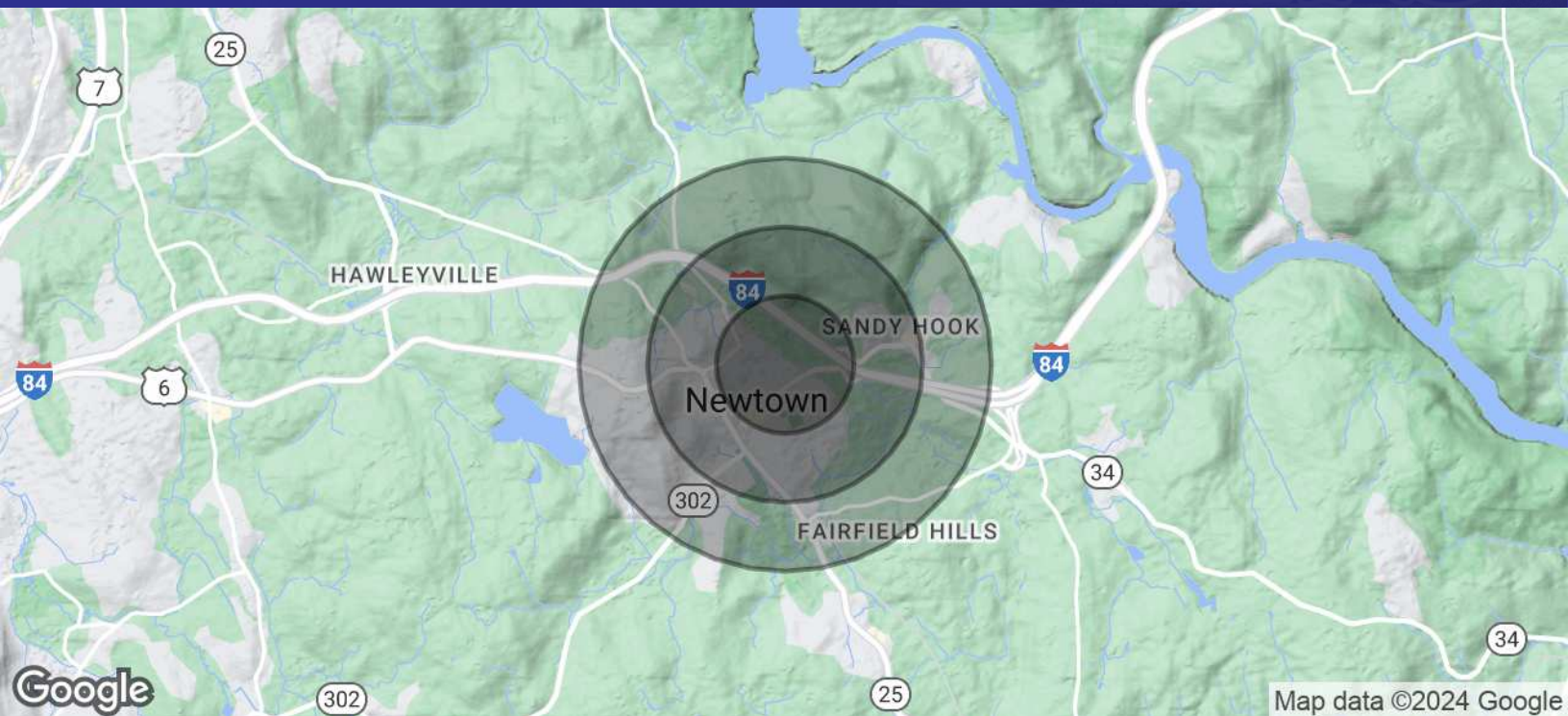
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	521	2,053	4,351
Average Age	50.4	48.7	47.8
Average Age (Male)	50.1	47.9	46.6
Average Age (Female)	50.1	49.1	48.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	221	862	1,815
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$134,757	\$137,389	\$135,579
Average House Value	\$399,971	\$386,388	\$380,489

* Demographic data derived from 2020 ACS - US Census



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