

FOR LEASE // RETAIL SPACE WITH WAREHOUSE



PROPERTY DESCRIPTION

Ideal opportunity to lease Retail and Warehouse at the same location. +/- 3,200 SF retail and +/- 3,200 Sf Warehouse W/Drive in Door. Superb Location for Retail, Showroom, Food, Medical Or Office With Fantastic Signage! Great Location on Rt. 6 with Easy Access to I-84! Spaces can be leased Separately.

PROPERTY HIGHLIGHTS

- Zone: B2 (Retail/Office/Medial)
- Ceiling Height: +/- 10 ft
- Utilities: City Water and Sewer
- Heating: Gas
- Plumbing: 2 Baths
- Cooling: Central A/C
- New Roof
- New Electrical Service
- 8' x 8' Drive-In Door

117 MT. PLEASANT RD (RT. 6), NEWTOWN, CT

Lease Rate:	\$15 PSF (Gross) + Utils
Available SF:	6,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	596	7,189	29,247
Total Population	1,528	19,454	75,683
Average HH Income	\$130,064	\$136,444	\$111,935



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com

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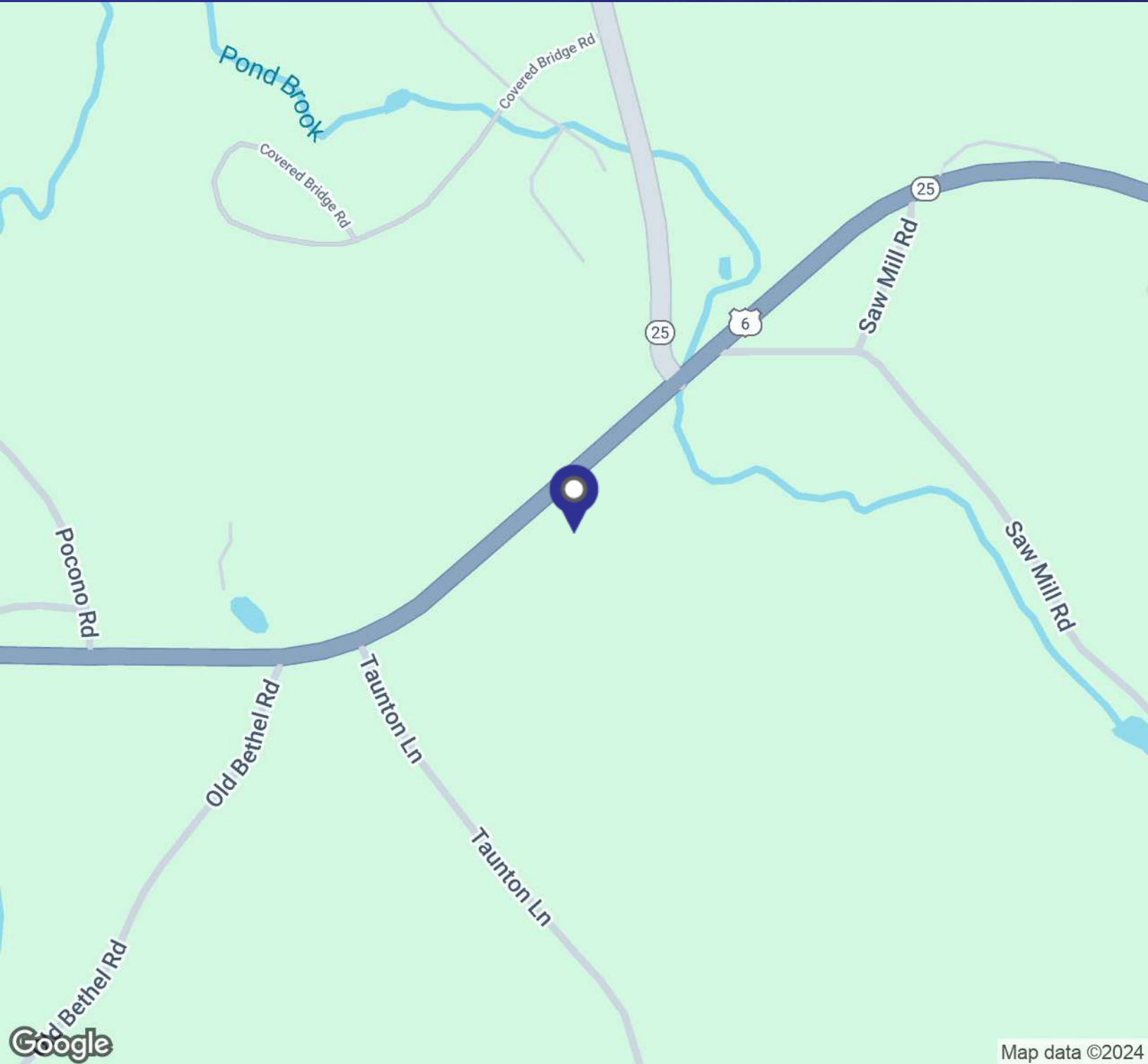
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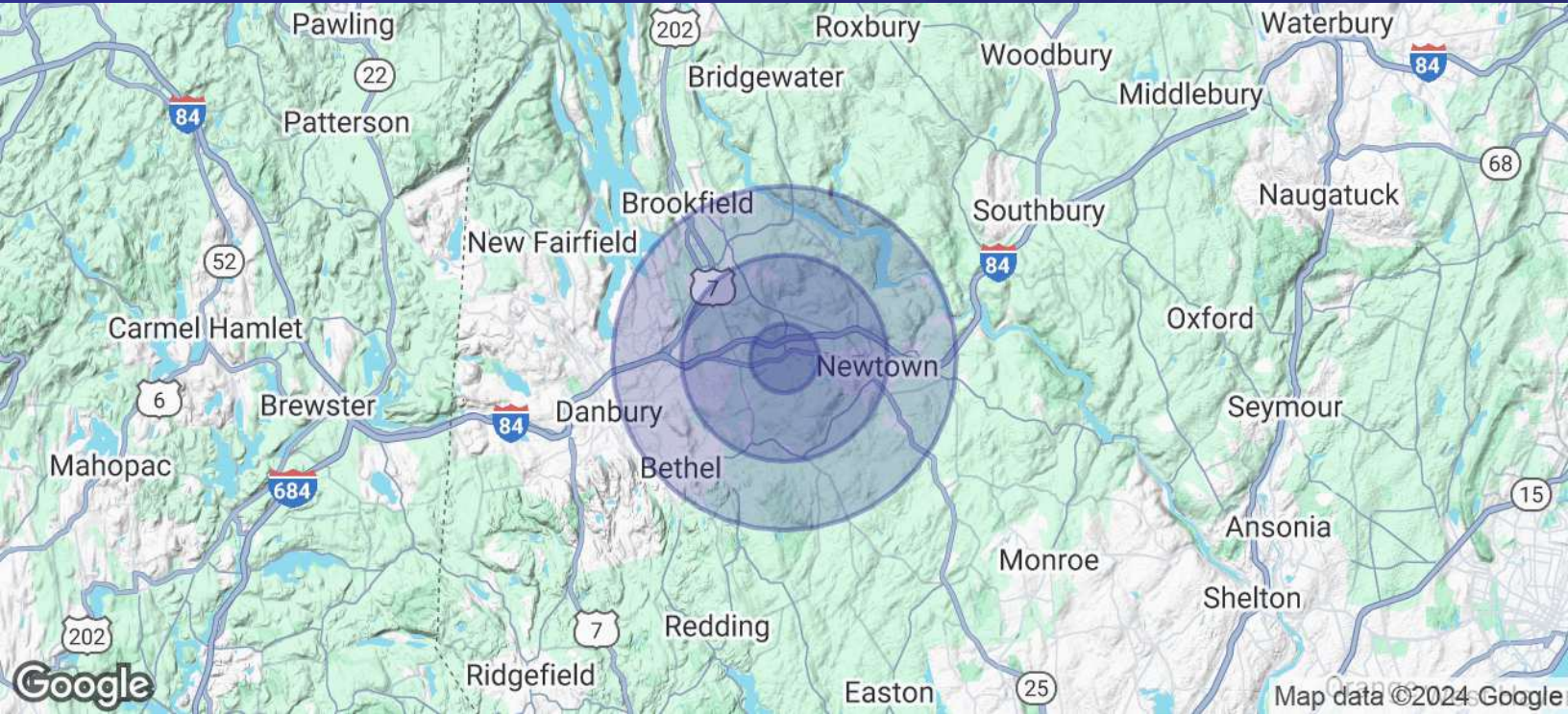


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,528	19,454	75,683
Average Age	46.4	45.6	42.4
Average Age (Male)	46.7	44.3	40.1
Average Age (Female)	46.6	47.0	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	596	7,189	29,247
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$130,064	\$136,444	\$111,935
Average House Value	\$414,898	\$387,917	\$331,617

2020 American Community Survey (ACS)



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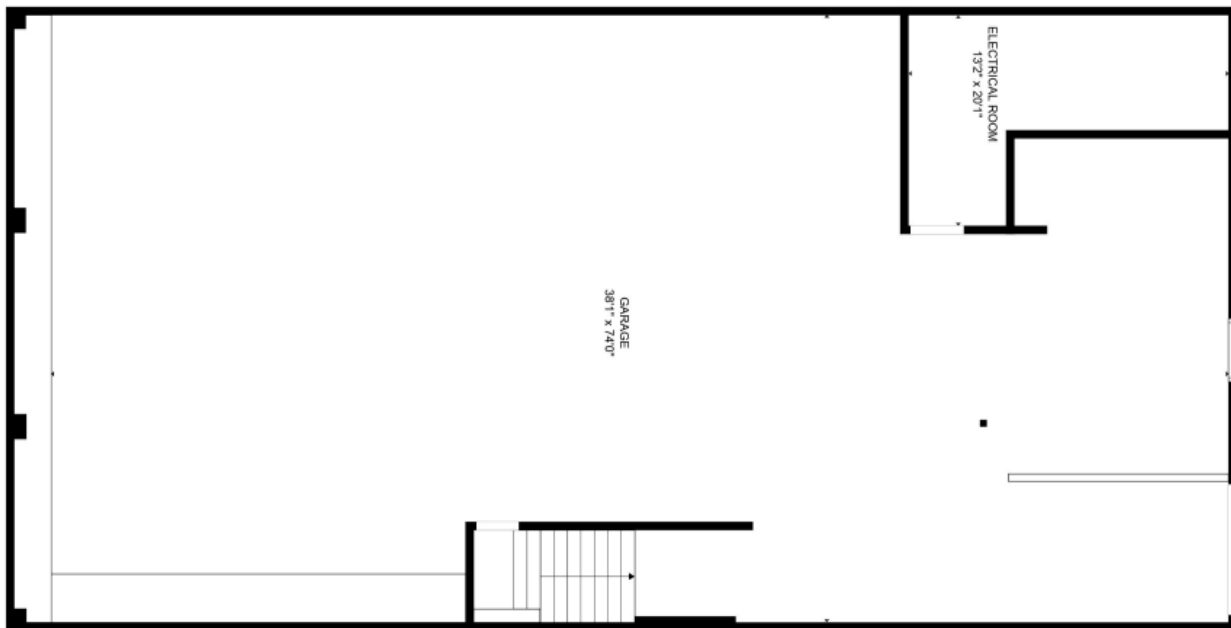


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