

FOR LEASE // 57 CHURCH HILL ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Newly renovated 31,194 Sq Ft retail/ flex building directly off I84! Very rare opportunity to have a warehouse/show room or Retail with great exposure. This piece has ample parking, LED lighting, heavy power, 2 docks, and ability for multiple drive in doors. Many size options available. Owner is willing to build to suit. Renovations to be completed approx. quarter 4 2025. Catalyst Training Gyms already signed up! Do not miss your opportunity to move your business here!

PROPERTY HIGHLIGHTS

- City Water, Sewer and Gas
- Five (5) 200 Amp 120/208 Volt Meters
- Unit 1A has 1 Loading Docks
- 9' to 12' Ceilings
- Owner Willing to Build to Suit
- Gas Heat
- Units Can Be Combined
- Call for Pricing Options

OFFERING SUMMARY

Unit 1A:	+/- 9,100 Sq Ft
Unit 1B:	LEASED
Unit 2:	LEASED
Unit 3:	+/- 4,045 Sq Ft
Unit 4:	+/- 3,434 Sq Ft
Unit 5:	+/- 4,227 Sq Ft
Units Can Be Combined!	

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	5,671	22,433	70,374
Total Population	14,474	57,922	179,051
Average HH Income	\$135,257	\$137,449	\$116,593



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

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ALTERATIONS AND
ADDITIONS TO:
57 CHURCH HILL ROAD
NEWTOWN, CT.



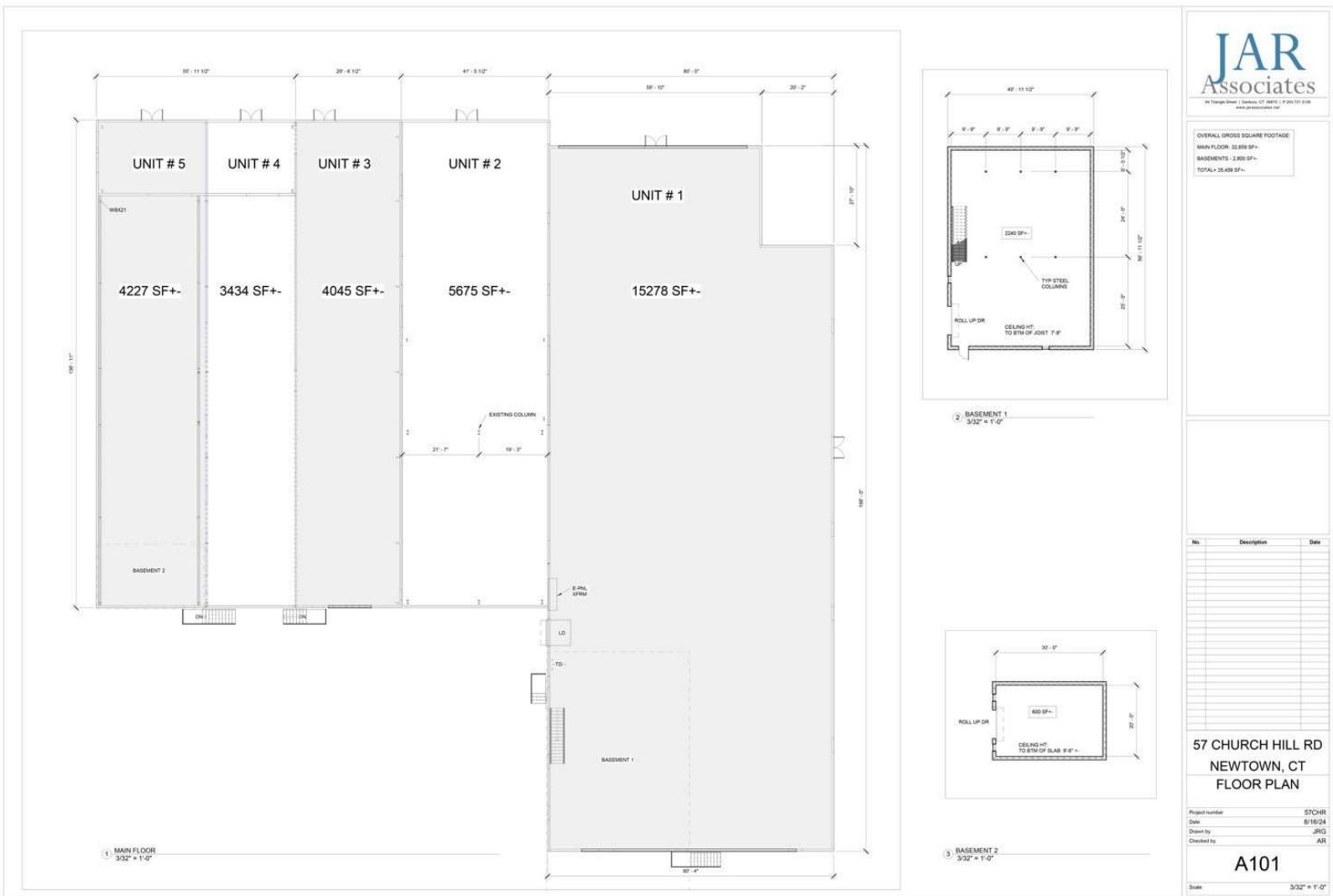
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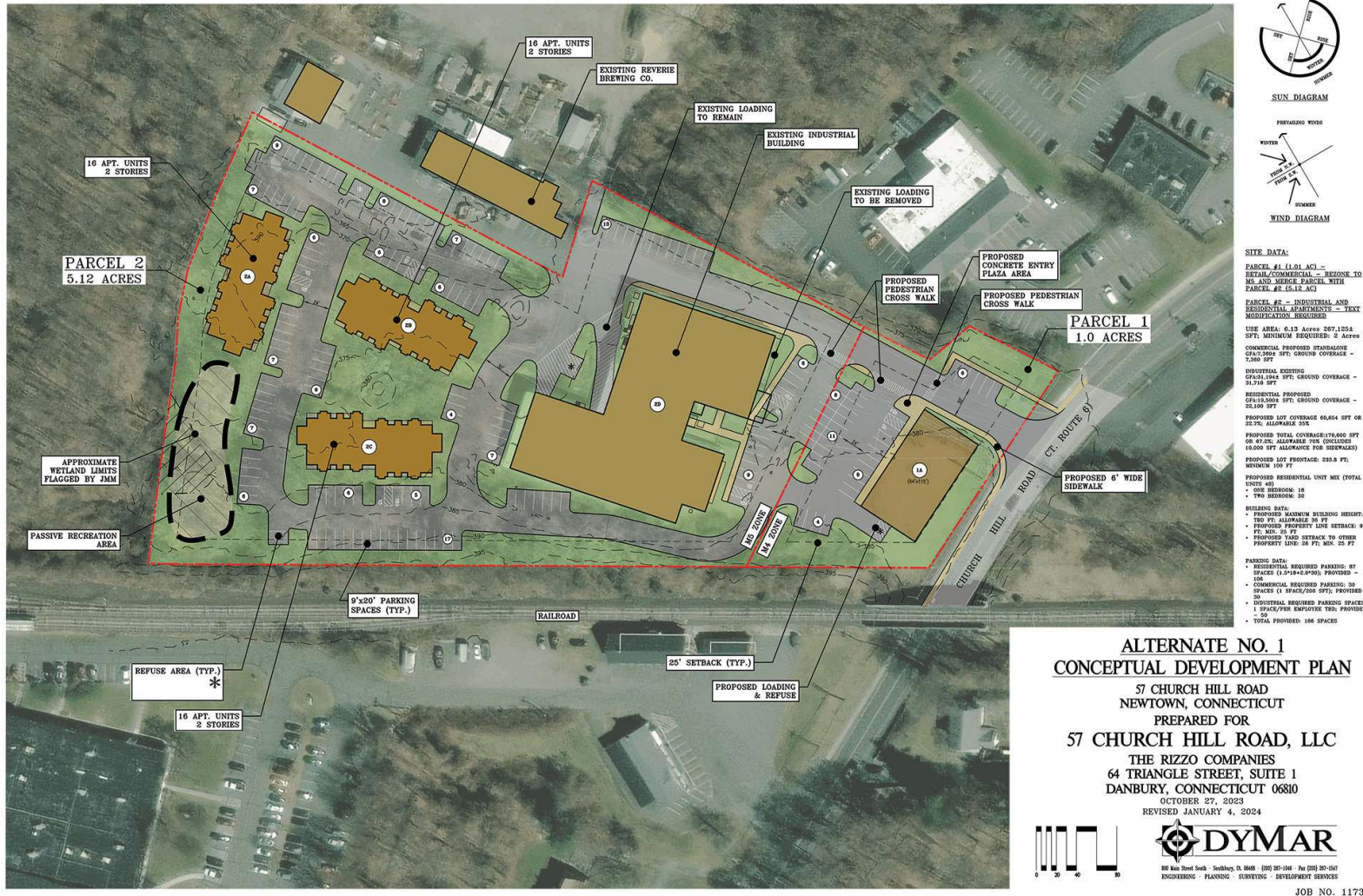
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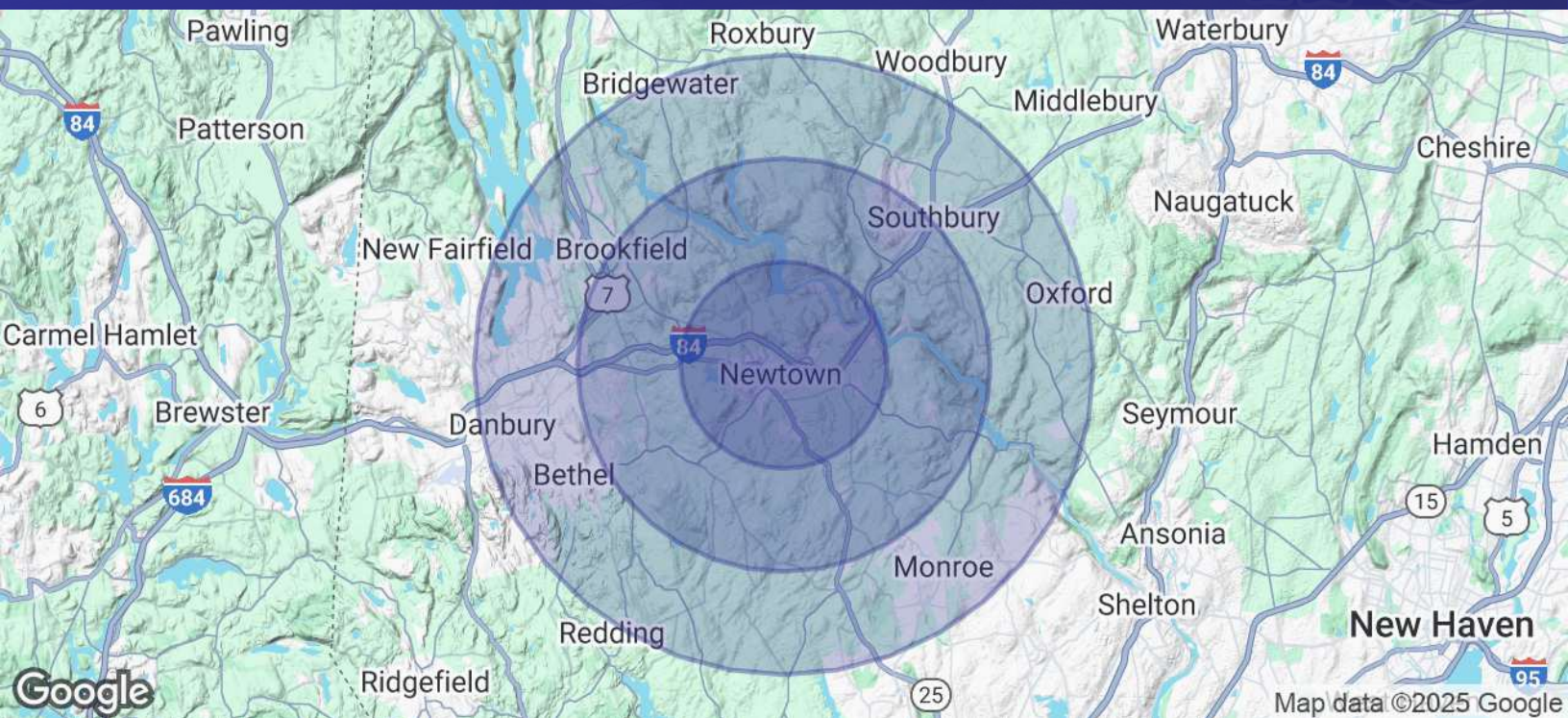
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	14,474	57,922	179,051
Average Age	45.7	46.1	43.8
Average Age (Male)	43.6	43.6	42.0
Average Age (Female)	47.7	47.9	44.7

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	5,671	22,433	70,374
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$135,257	\$137,449	\$116,593
Average House Value	\$381,949	\$369,885	\$336,082

2020 American Community Survey (ACS)



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