

FOR LEASE // 57 CHURCH HILL ROAD, NEWTOWN CT

**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 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. July 1, 2025 (Q2).

PROPERTY HIGHLIGHTS

- City Water, Sewer and Gas
- Five (5) 200 Amp 120/208 Volt Meters
- One (1) 320 Amp 120/280 Meter for Unit 1 (15,000 SF)
- 1 Loading Docks
- 9' to 12' Ceilings
- Drive in's Available
- Owner will build to suit
- Gas Heat

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Nets:	+/- \$3.00
Available SF:	4,180 -31,194 SF

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

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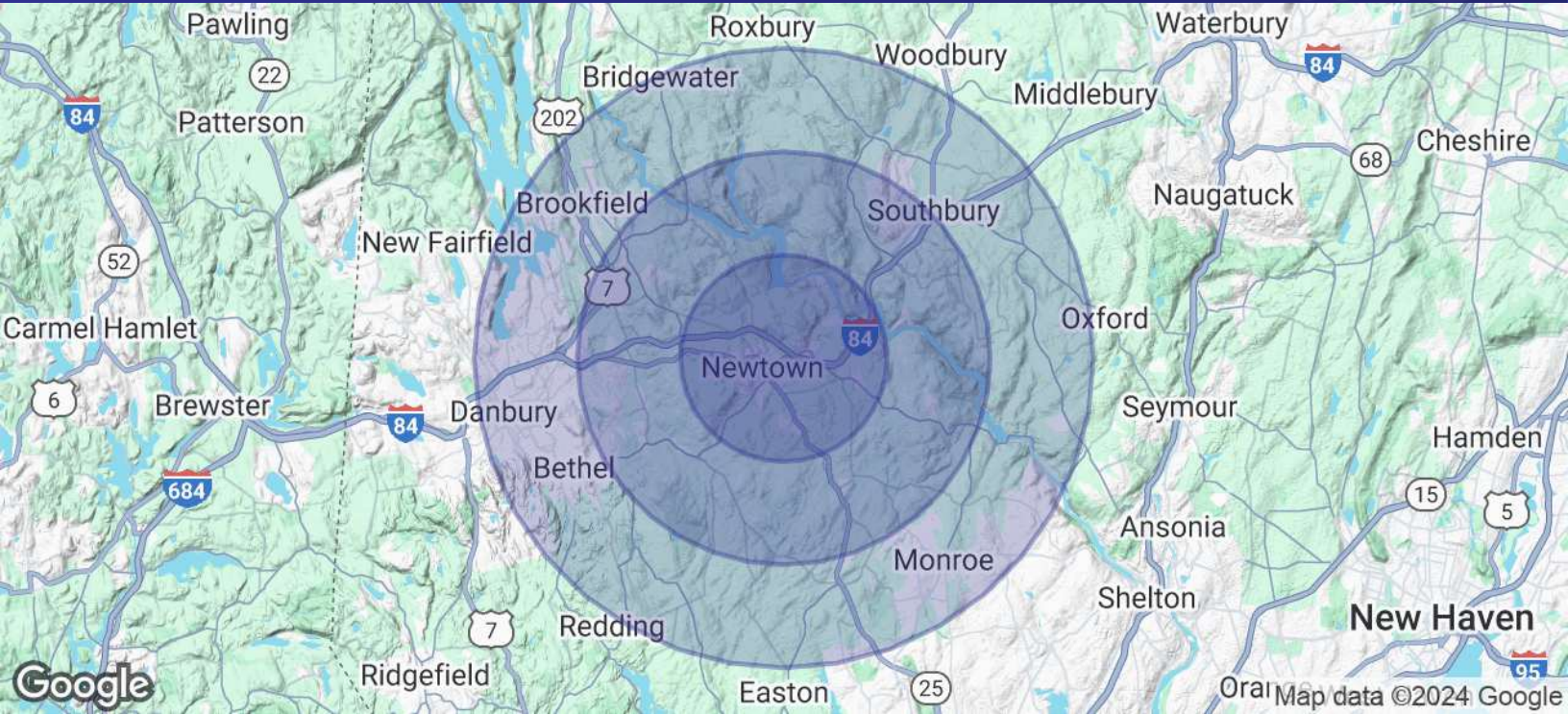
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	14,474	57,922	179,051
Average Age	45.7	46.1	43.8
Average Age (Male)	43.6	43.6	42.0
Average Age (Female)	47.7	47.9	44.7

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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