

FOR SALE AND LEASE // 87 S. MAIN STREET, SUITE 12, NEWTOWN, CT



PROPERTY DESCRIPTION

Convenient 2nd floor office suite in South Main Commons, ideally located on Route 25 with access to Newtown, Monroe, and surrounding business districts. The suite features two spacious private offices, entry/office area, and professionally finished common areas. Furniture is available with purchase/rent! Landlord also willing to rent one private office at \$500/month.

OFFERING SUMMARY

Sale Price:	\$59,900
Lease Rate:	\$800/month + utils
Available SF:	529 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	140	581
Total Population	116	419	1,789
Average HH Income	\$186,017	\$184,728	\$178,723



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PROPERTY HIGHLIGHTS

- Parking: +/- 90 Spaces
- Zone: B2
- Year Built: 1985
- Heating; Electric Heat
- Cooling: Central A/C
- Utilities: Private Well and City Sewer
- Common Charges: \$246 Monthly
- Taxes: \$1,118.47 Yearly
- One room available for individual rental at \$500/month



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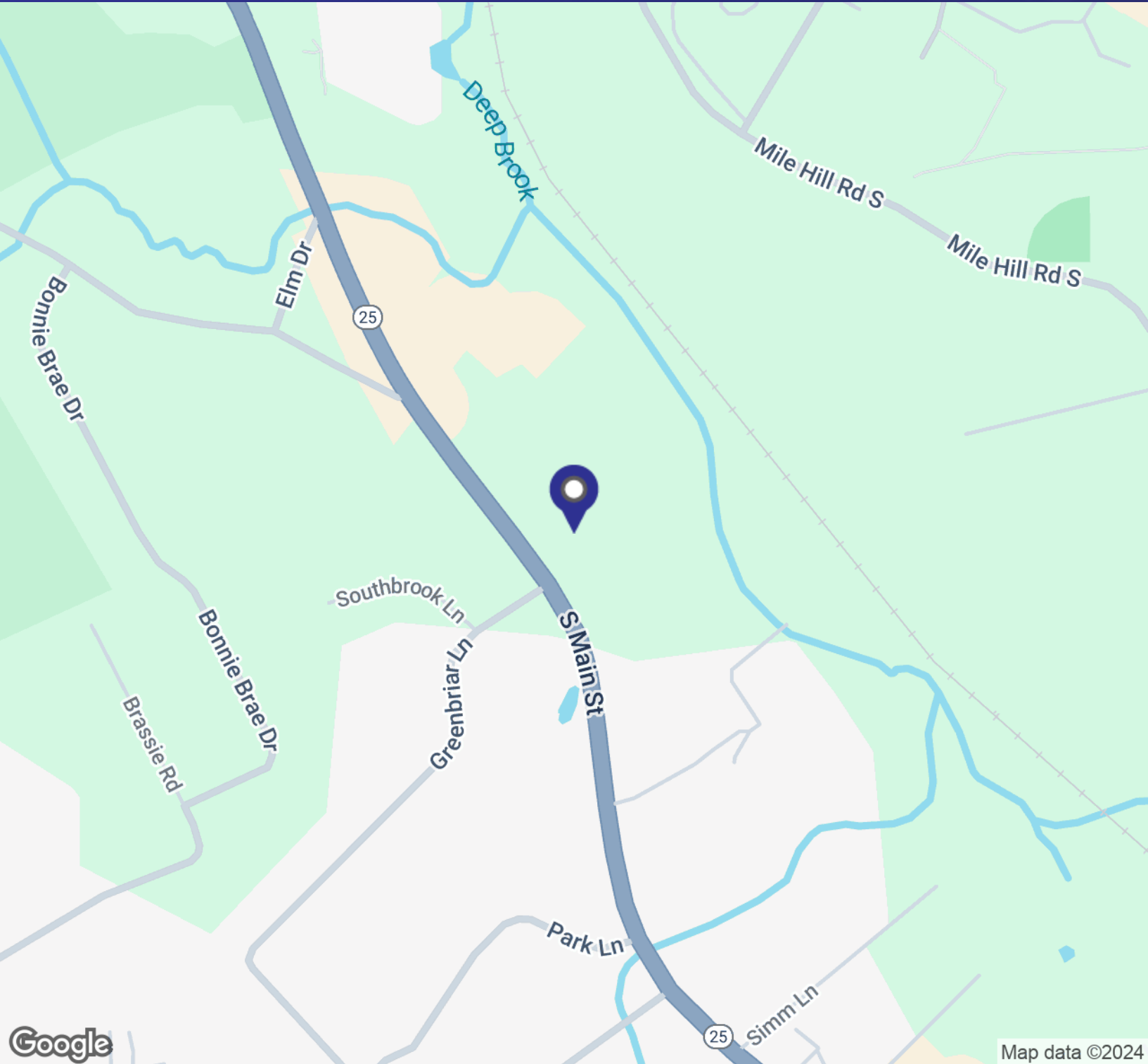


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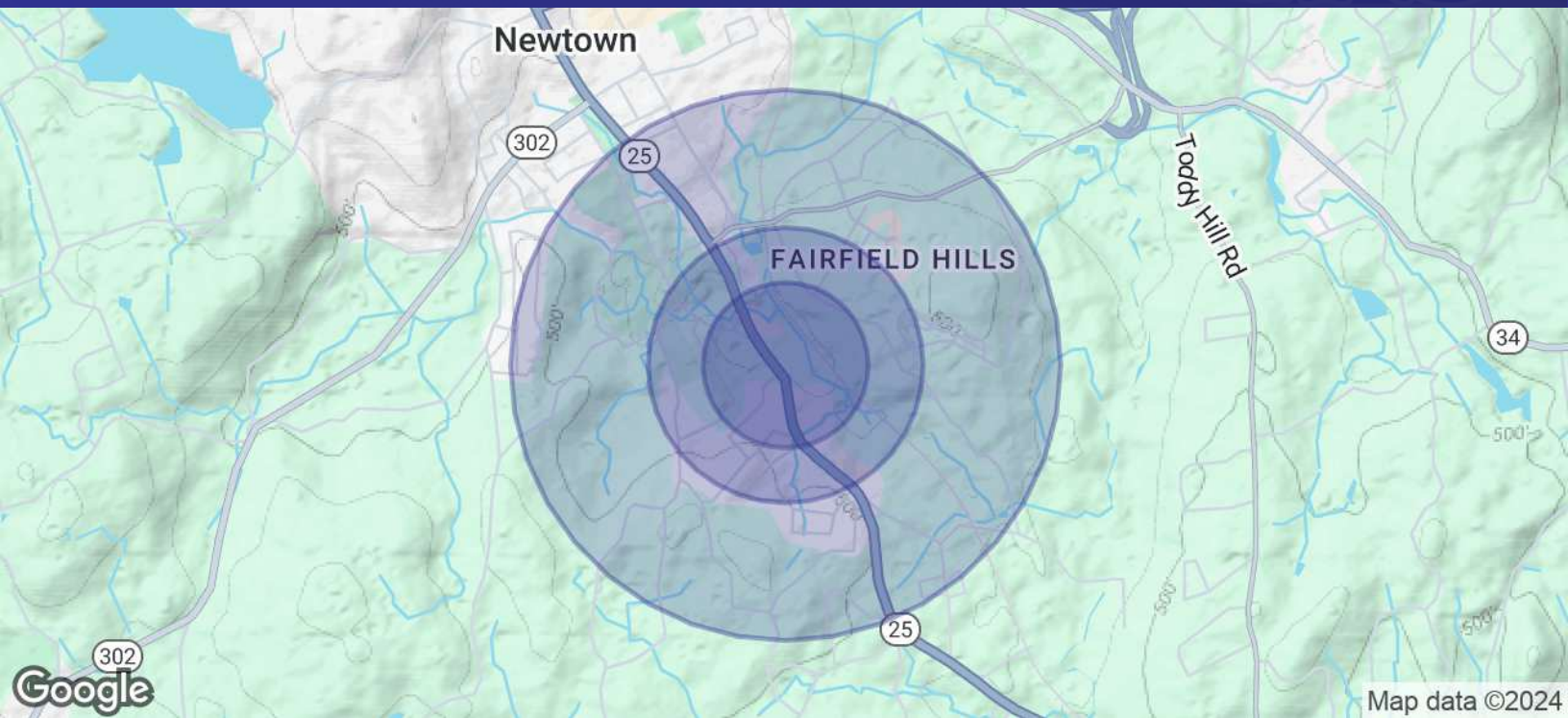
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	116	419	1,789
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	140	581
# of Persons per HH	3	3	3.1
Average HH Income	\$186,017	\$184,728	\$178,723
Average House Value	\$496,778	\$499,304	\$502,142

Demographics data derived from AlphaMap



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