

FOR LEASE // 32 CHURCH HILL RD, BUILDING E, NEWTOWN, CT



PROPERTY DESCRIPTION

Gorgeous first-floor retail, office, or medical space available in Newtown's premier development. This prime location offers excellent exposure and ample parking, making it perfect for a variety of professional uses. The thoughtfully designed layout includes a reception area, a waiting room, six private offices, and a bathroom, providing a functional and welcoming environment for clients and staff alike.

Don't miss this opportunity to establish your business in a top-tier location!

PROPERTY HIGHLIGHTS

- Layout: Reception, Waiting Room, Six Private Offices, Bathroom
- Parking: Ample on site
- Heat: Gas
- Central A/C
- City Water & Sewer

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	203	800
Total Population	122	560	2,154
Average HH Income	\$193,010	\$193,825	\$187,706



MICK CONSALVO

Broker

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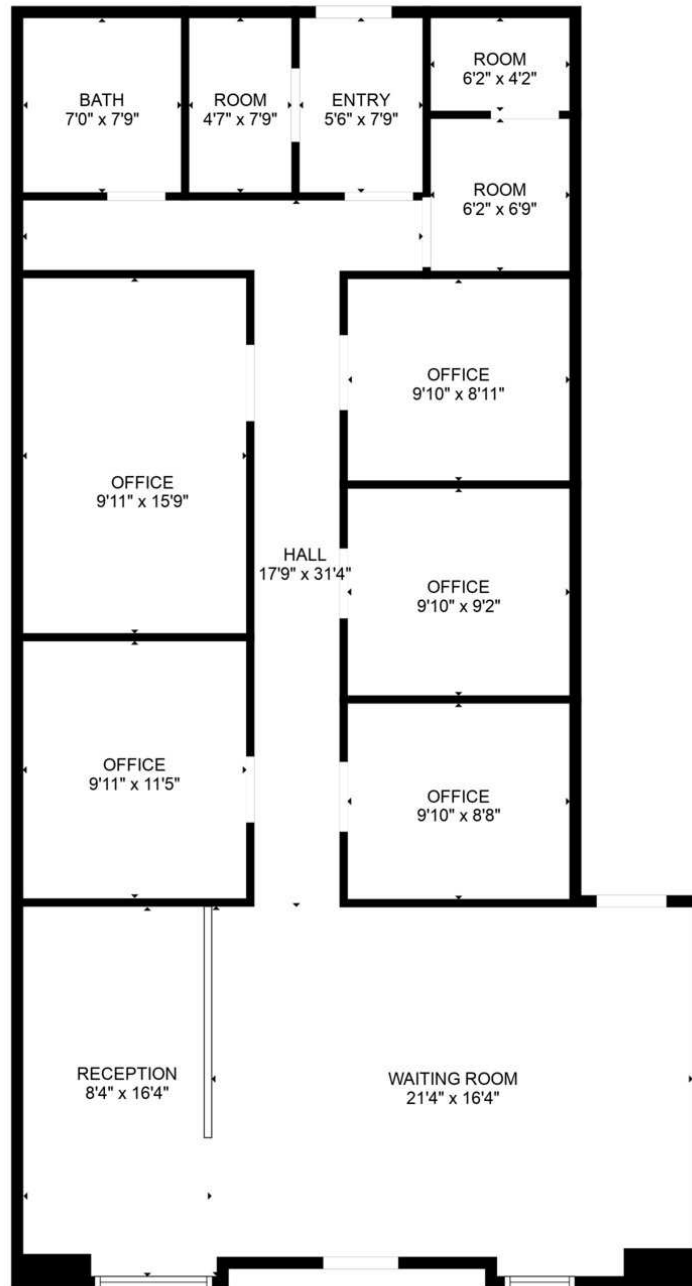
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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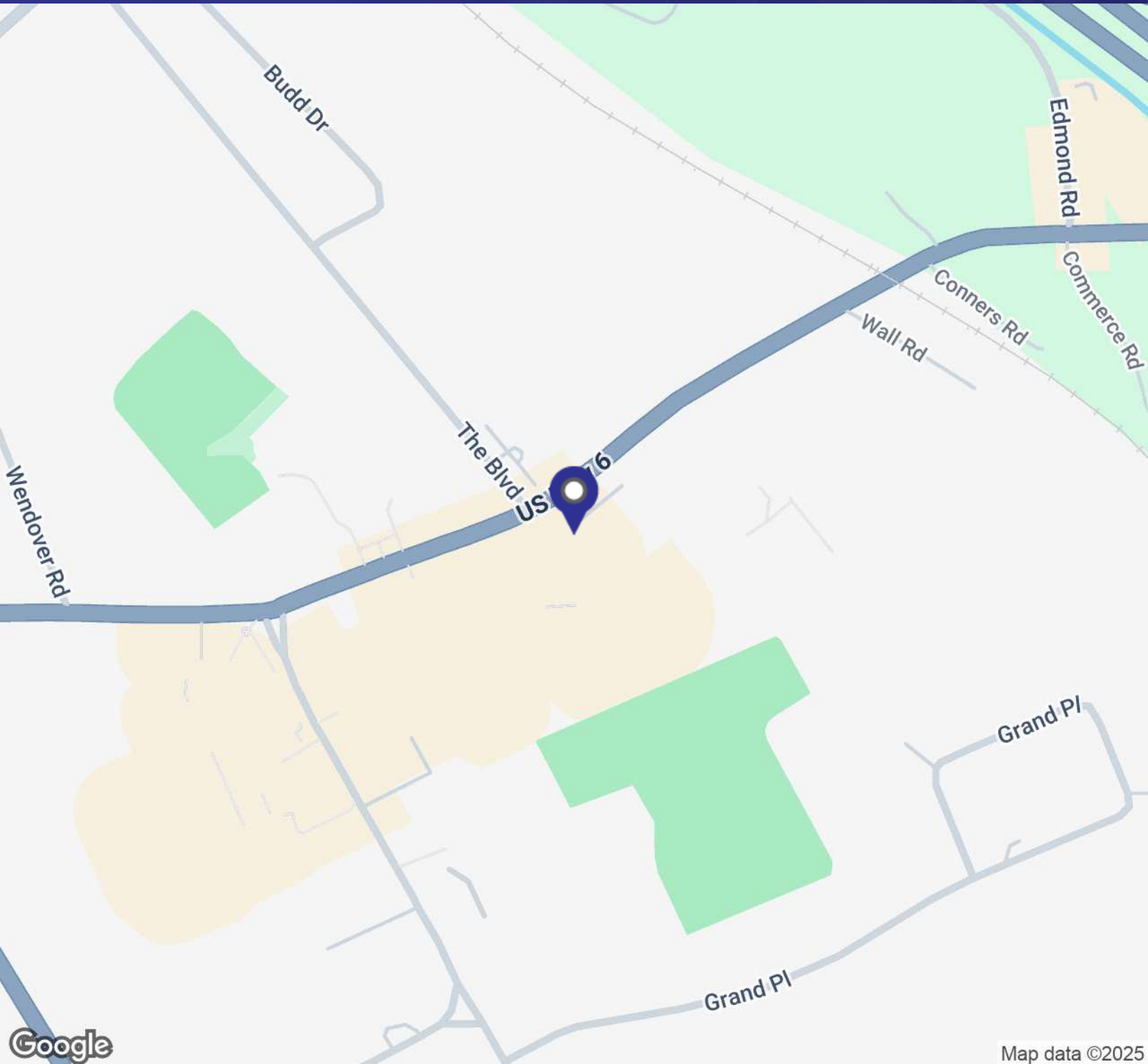


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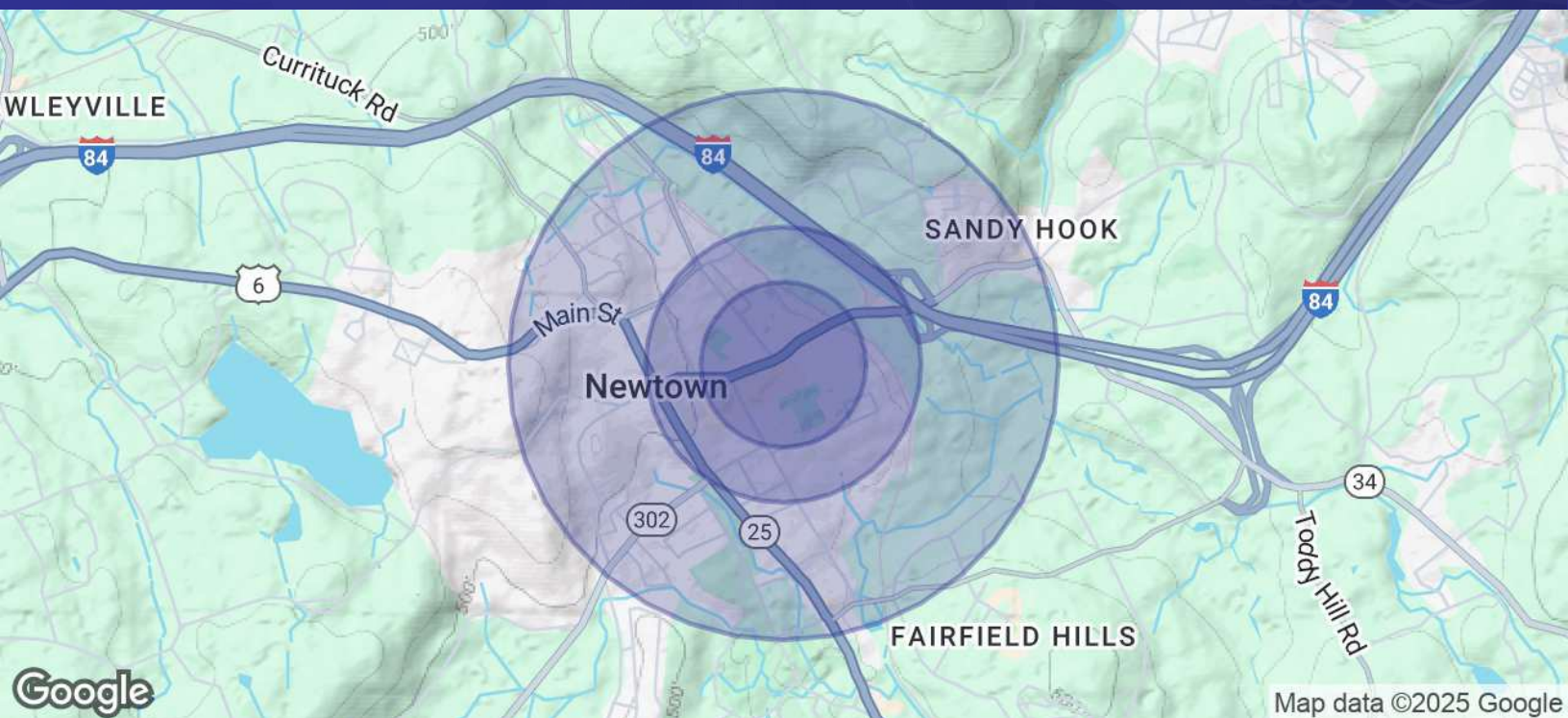
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	122	560	2,154
Average Age	44	44	45
Average Age (Male)	44	44	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	203	800
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$193,010	\$193,825	\$187,706
Average House Value	\$562,677	\$559,858	\$533,389

Demographics data derived from AlphaMap



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