

**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:	\$21.00 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*  
 203.241.5188  
 mconsalvo@towercorp.com

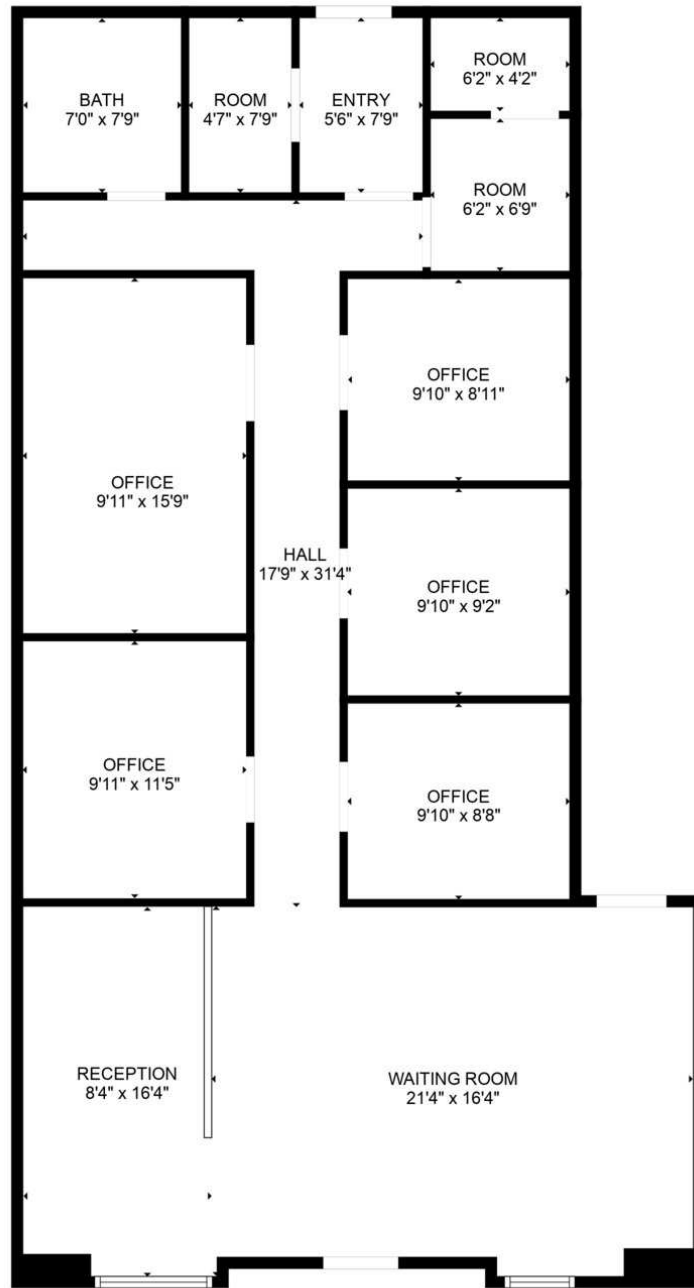


**MICHAEL DIMYAN**  
*Broker*  
 203.948.2891  
 mdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

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



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



**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com



**MICHAEL DIMYAN**  
*Broker*  
203.948.2891  
mdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com



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



**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com

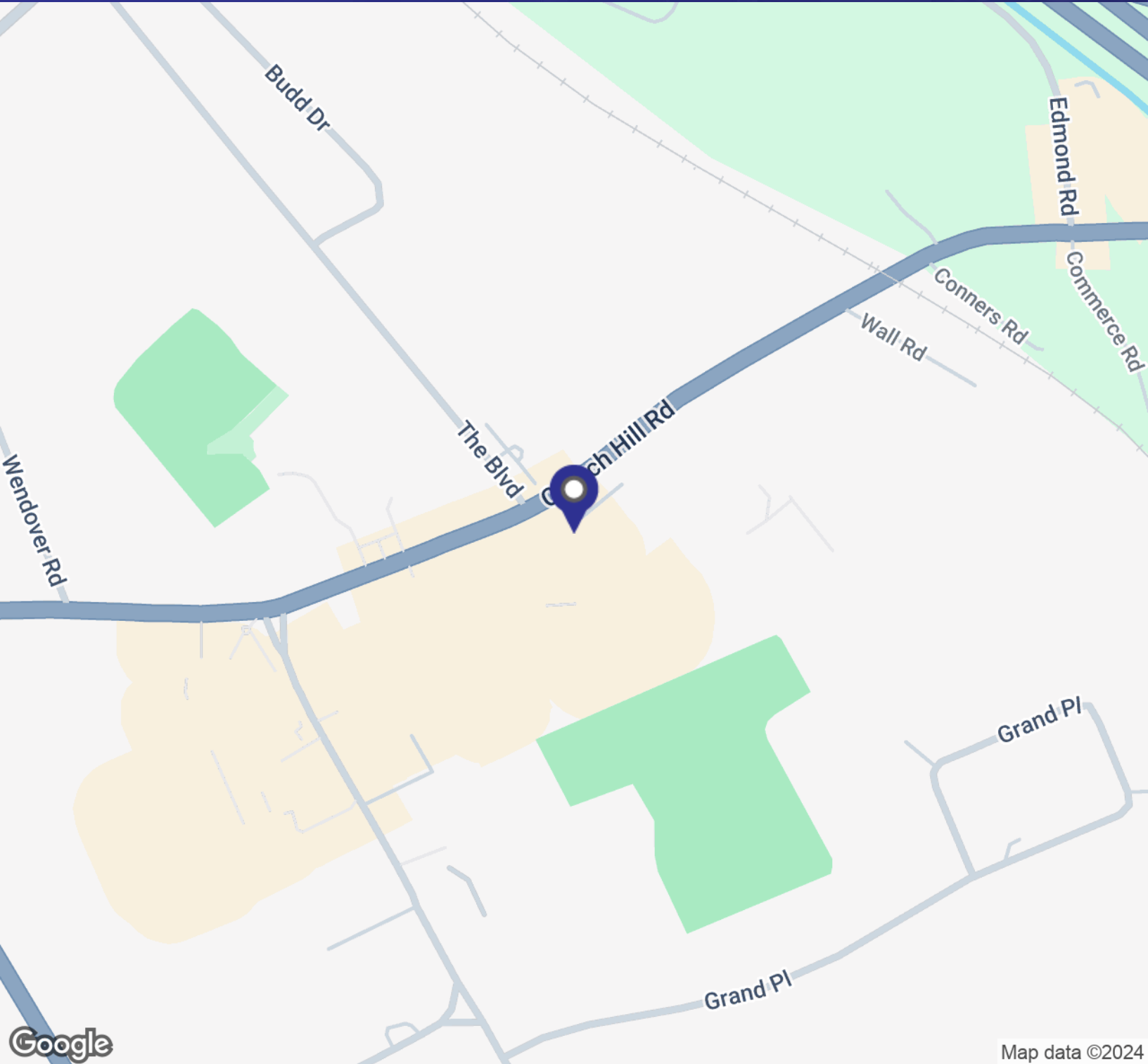


**MICHAEL DIMYAN**  
*Broker*  
203.948.2891  
mdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com

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



**MICK CONSALVO**

*Broker*  
203.241.5188  
mconsalvo@towercorp.com



**MICHAEL DIMYAN**

*Broker*  
203.948.2891  
mdimyan@towercorp.com

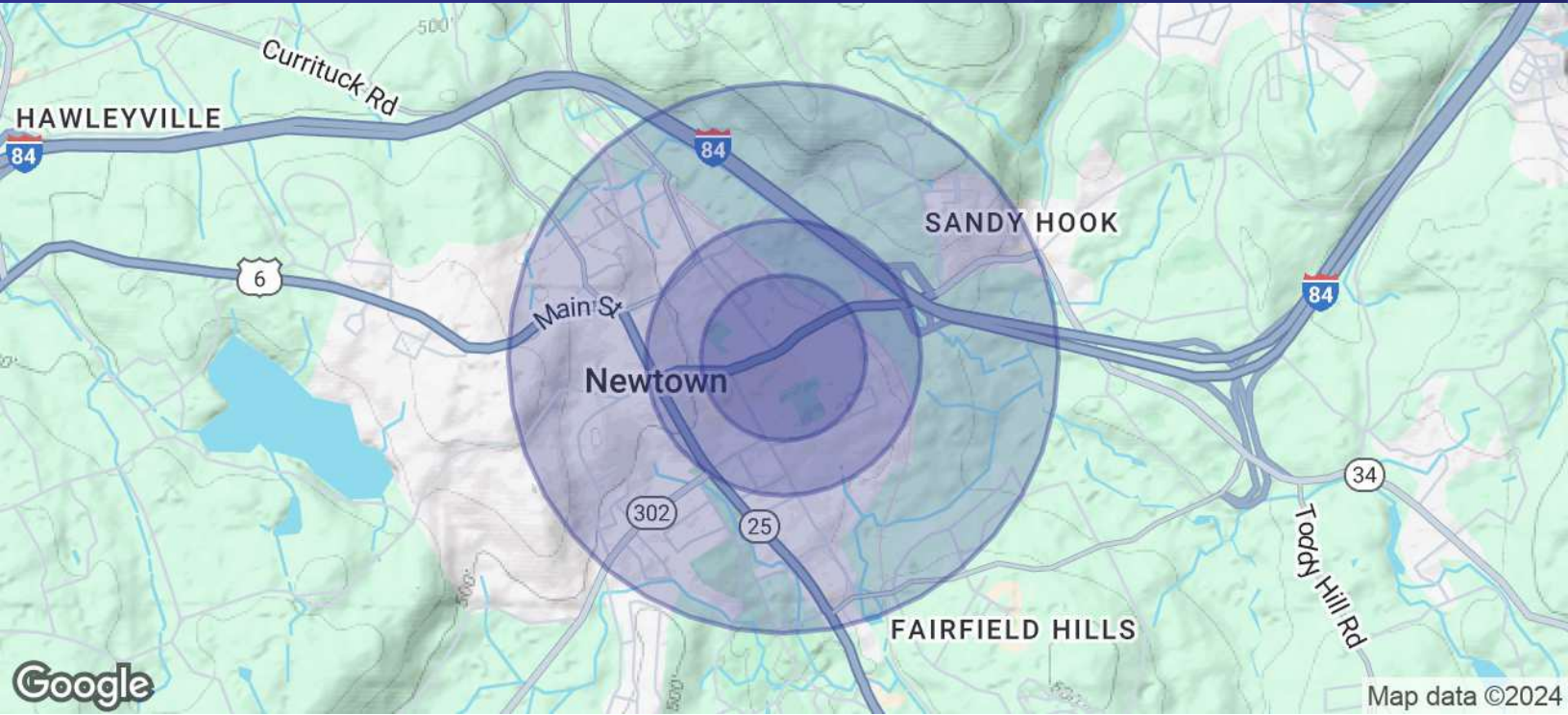


**TOMMY CONSALVO**

*Broker*  
203.482.5792  
tconsalvo@towercorp.com



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



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



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**MICHAEL DIMYAN**  
*Broker*  
 203.948.2891  
 mdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com