

FOR LEASE // 27 GLEN ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Newtown's prestigious Rocky Glen Falls. Spectacular office space with ideal setting and easy access to I84. The property is under new ownership with on site property management. Building features large windows, high ceilings, common baths on each floor and elevator. Furnished spaces are also available.

FULL COMMISSION TO LEASING AGENT!!

PROPERTY HIGHLIGHTS

- Zone: M-4
- Heating: Gas/Electric
- Cooling: Central Air
- Utilities: Well and Septic
- Plumbing: Common Baths on each floor
- Elevator: Yes

OFFERING SUMMARY

Lease Rate:	\$20.00 SF(Gross) Including Util.
Unit 307:	314 SF
Unit 405:	419 SF
Unit 406:	350 SF
405/406 Combined:	769 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	454	11,716	56,766
Total Population	1,345	34,533	159,305
Average HH Income	\$121,481	\$123,180	\$121,166



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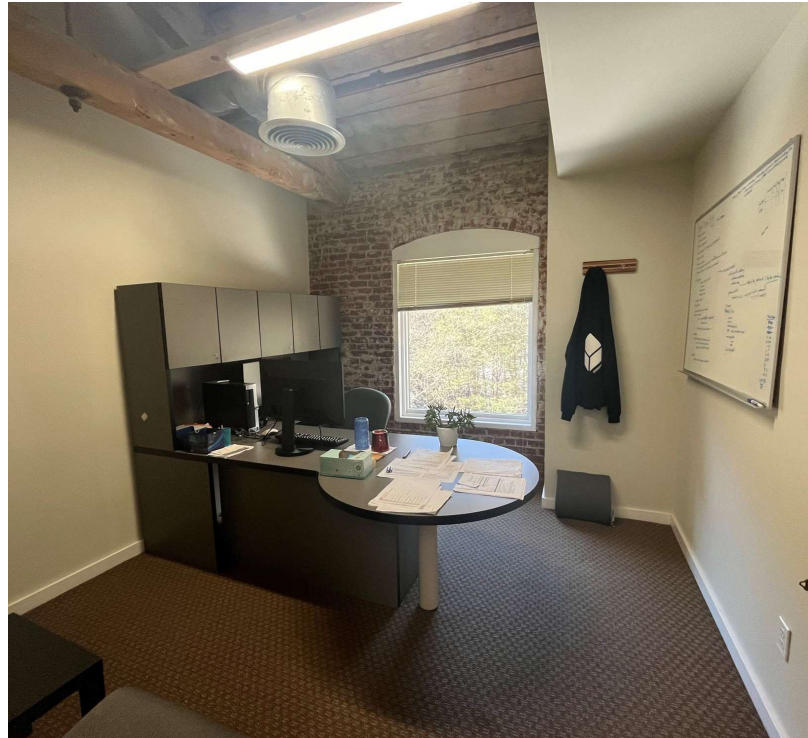
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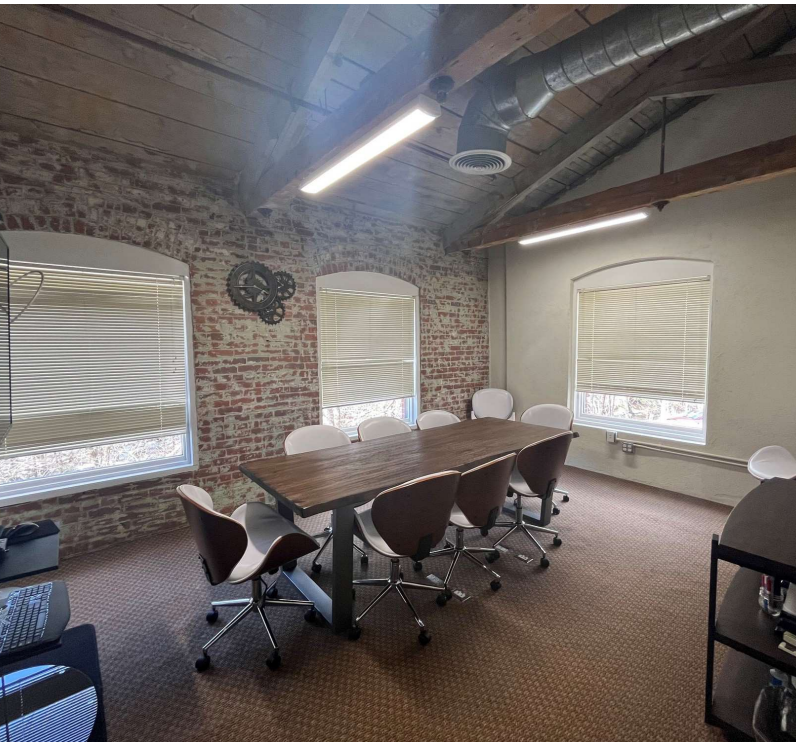


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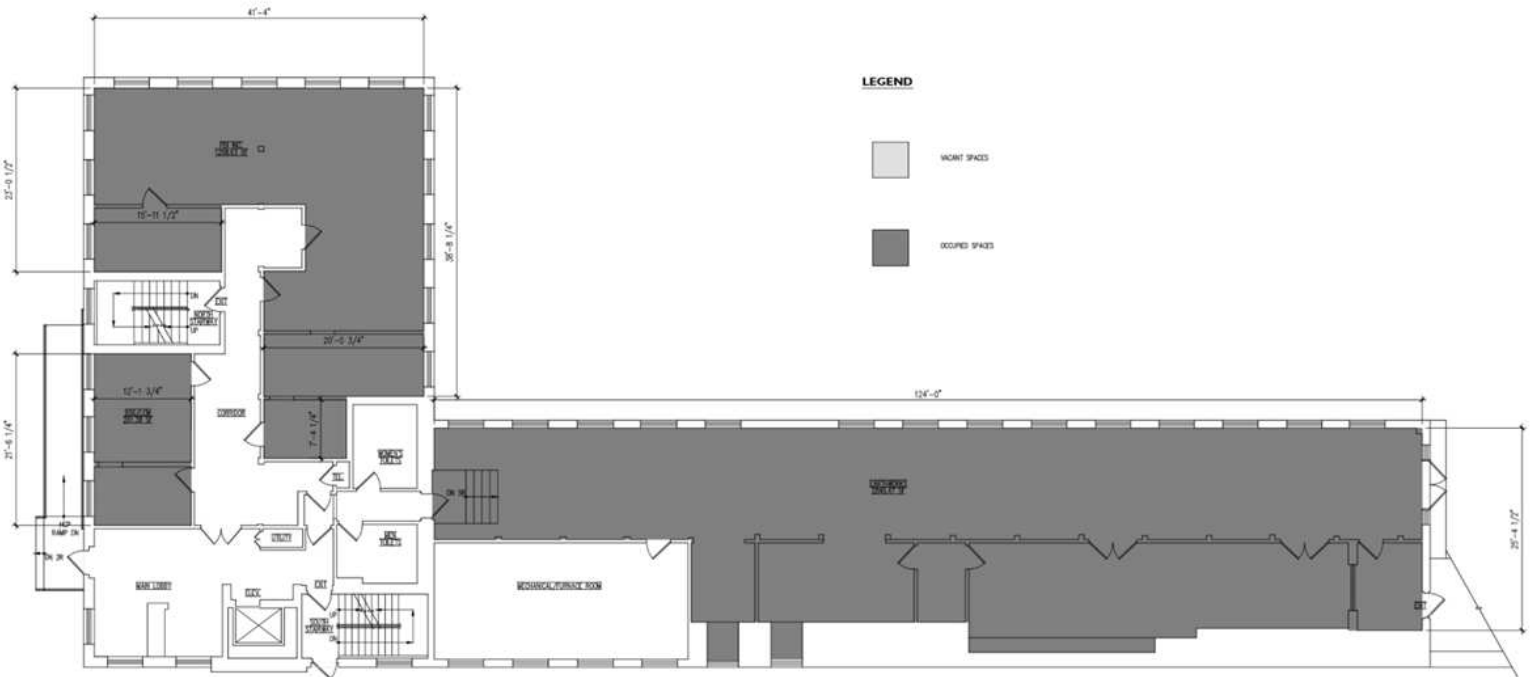
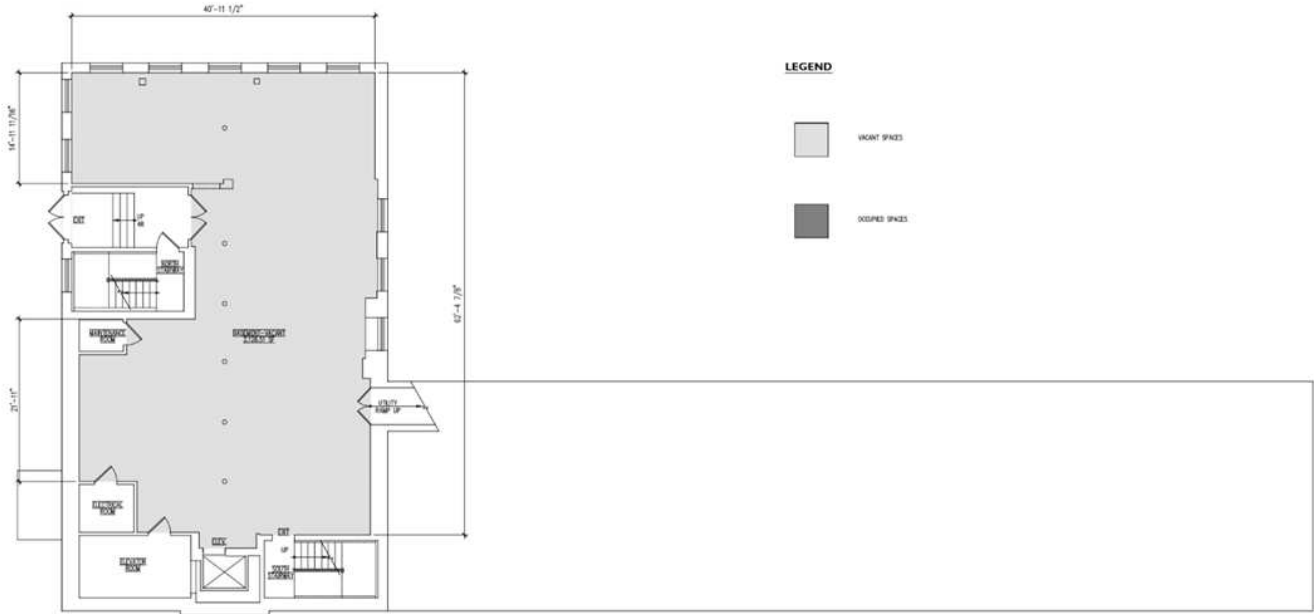


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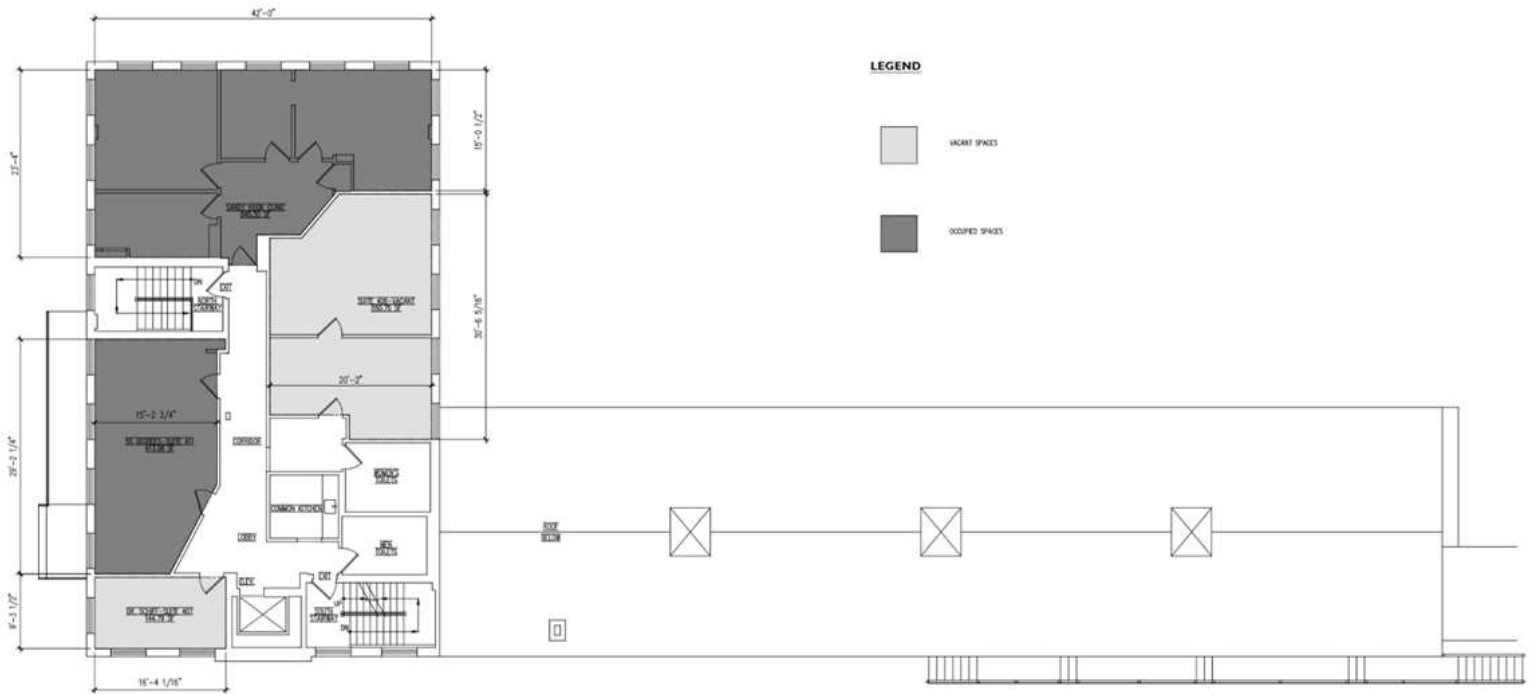


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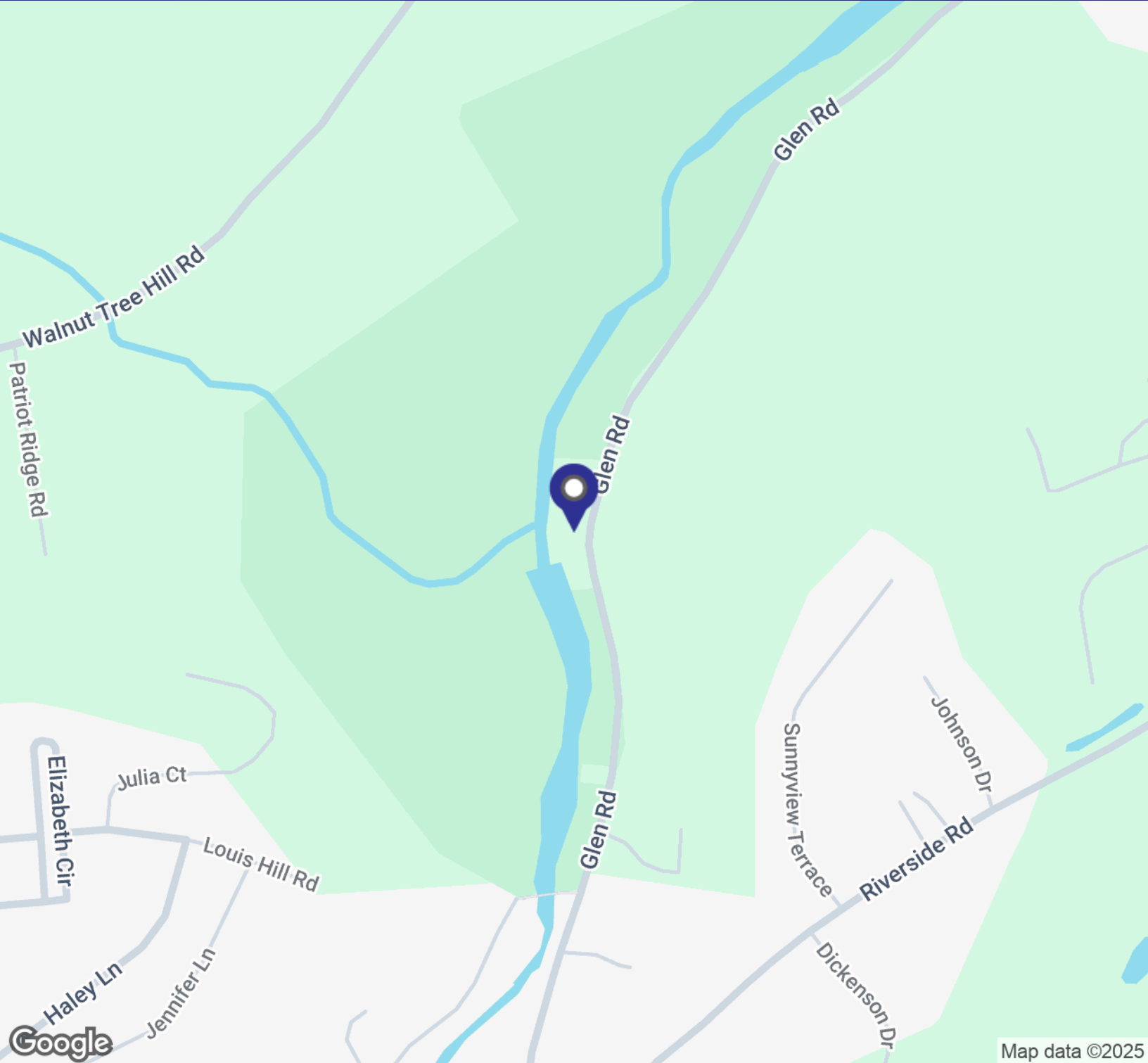


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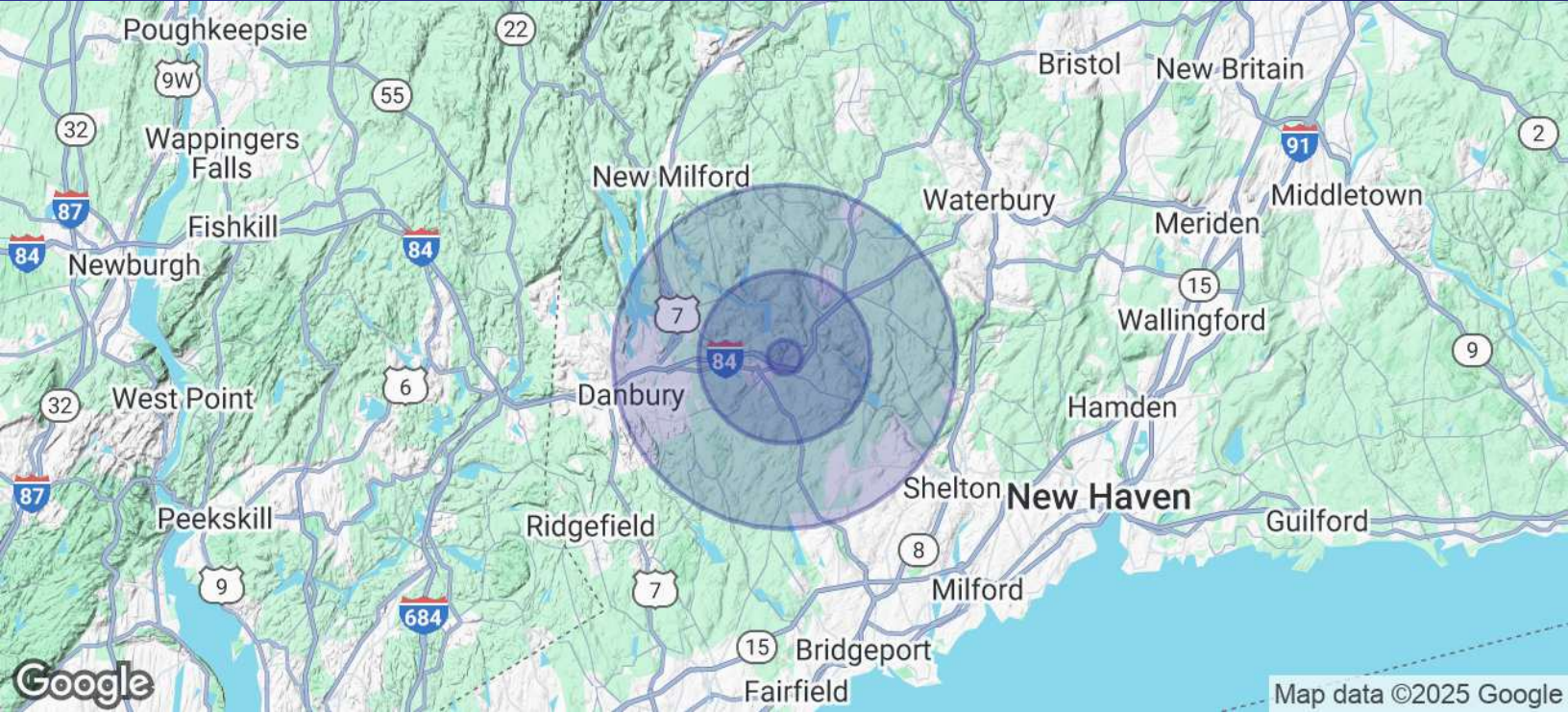
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,345	34,533	159,305
Average Age	42.7	45.2	44.1
Average Age (Male)	41.2	43.1	42.1
Average Age (Female)	44.3	46.5	45.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	454	11,716	56,766
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$121,481	\$123,180	\$121,166
Average House Value	\$510,011	\$488,343	\$470,384

* Demographic data derived from 2020 ACS - US Census



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