

FOR LEASE // 11 MILE HILL RD, NEWTOWN, CT



PROPERTY DESCRIPTION

Discover prime professional space at 11 Mile Hill Rd, Newtown, a repositioned 20,805 SF multi-tenant office/flex complex on 2.61 acres in Newtown's BPO zone. This well-constructed 1989 two-story steel-frame building offers flexible suites ideal for office, professional services, light flex, or creative uses. Partially occupied by EverWonder Children's Museum, the property provides a quiet, professional environment with ample surface parking and easy access to I-84 (Exit 11, ~2 miles away).

5,000 SF Former Bank Space: Turnkey professional suite with high-end build-out, private offices, conference areas, and secure features—perfect for financial services, medical/office, or executive headquarters.

1,000 SF Open Studio Space: Versatile open-layout studio ideal for creative, yoga/fitness, art, assembly or light professional use.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Available Units:	2
Available SF:	Suite 102 - 5,052 SF Suite 103 - 1,020 SF
Lot Size:	2.61 Acres
Building Size:	20,805 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	133	648
Total Population	149	391	1,889
Average HH Income	\$176,301	\$183,248	\$183,424



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Broker

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PROPERTY HIGHLIGHTS

- Former bank space: 5,000 SF with premium build-out
- Open studio space: 1,000 SF flexible open concept
- Electric Heat
- City Water & Sewer
- Common bathrooms
- Kitchenette
- Wired for alarm
- Ample parking
- Zoned BPO: Supports office, professional services, flex, and light commercial uses
- Excellent visibility and accessibility near Route 25, Main Street amenities, and I-84
- Nets = +/- \$3.06 PSF



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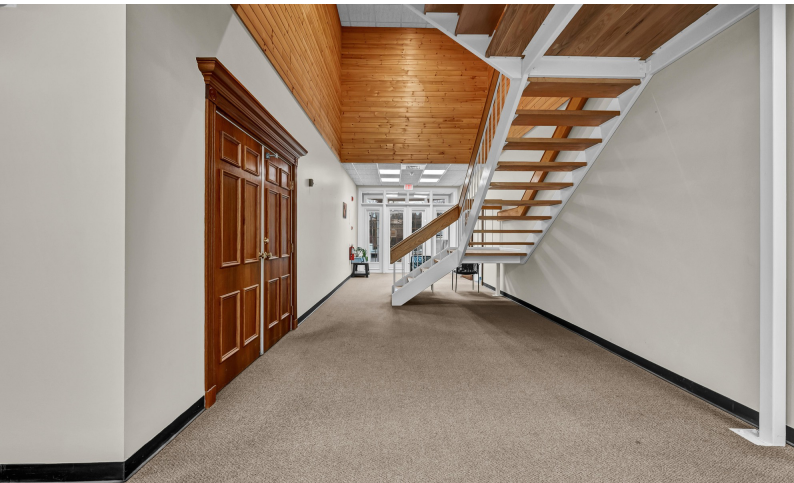
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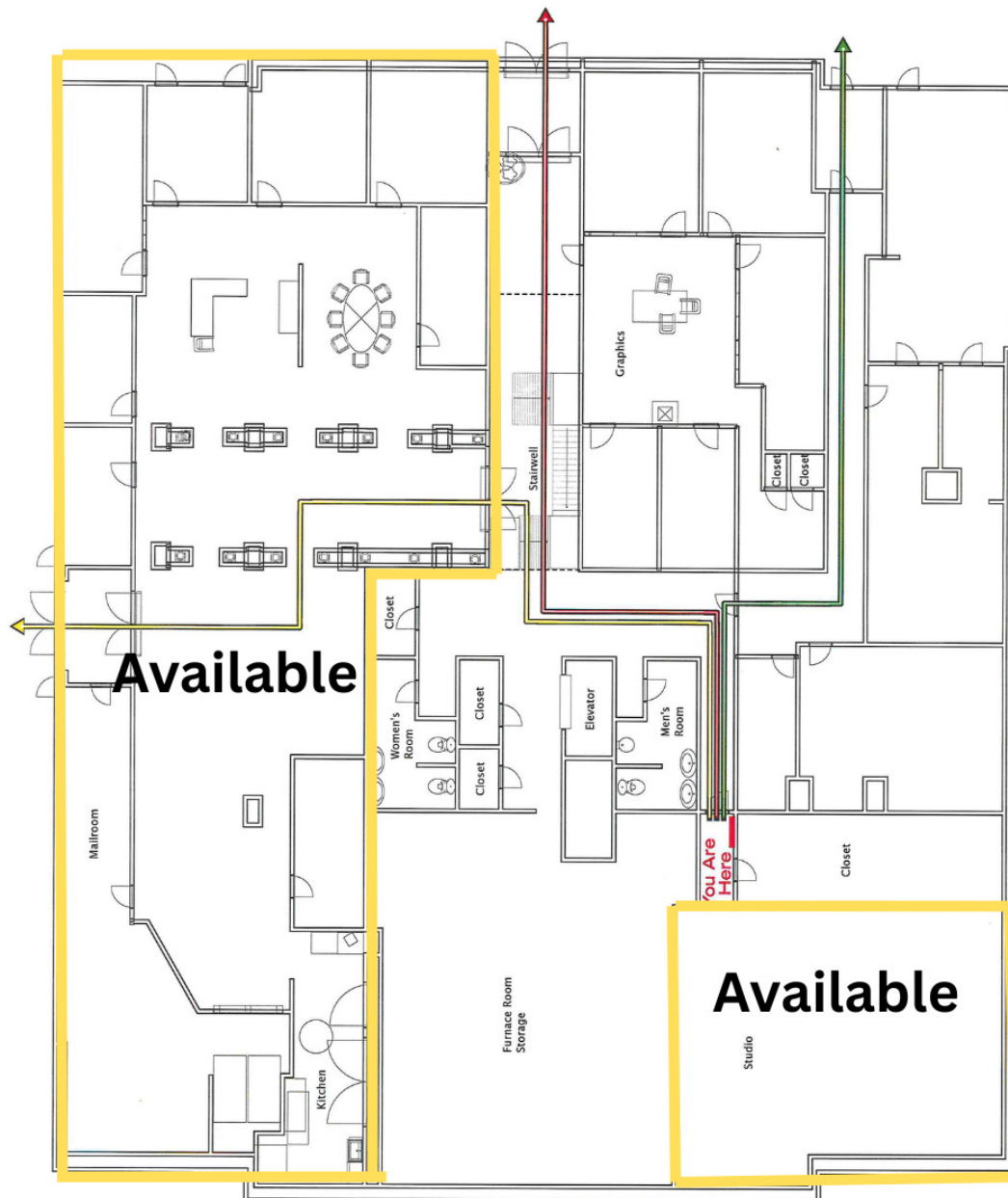
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EMERGENCY EXITS

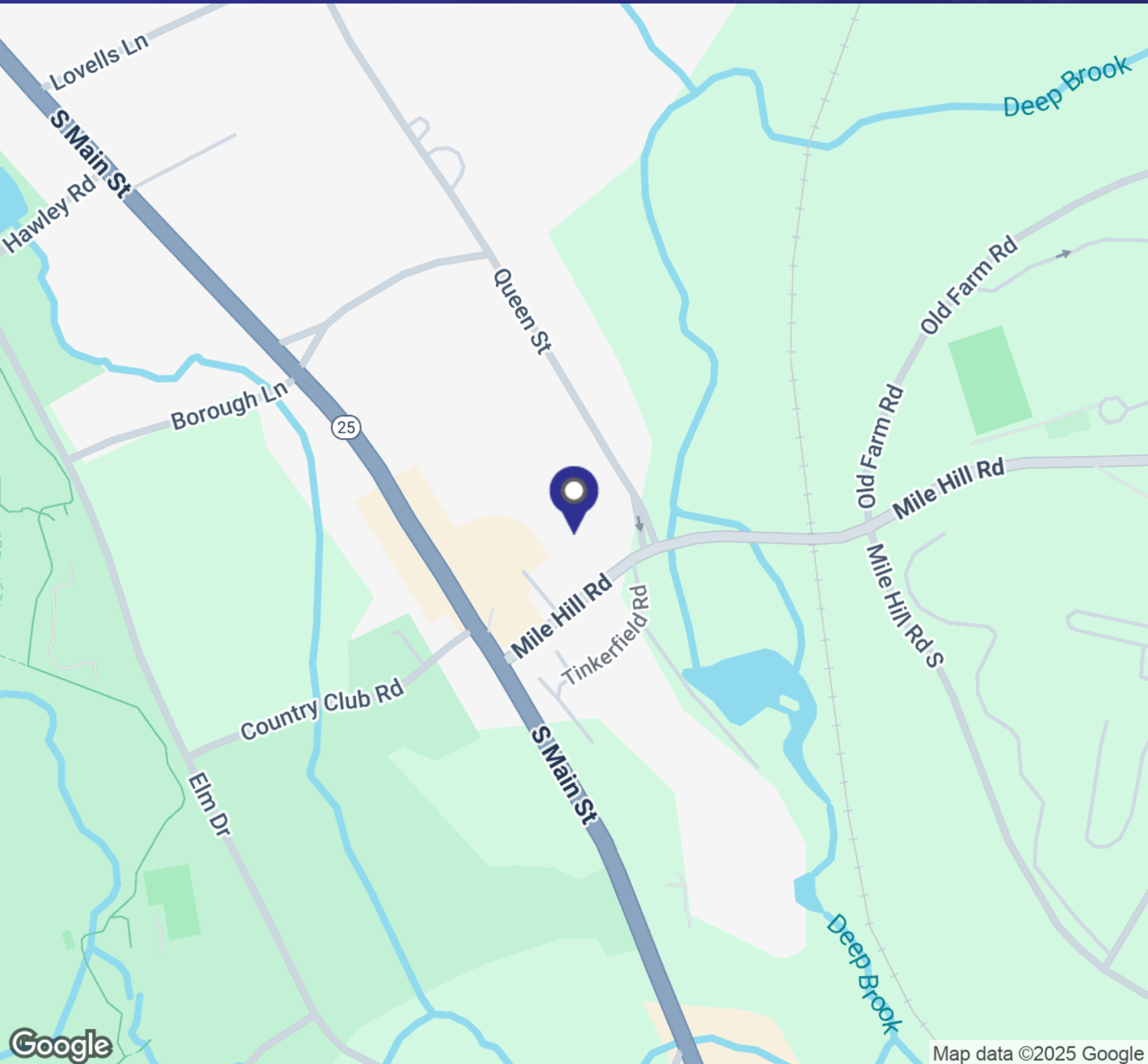


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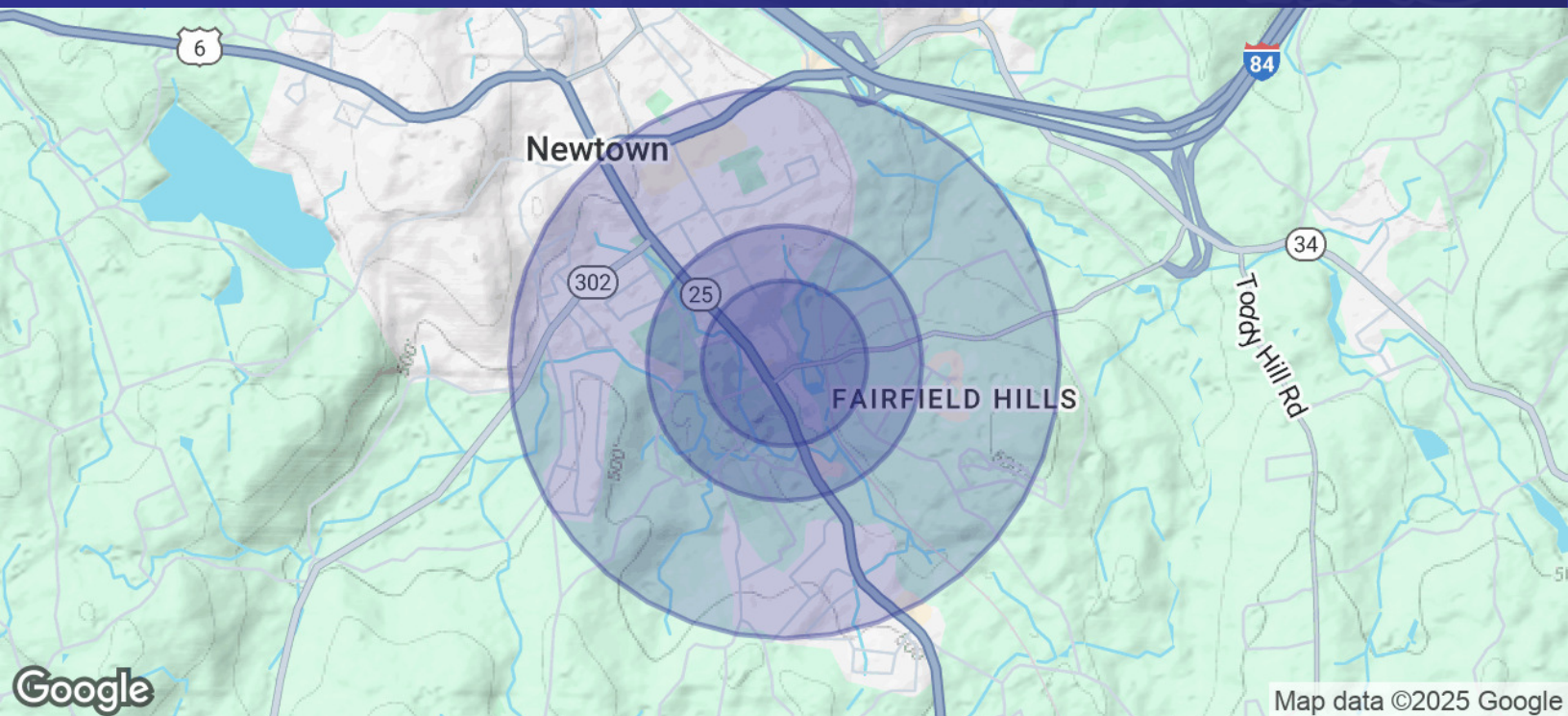
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	149	391	1,889
Average Age	45	44	44
Average Age (Male)	42	43	42
Average Age (Female)	50	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	133	648
# of Persons per HH	3.2	2.9	2.9
Average HH Income	\$176,301	\$183,248	\$183,424
Average House Value	\$507,403	\$532,870	\$531,140

Demographics data derived from AlphaMap



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