

FOR SALE // INVESTMENT OPPORTUNITY // 27 - 75 GLEN RD, NEWTOWN CT


PROPERTY DESCRIPTION

An exceptional opportunity to acquire the iconic Rocky Glen Falls Professional Office & Medical Campus, strategically located in the heart of Sandy Hook—Newtown's premier destination for professional, medical, and service-oriented businesses.

Rocky Glen Falls has established itself as one of the area's most desirable office campuses, boasting an outstanding history of attracting and retaining long-term tenants. The property's unique character sets it apart from traditional office buildings, featuring exposed brick and timber construction, abundant natural light through oversized windows, and picturesque views of the property's signature waterfalls—creating an inspiring environment for both tenants and visitors.

Offered at an attractive **9.0% capitalization rate**, this investment provides immediate, stable cash flow while also presenting meaningful upside through the lease-up of the remaining vacancy and future rental growth. With its proven occupancy history, irreplaceable architectural character, and highly desirable Sandy Hook location, Rocky Glen Falls represents a rare opportunity to acquire a landmark office and medical campus in one of Fairfield County's strongest suburban markets.

OFFERING SUMMARY

Portfolio:	\$8,395,000
Lot Size:	+/- 16.75 Acres
Building Sizes Combined:	+/- 110,127 Gross SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	762	5,111	13,301
Total Population	2,127	14,305	36,489
Average HH Income	\$190,666	\$176,795	\$188,043


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PROPERTY HIGHLIGHTS

- M-40 Zone
- Heating: Gas/ Electric
- Cooling: Central A/C
- Well and Septic
- Elevator Access
- Approximately 2 Miles from Downtown Newtown
- Maintenance Manager on Site
- Long Term Tenant History
- Upside through lease-up of the remaining vacancy
- 75 Glen: 80.00% Leased
- 27 Glen: 100% Leased
- 4 Stories in Each Building with Full Basement
- 27 Glen Year Built: 1850
- 75 Glen Year Built: 1831
- Staple in Sandy Hook Community
- Waterfall Views
- Exposed Brick and Wood
- Easy Access to I-84



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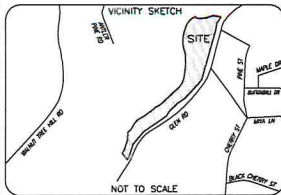
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ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO:

(1) Stewart Title Guaranty Company; (2) Riverside Abstract LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD SPECIAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(1), AND (8), (9), (10), 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/15/2019. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

WILLIAM J. MURPHY, JR., L-75389
DATE OF MAP: 12/10/2019

7-0 D 229

DATE



PARCEL INFO

OWNER: LYNWOOD PLACE, LLC
75 GLEN RD., SANDY HOOK, CT
MAP 40, BLOCK 13, LOT 1
VOLUME 658 AT PAGE 842
PLANS 7365 & 7366

AREA

12.82+/- ACRES

FEMA/INFORMATION

PER REVIEW OF FIRM MAP #0000101672, EFFECTIVE DATE: 06/18/2018, THIS PARCEL LIES IN A FLOOD HAZARD AREA. THE DESIGNATION IS ZONE "AE".

ALTA NOTES

- NO ZONING INFORMATION PROVIDED BY CLIENT.
- DESIGNED EVIDENCE OF BUILDING SHOWN ON SURVEY.
- ADDITIONAL PLAT INFORMATION AND PUBLIC RIGHT OF WAY SHOWN ON SURVEY.
- NO EVIDENCE OF RECENT EXISTING WORKING, BUILDING, CONSTRUCTION, OR BUILDING ANYTHING OBSERVED ON SITE.
- NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED ON OR ADJACENT TO SITE.
- NO MEASURING EQUIPMENT OR MARKERS OBSERVED ON SITE.
- ALL AVAILABLE OFFICE DOCUMENTS OR DOCUMENTS PER TITLE COMMITMENT REFERENCED NOTED SHOWN ON SURVEY.
- PROPERTY HAS DIRECT PHYSICAL ACCESS TO GLEN ROAD, A DEDICATED PUBLIC ROAD OF WAY.
- NO APPARENT EVIDENCE OF BURIAL CRIMES OBSERVED ON SITE.

ENCROACHMENT

NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY.

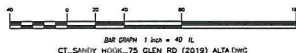
PARKING

130 REGULAR SPACES
2 HANDICAP SPACES
132 TOTAL SPACES

ZONING

PENDING REPLY OF ZONING REPORT.

SHEET 1 OF 2
ALTA/NSPS LAND TITLE SURVEY
75 GLEN ROAD
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'



CT_SANDY_HOOK_75_GLEN_RD (2019) ALTA.DWG

LEGEND OF SYMBOLS

- | | |
|----------------------|----------------------------|
| ○ LIGHT POLE | ○ MONITORING WELL |
| ○ UTILITY POLE | ○ SANITARY MANHOLE |
| ○ ELECTRIC APPARATUS | ○ CLEANOUT |
| ○ GUY | ○ ELECTRIC PED |
| ○ GAS ASSEMBLY | ○ FURNACE |
| ○ WATER VALVE | ○ PARKING SPACE |
| ○ WATER METER | ○ DRIVE LINE FENCE |
| ○ FIRE HYDRANT | ○ BOND FENCE |
| ○ YARD AHEAD | ○ SHARED WIRE FENCE |
| ○ GUY WIRE | ○ OVERHEAD LINE |
| ○ DISTANCE MARKER | ○ DISTANCE MARKER |
| ○ QUARTER | ○ PLATTED LINE DESCRIPTION |

NOTE: - ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THE SURVEYOR CANNOT CARRY TO LOCATION OF NON-VISIBLE STRUCTURES. IF UNDERGROUND STRUCTURES ARE CRITICAL, THE LINE SHOULD BE CARRIED AND ANOTHER, TWO SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURE LOCATION.

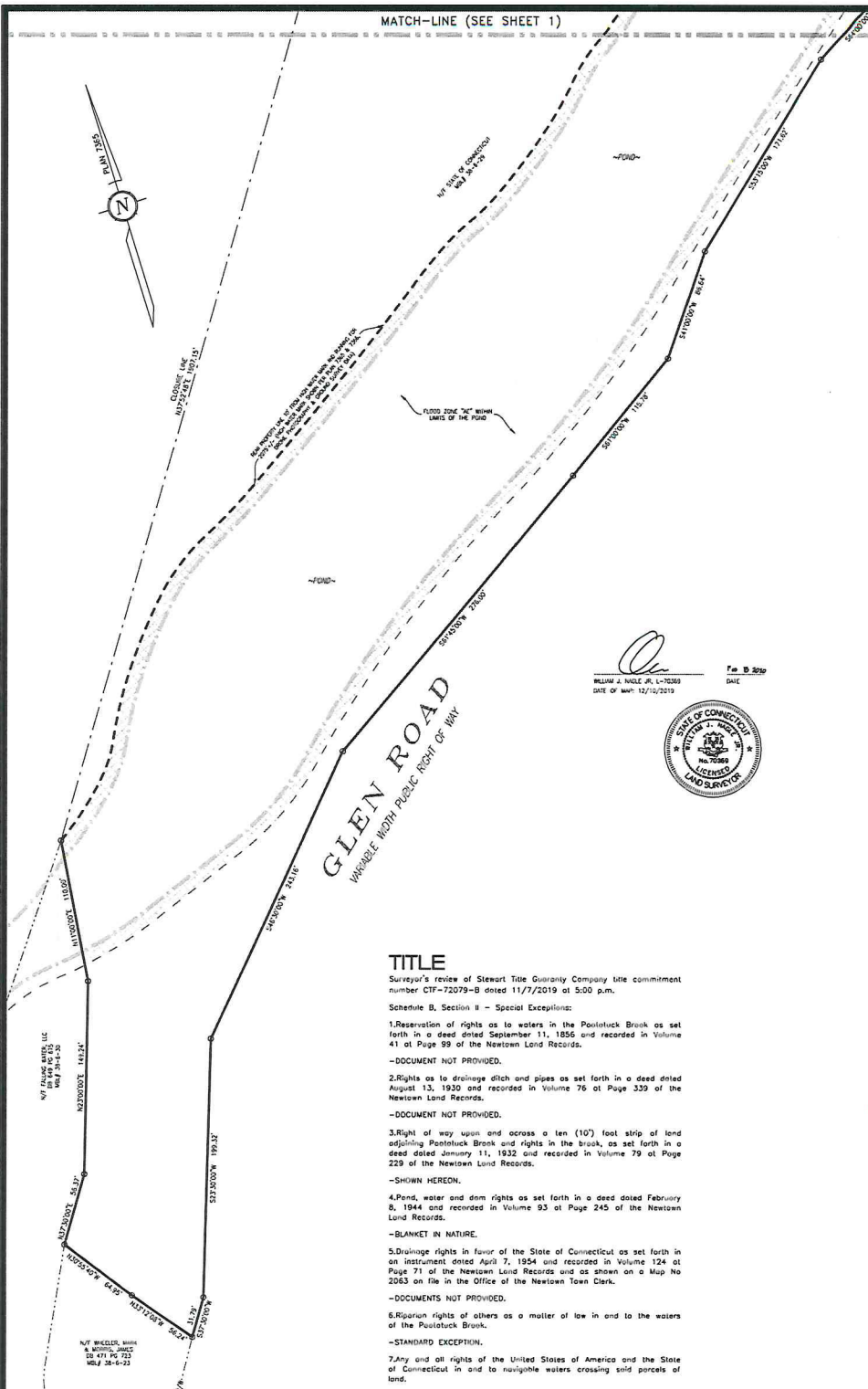
LEGEND OF NOMENCLATURE

- | |
|------------------------------|
| ○ EXISTING BOUNDARY MONUMENT |
| ○ EXISTING BOUNDARY MONUMENT |
| ○ MATHEMATICAL POINT |
| ○ CONCRETE MONUMENT |
| ○ RIGHT OF WAY |
- UNLESS SPECIFIC SCALED AND SITED, NO IS A PRELIMINARY PLAT AND NOT FOR RECORDING, SALES, OR ENCROACHMENTS.

JONATHAN MURPHY
Professional Land Surveying
10505 Lefford Place (919) 250-8189
Raleigh, NC 27613 FAX 919-954-1616
FIRM #14382 E-mail: jmurphy@jonathanmurphy.com

FILE NAME: CT_Sandy Hook_75 Glen Rd (2019) ALTA.dwg

MATCH-LINE (SEE SHEET 2)



LEGAL

All those certain pieces or parcels of land together with any buildings and improvements situated thereon, located in the Town of Newtown, County of Fairfield, and State of Connecticut and shown on that certain map entitled "Map of Property of Newtown Mill Assoc. (Gen. Co. Gen. Co.)" located at Sandy Hook Newtown, CT, dated November, 1979, revised December 6, 1979, revised June 24, 1982, revised June 3, 1985, revised June 6, 1985, revised March 4, 1993, revised March 31, 1996, and revised October 2, 2000; Scale 1" = 40' sheets 1 of 2 and 2 of 2; prepared by Robert & Jones, Civil Engineers - Land Surveyors - Site Planners, Milford, Connecticut, which map is on file in the Newtown Town Clerk's office as Map No. 7365 and 7366; said premises being more particularly bounded and described as follows:

Beginning at an iron pin set in the northeasterly side of Glen Road (former U.S. Highway No. 202 & G) at the northeasterly corner of said premises as shown on said map;

Thence S 39° 00' 00" W, 99.00 feet;

Thence S 14° 30' 30" W, 114.70 feet;

Thence S 22° 00' 00" W, 99.57 feet;

Thence S 22° 00' 00" W, 628.63 feet;

Thence S 44° 45' 00" W, 75.34 feet;

Thence S 48° 30' 00" W, 215.40 feet;

Thence S 52° 15' 00" W, 83.56 feet;

Thence S 64° 00' 00" W, 98.85 feet;

Thence S 53° 15' 00" W, 171.62 feet;

Thence S 41° 00' 00" W, 86.64 feet;

Thence S 61° 00' 00" W, 115.78 feet;

Thence S 61° 45' 00" W, 276.00 feet;

Thence S 46° 30' 00" W, 243.16 feet;

Thence S 23° 30' 00" W, 199.32 feet; and

Thence S 37° 30' 00" W, 31.79 feet;

Thence N 33° 12' 08" W, 56.24 feet;

Thence N 30° 55' 40" W, 64.95 feet;

Thence N 37° 30' 00" E, 56.37 feet;

Thence N 23° 00' 00" E, 149.24 feet;

Thence N 11° 00' 00" E, 110.00 feet;

Thence along property now or formerly of State of Connecticut a total distance of 2,079 feet more or less;

Thence S 49° 00' 00" E, 44.00 feet more or less;

Thence 221.10 feet along land now or formerly of M. Lavi; Thence S 76° 00' 00" W, 40.00 feet more or less; and

Thence S 76° 00' 00" E, 70.00 feet to the point and place of beginning.

EXCLUDING THEREFROM all that certain piece or parcel of land together with all improvements thereon designated as "Parcel A" Land Acquired By Rocky Glen Hydro Ltd. Partnership, Vol. 283, Pg. 697, Area= 6471 S.F., 0.149 AC." as shown on the map heretofore described.

TOGETHER WITH all right title and interest, if any, in and to the right to use and maintain slopes and the right to use water from a well reserved in a deed from the United States Rubber Company to Charles K. Pease and Rebecca B. Pease dated August 13, 1930, and recorded in Volume 76 at Page 335 of the Newtown Land Records and in a deed to Katherine D. Pease dated August 13, 1930, and recorded in Volume 76 at Page 336 of the Newtown Land Records.

TOGETHER ALSO WITH all right title and interest, if any, in and to the right to use and maintain the large water tank reservoir and the pipes leading from the same, with the right of access to and from said reservoir and the right to repair, replace and maintain said reservoir or pipe lines leading thereto and therefrom as reserved in the deed from United States Rubber Company to Margaret A. Brew dated January 11, 1932 and recorded in Volume 79 at page 223 of the Newtown Land Records.

TOGETHER ALSO WITH all right, title and interest, if any, in and to those parcels of the land, that when otherwise have been conveyed by virtue of the deed heretofore mentioned, that were on January 11, 1932, occupied by the dam across the Pointlark Brook, the supports of said dams and all structures appurtenant thereto, together with the right of access thereto over the land conveyed by that deed for the purpose of repairing, maintaining, operating, rebuilding or otherwise moving use of said dams and/or the waters impounded thereby, as reserved in the deed from the United States Rubber Company to Margaret A. Brew dated January 11, 1932 and recorded in Volume 79 at Page 223 of the Newtown Land Records.

TOGETHER ALSO WITH all right, title and interest, if any, in and to water rights and access rights as reserved in the deed from the United States Rubber Company to the Thor Corporation dated February 8, 1944, and recorded in Volume 83 at page 245 of the Newtown Land Records.

TOGETHER ALSO WITH all the right, title and interest, if any, in and to the land lying in the bed of any street, road or avenue owned or proposed in front of or adjoining these parcels of land, to the centerline thereof.

TOGETHER ALSO WITH the riparian rights, as a matter of law, in and to the waters of the Pointlark Brook.

Said premises is also designated as "LOTS 1 & 2 (EXCLUDING PARCEL A) TOT. AL. AREA 12,922 ± ACRES" on said Map No. 7365 and 7366 described.

TITLE

Surveyor's review of Stewart Title Guaranty Company title commitment number CT7-72078-d dated 11/7/2019 at 5:00 p.m.

Schedule B, Section II - Special Exceptions:

1. Reservation of rights as to waters in the Pointlark Brook as set forth in a deed dated September 11, 1856 and recorded in Volume 41 at Page 99 of the Newtown Land Records.

-DOCUMENT NOT PROVIDED.

2. Rights as to drainage ditch and pipes as set forth in a deed dated August 13, 1930 and recorded in Volume 76 at Page 339 of the Newtown Land Records.

-DOCUMENT NOT PROVIDED.

3. Right of way upon and across a ten (10') foot strip of land adjoining Pointlark Brook and rights in the brook, as set forth in a deed dated January 11, 1932 and recorded in Volume 79 at Page 229 of the Newtown Land Records.

-SHOWN HEREON.

4. Pond, water and dam rights as set forth in a deed dated February 8, 1944 and recorded in Volume 93 at Page 245 of the Newtown Land Records.

-BLANKET IN NATURE.

5. Drainage rights in favor of the State of Connecticut as set forth in an instrument dated April 7, 1954 and recorded in Volume 124 at Page 71 of the Newtown Land Records and as shown on a Map No. 5263 on file in the Office of the Newtown Town Clerk.

-DOCUMENTS NOT PROVIDED.

6. Riparian rights of others as a matter of law in and to the waters of the Pointlark Brook.

-STANDARD EXCEPTION.

7. Any and all rights of the United States of America and the State of Connecticut in and to navigable waters crossing said parcels of land.

-STANDARD EXCEPTION.

8. Special Exception by the Town of Newtown, Planning and Zoning Commission dated September 1, 1982 and recorded in Volume 308 at Page 666 of the Newtown Land Records.

-NOT A SURVEY MATTER.

9. Notice of Grant of Variance, Special Exception, or Special Permit by the Town of Newtown dated May 2, 1985 and recorded in Volume 335 at Page 157 of the Newtown Land Records.

-NOT A SURVEY MATTER.

10. Declaration of Covenants, Easements and Restrictions dated November 30, 1987 and recorded in Volume 383 at Page 700, as amended by instrument dated September 1, 1989 and recorded in Volume 417 at Page 507, both of the Newtown Land Records.

-ALL MATTERS SHOWN HEREON.

11. Notice of Change of Zone Application by the Town of Newtown, Planning and Zoning Commission dated April 19, 1996 recorded in Volume 530 at Page 667 of the Newtown Land Records.

-NOT A SURVEY MATTER.

12. Notice of Approval by the Town of Newtown, Planning and Zoning Commission dated October 16, 1986 recorded in Volume 368 at Page 228 of the Newtown Land Records.

-NOT A SURVEY MATTER.

13. Notes, conditions, riparian rights and easements as appear on Map Nos. 7365, 7366, 4939, 5874, 5875 and 4940 all on file in the Office of the Newtown Town Clerk.

-ALL MATTERS SHOWN HEREON.

LEGEND OF SYMBOLS

○ LIGHT POLE	○ SAWHOLE MINOR
○ UTILITY POLE	○ SAWHOLE MAJOR
○ GAS ASSEMBLY	○ SAWHOLE MAJOR
○ WATER METER	○ SAWHOLE MAJOR
○ FIRE HYDRANT	○ SAWHOLE MAJOR
○ YARD INLET	○ SAWHOLE MAJOR
○ GATE VALVE	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR

NOTE: ANY UNRECORDED LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THE SURVEYOR CANNOT GUARANTEE THE LOCATION OF UNRECORDED LINES. A SUFFICIENTLY EVIDENT LINES OR CORNERS MAY BE FOUND OR RECOVERED BY THE SURVEYOR. THE SURVEYOR CANNOT ACCEPT LIABILITY FOR UNRECORDED LINES OR CORNERS.

LEGEND OF NOMENCLATURE

○ CASTING BOUNDARY MONUMENT
○ SET BOUNDARY MONUMENT
○ MATHEMATICAL POINT
○ CENTER MONUMENT
○ RIGHT OF WAY
○ RIGHT OF WAY
○ RIGHT OF WAY
○ RIGHT OF WAY

UNITED STATES, CANADA, AND BUILT, AND IS A PRELIMINARY PLAN AND NOT FOR RECORDING, SALES, OR CONVEYANCE.

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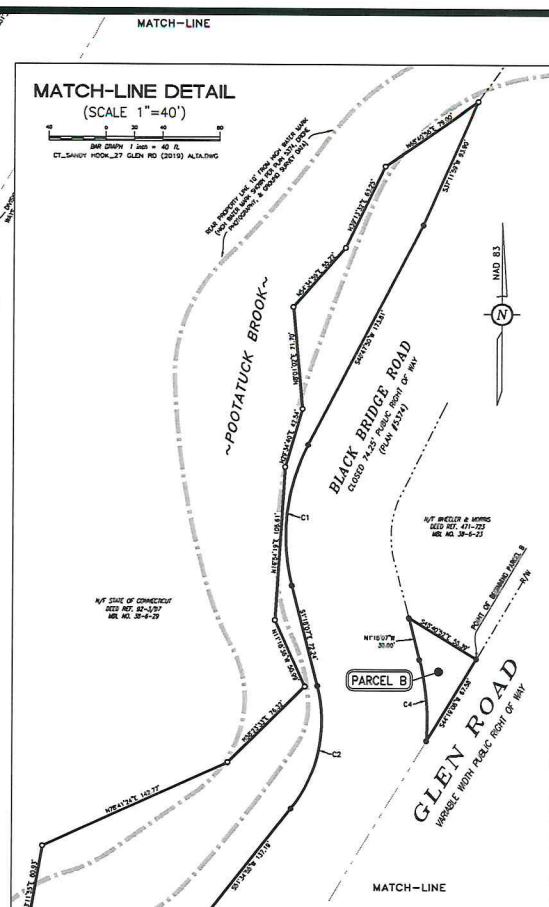
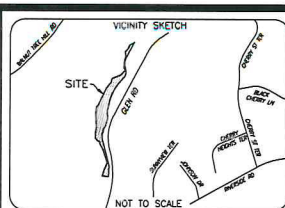
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FILE NAME: CT_Sandy Hook_75 Glen Rd (2019) ALTA.dwg

SHEET 2 OF 2
ALTA/NSPS LAND TITLE SURVEY
75 GLEN ROAD
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'

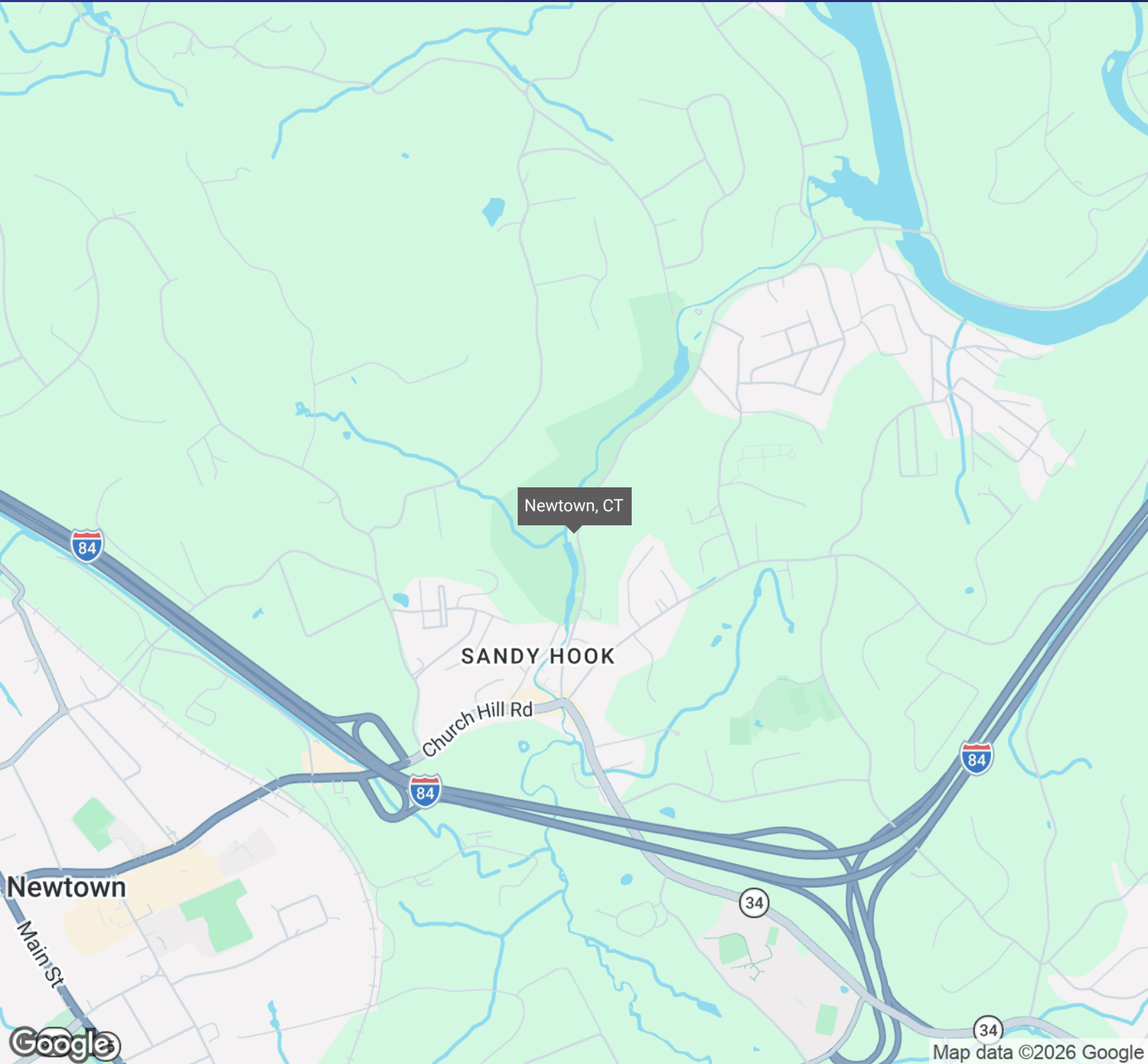


BIG DRAW 1 inch = 40 ft.
CT_SANDY HOOK_75 GLEN RD (2019) ALTA.dwg



CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S19° 44' 52"W	98.50	137.12	100.76	42° 05' 57"
C2	S25° 08' 24"W	88.95	99.88	92.18	52° 53' 02"
C3	S38° 25' 34"W	278.62	612.12	281.08	26° 18' 36"
C4	N8° 14' 39"E	57.65	173.88	57.92	19° 05' 10"

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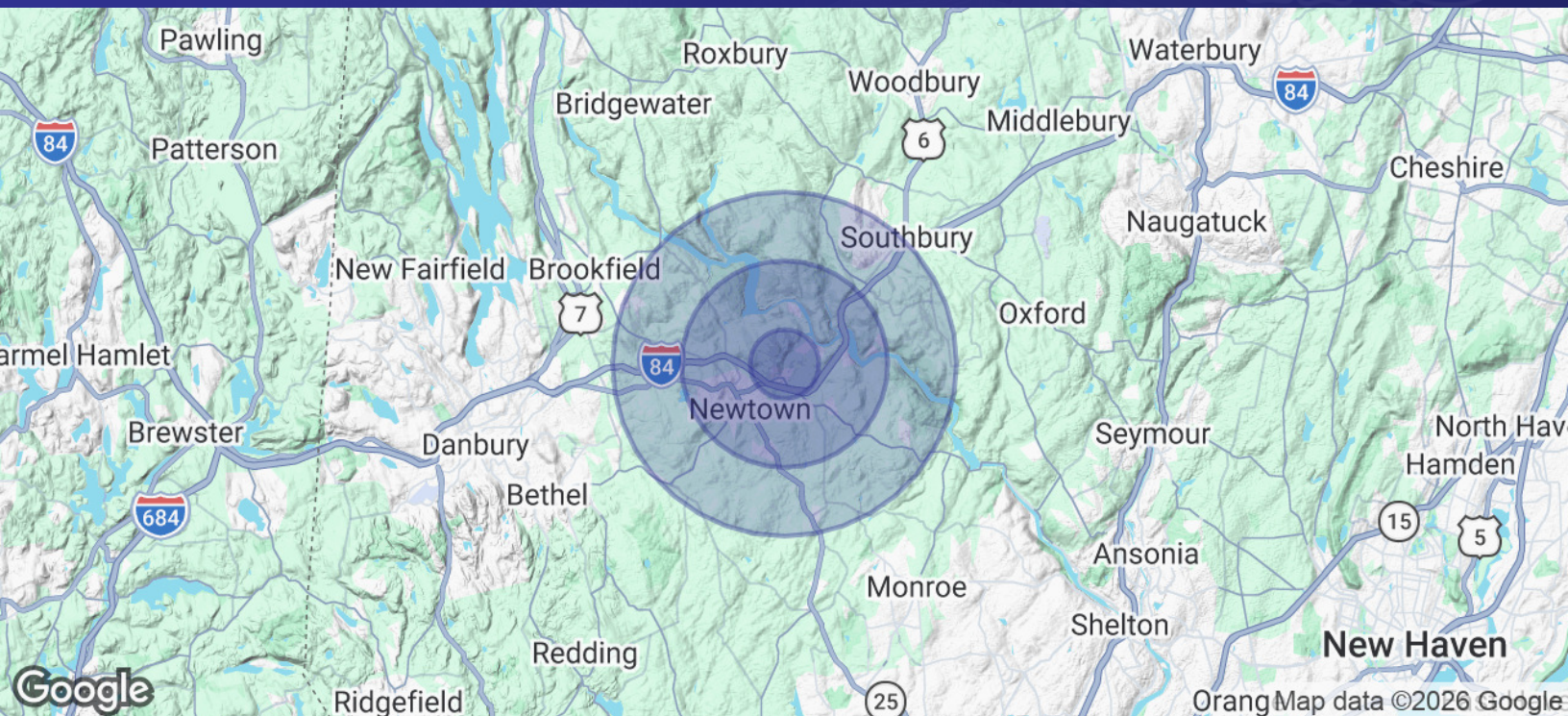
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,127	14,305	36,489
Average Age	44.9	43.6	46.5
Average Age (Male)	40.2	40.6	43.7
Average Age (Female)	46.9	45.7	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	762	5,111	13,301
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$190,666	\$176,795	\$188,043
Average House Value	\$427,776	\$466,827	\$469,781

* Demographic data derived from 2020 ACS - US Census


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