FOR LEASE // PRIME RETAIL AVAILABLE // 2 UNITS REMAINING!

57 Church Hill Road, Newtown CT



PROPERTY DESCRIPTION

Position your business in one of Newtown's most active retail corridors! This newly renovated 36,894 SF retail/commercial plaza is strategically located directly off I-84 with exceptional visibility, accessibility, and traffic exposure.

Surrounded by major national and local retailers including Big Y, Caraluzzi's, Starbucks, Robeks, restaurants, bars, fitness, and numerous service businesses, this property offers an outstanding opportunity for retail, medical, fitness, food service, daycare, salon, and many other commercial uses.

The property features ample on-site parking, brand-new LED lighting, heavy power, flexible unit sizes, and build-to-suit opportunities tailored to tenant needs.

Many tenants in place including medical, food, gym and others.

Only two units remaining!

OFFERING SUMMARY	
Unit 5 (End Cap) :	+/- 4,227 Sq Ft
Unit 3:	+/- 4,045 Sq Ft
Pricing:	Call for Pricing

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	5,671	22,433	70,374
Total Population	14,474	57,922	179,051
Average HH Income	$135,257	$137,449	$116,593



JOE DIMYAN

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PROPERTY HIGHLIGHTS

- Newly renovated / new construction 36,894 SF retail/commercial building
- Prime location directly off I-84 with excellent visibility and access
- Surrounded by Big Y, Caraluzzi's, Starbucks, Robeks, restaurants, bars, and national retailers
- Strong daily traffic counts and high consumer activity
- Flexible unit sizes available to accommodate a variety of businesses
- Build-to-suit opportunities available
- Ample on-site parking for customers and employees
- New LED lighting throughout the property
- Ideal for daycare, medical, salon, grab-and-go food, fitness, showroom, retail, and service businesses
- Excellent signage and branding opportunities
- High-income Fairfield County demographics
- Rare opportunity to join a rapidly growing commercial destination in Newtown
- Immediate access to major regional traffic routes
- Positioned in Newtown's dominant retail corridor
- City Water, Sewer and Gas
- Five (5) 200 Amp 120/208 Volt Meters
- Gas Heat



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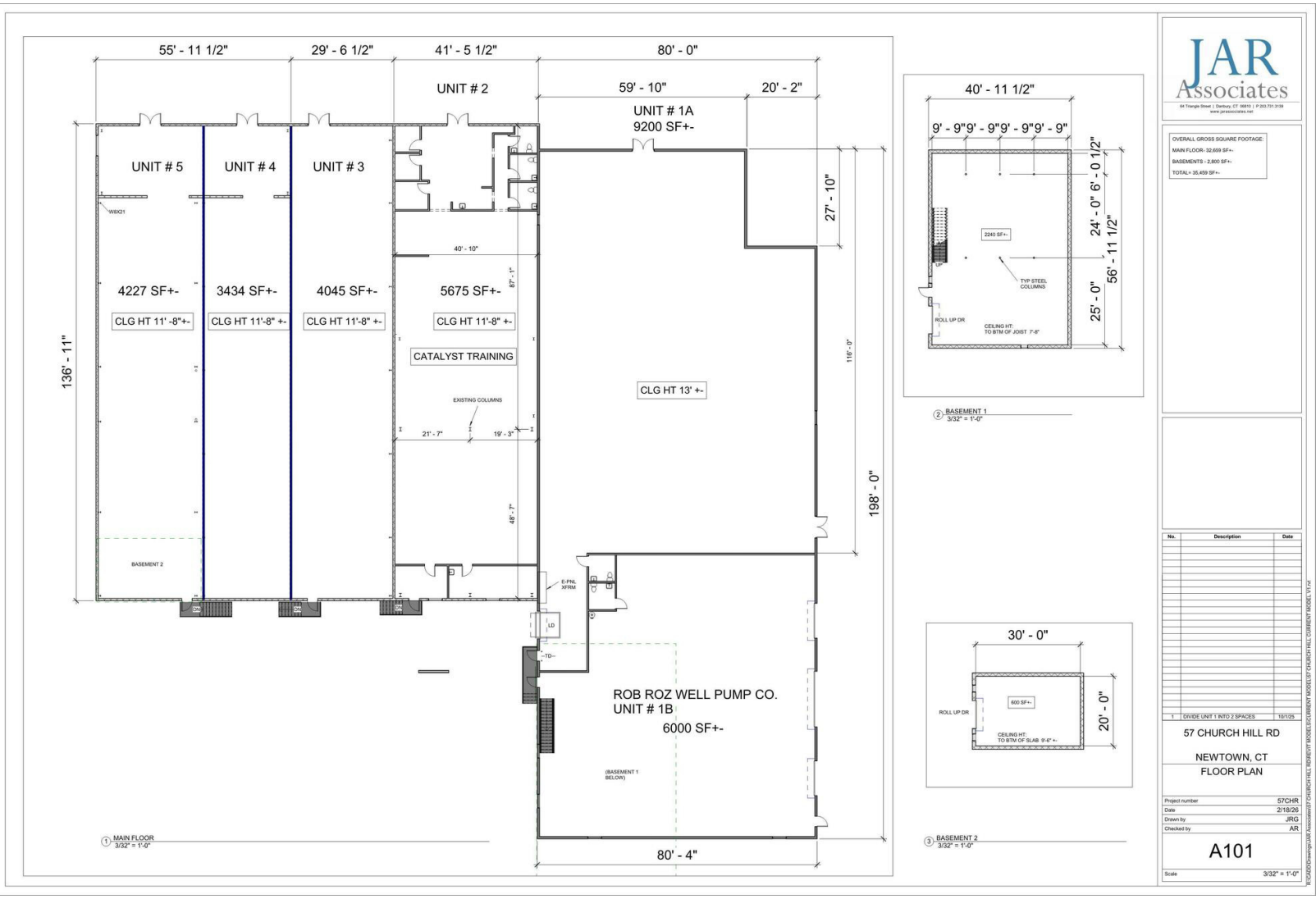
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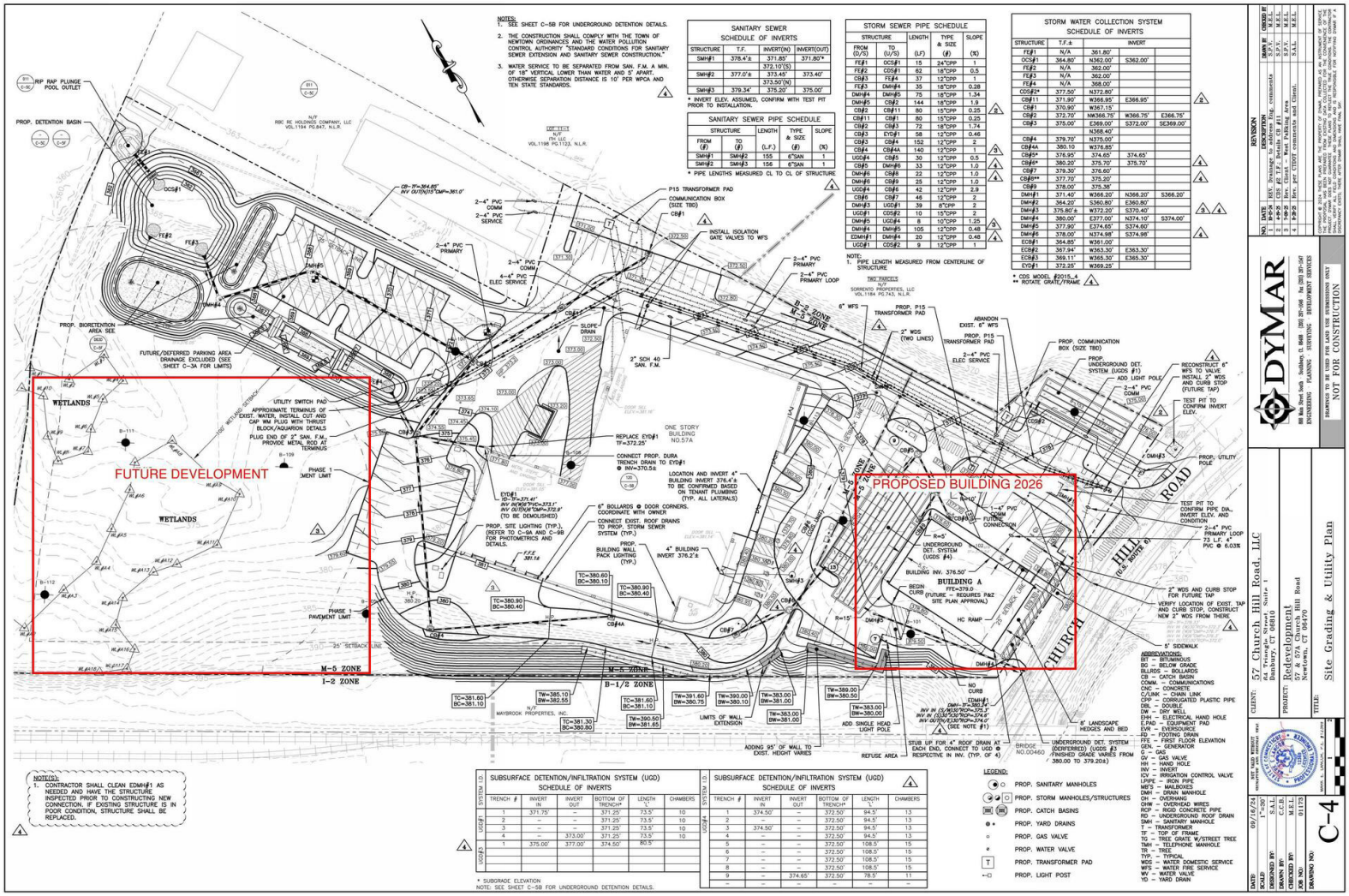
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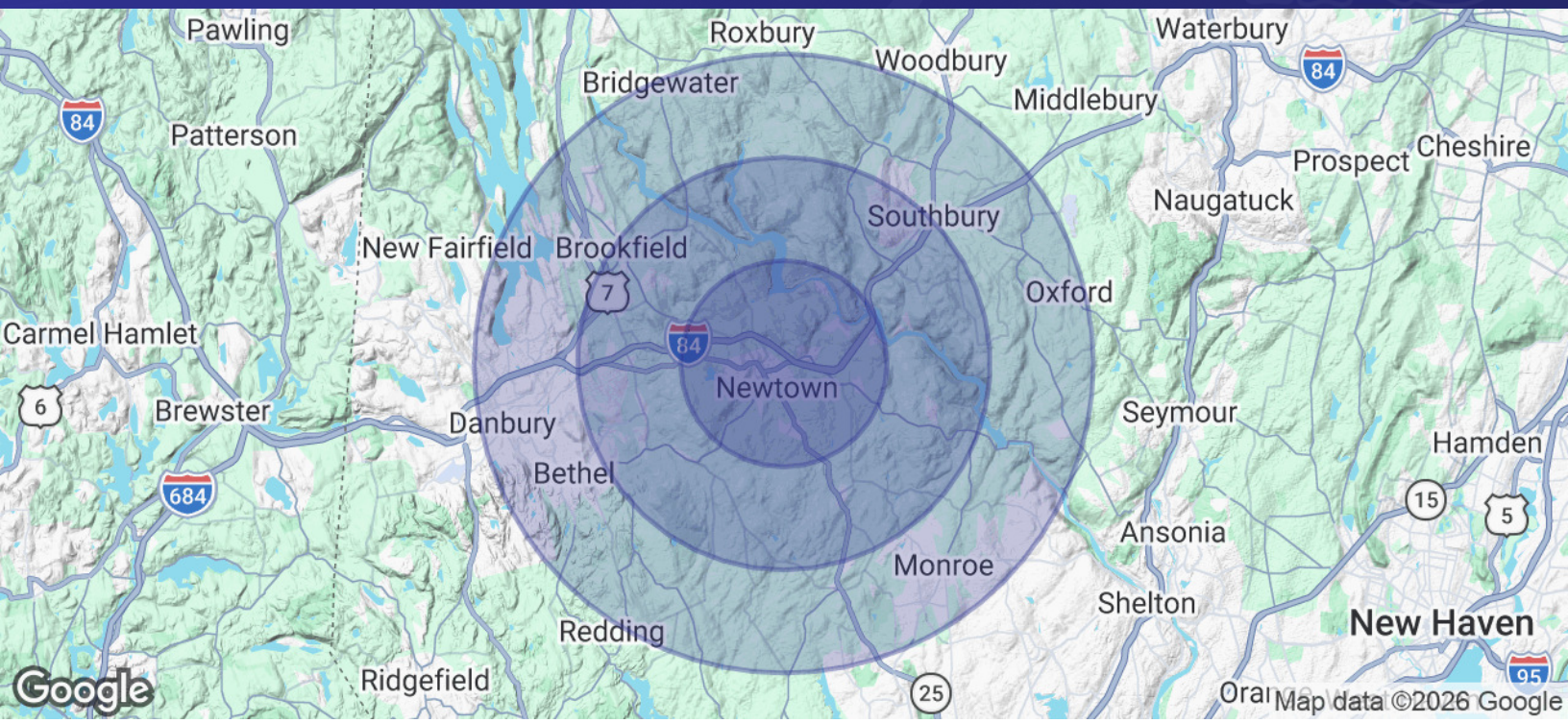
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	14,474	57,922	179,051
Average Age	45.7	46.1	43.8
Average Age (Male)	43.6	43.6	42.0
Average Age (Female)	47.7	47.9	44.7

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	5,671	22,433	70,374
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$135,257	$137,449	$116,593
Average House Value	$381,949	$369,885	$336,082

2020 American Community Survey (ACS)



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