

FOR LEASE // 172 MOUNT PLEASANT ROAD, NEWTOWN, CT



PROPERTY DESCRIPTION

First floor office/medical space with ample parking and excellent visibility on Route 6, offering easy access to Route 25, I-84, and nearby towns including Newtown, Brookfield, Danbury, and Bethel. The property is handicap accessible and ideal for various uses. This is a prime location along the "Medical Mile", adjacent to prominent medical buildings at 170 Mt Pleasant Rd and 164 Mt Pleasant Rd. This location offers high visibility and prominent signage. Located within 1/2 mile of three major senior living communities, including over 500+ residents at Maplewood Assisted Living, Newtown Woods, and Liberty Woods.

OFFERING SUMMARY

Lease Rate:	\$25 PSF (Gross) + utilities
Available SF:	+/- 1,200 - 1,600 SF
Building Size:	+/- 12,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	273	901
Total Population	264	693	2,504
Average HH Income	\$158,419	\$161,994	\$190,638



MICK CONSALVO

Broker

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PROPERTY HIGHLIGHTS

- ADA Compliant Building and Unit
- Reception area
- Exam rooms with sinks
- Windowed offices
- 2-3 private baths per unit
- Break room with sinks
- Central A/C
- Electric + gas heat
- Alarm included
- Washer/Dryer Hookup



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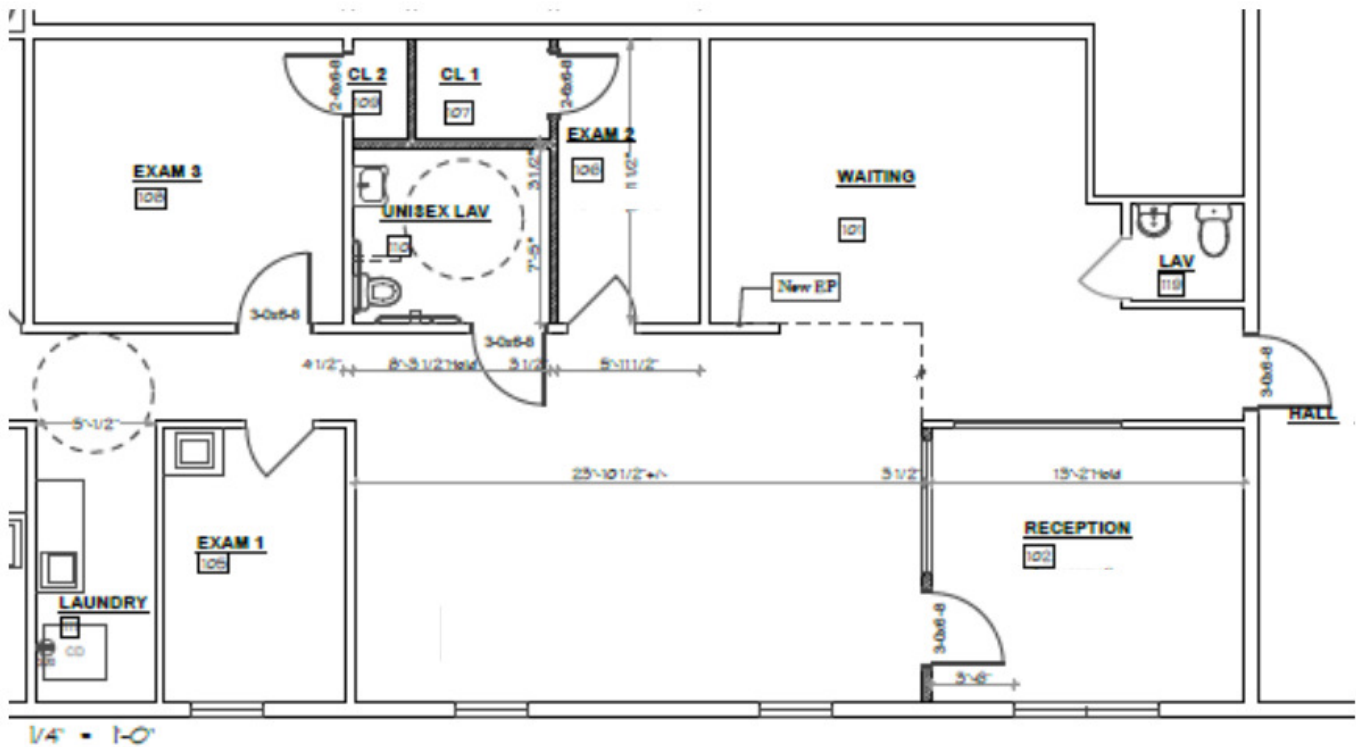


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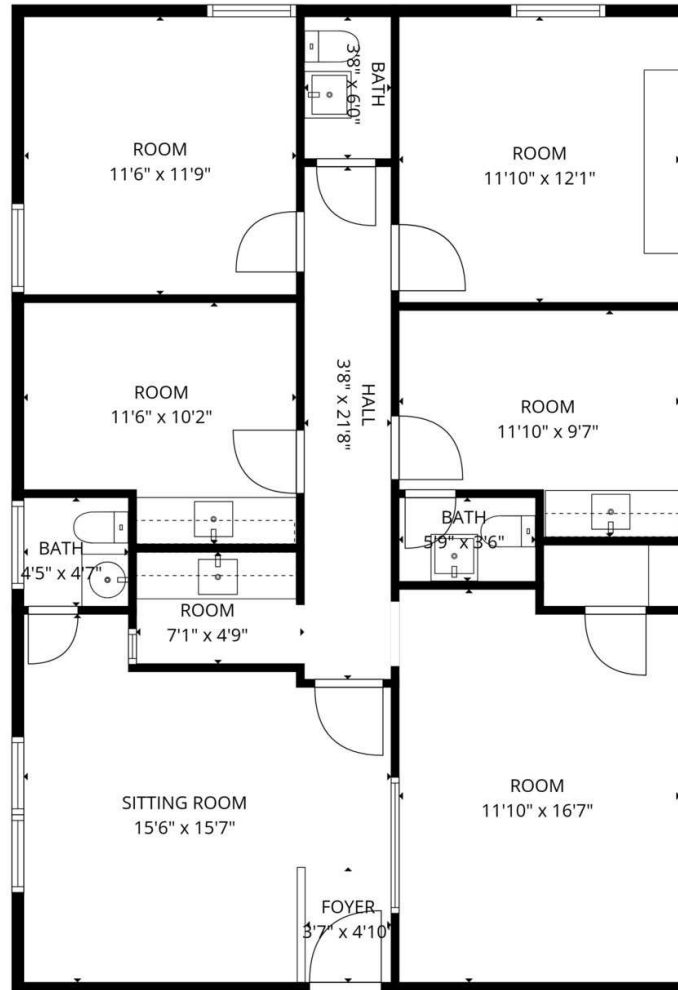


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TOTAL: 1130 sq. ft
 1st floor: 1130 sq. ft
 EXCLUDED AREAS: WALLS: 69 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

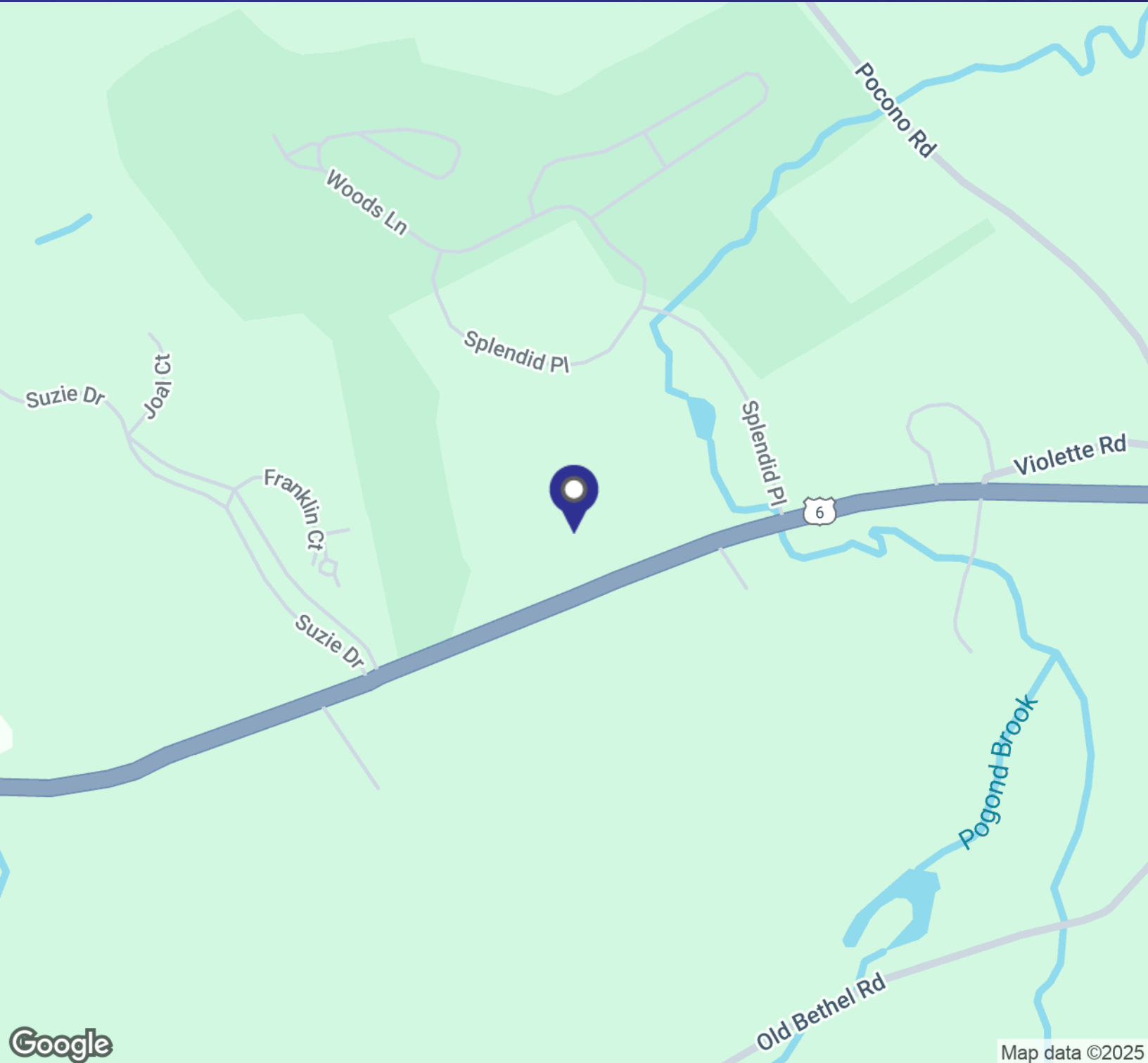


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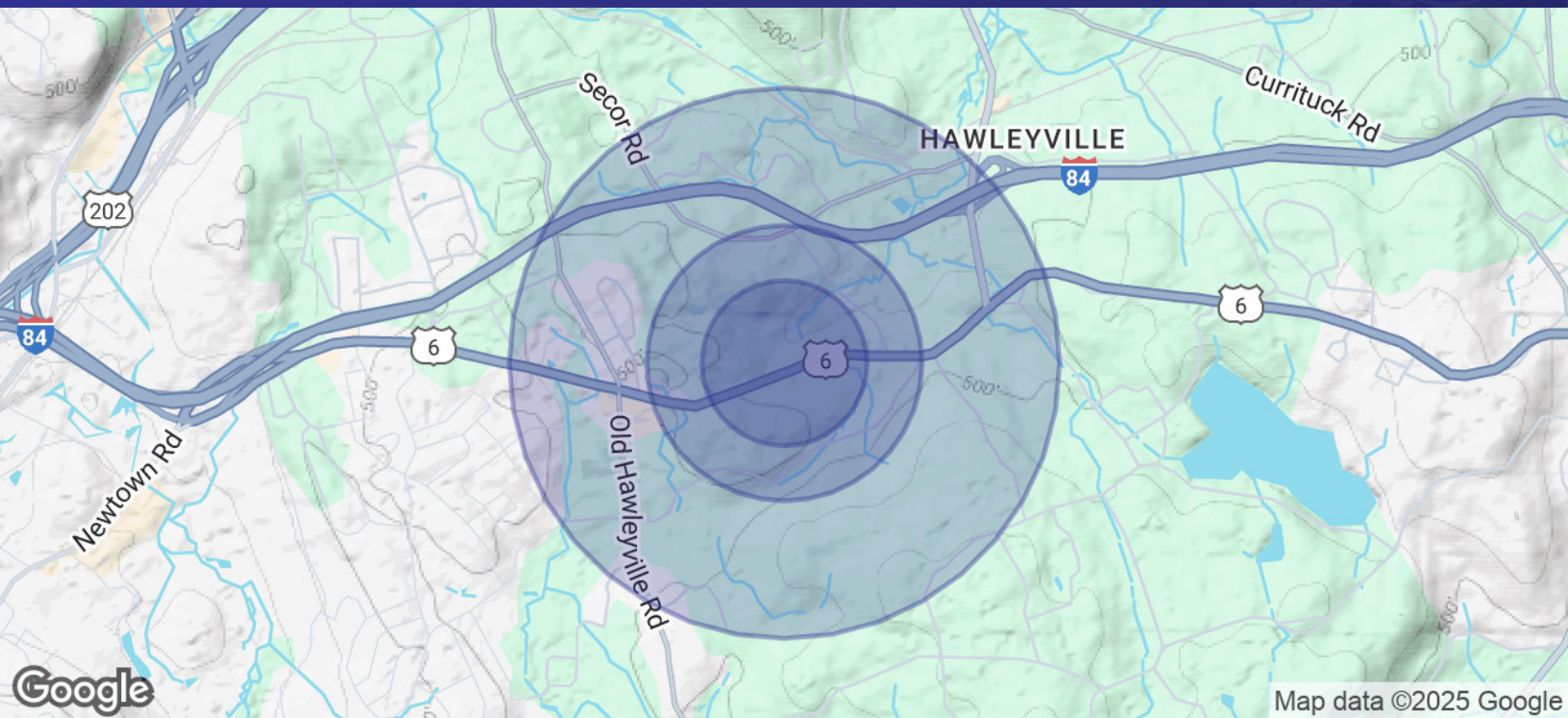
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	264	693	2,504
Average Age	49	49	47
Average Age (Male)	47	47	45
Average Age (Female)	51	51	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	105	273	901
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$158,419	\$161,994	\$190,638
Average House Value	\$546,970	\$544,980	\$517,389

Demographics data derived from AlphaMap



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