

**FOR LEASE // 57 CHURCH HILL ROAD, NEWTOWN CT**



**PROPERTY DESCRIPTION**

Newly renovated 31,194 Sq Ft retail/ flex building directly off I84! Very rare opportunity to have a warehouse/show room or Retail with great exposure. This piece has ample parking, LED lighting, and heavy power. Many size options available. Owner is willing to build to suit. Renovations to be completed approx. quarter 1 2026. Catalyst Training Gyms already signed up! Do not miss your opportunity to move your business here! Unit 1 A has 1 dock, and ability for a drive in door. Ideal for Daycare, grab and go food, salon and much more!

**PROPERTY HIGHLIGHTS**

- City Water, Sewer and Gas
- Five (5) 200 Amp 120/208 Volt Meters
- Unit 1A has 1 Loading Docks
- 9' to 12' Ceilings
- Owner Willing to Build to Suit
- Gas Heat
- Units Can Be Combined
- Call for Pricing Options

**OFFERING SUMMARY**

Unit 1A:	+/- 9,100 Sq Ft
Unit 1B:	LEASED
Unit 2:	LEASED
Unit 3:	+/- 4,045 Sq Ft
Unit 4:	+/- 3,434 Sq Ft
Unit 5:	+/- 4,227 Sq Ft
Units Can Be Combined!	

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**

*Broker*

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)

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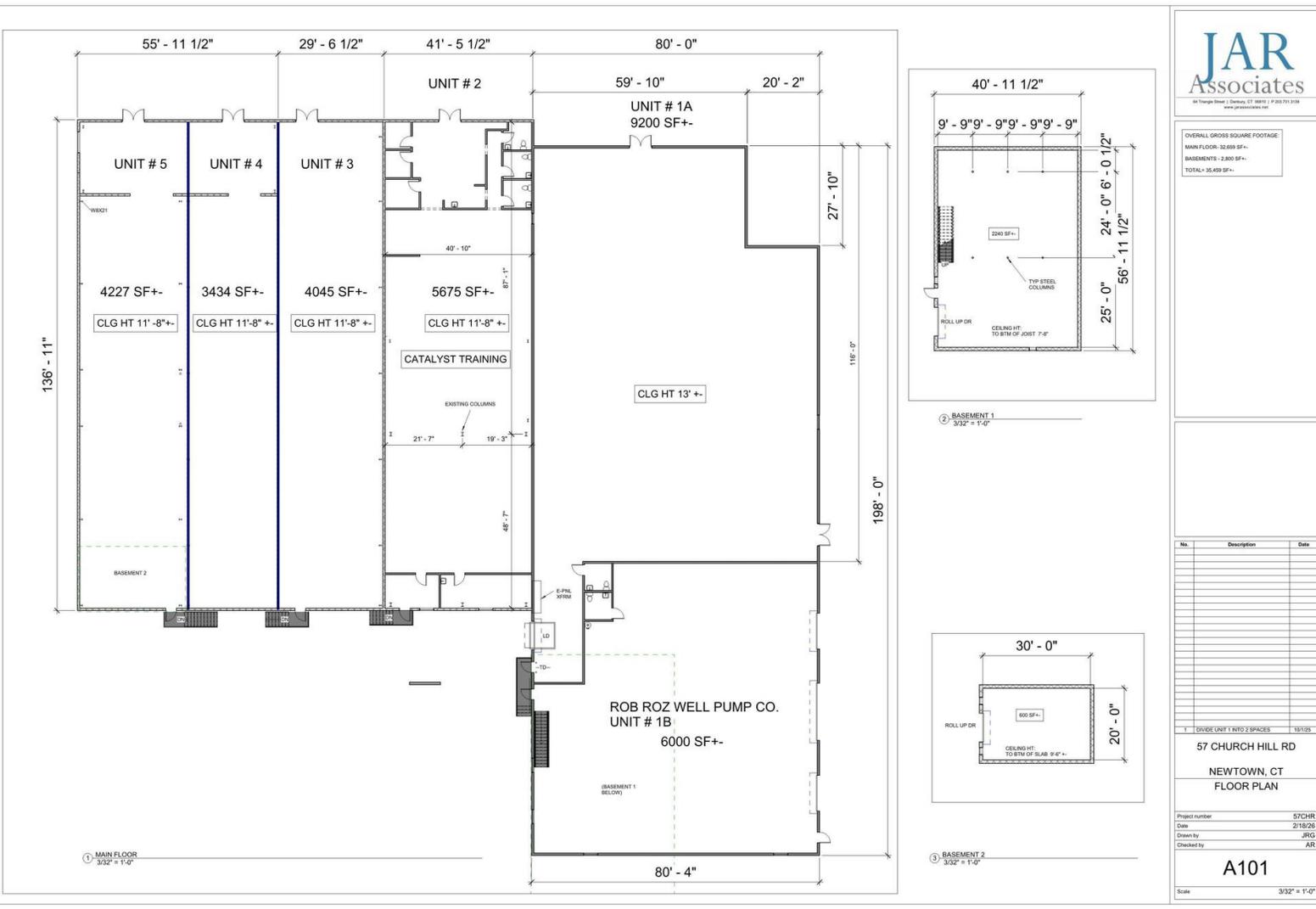
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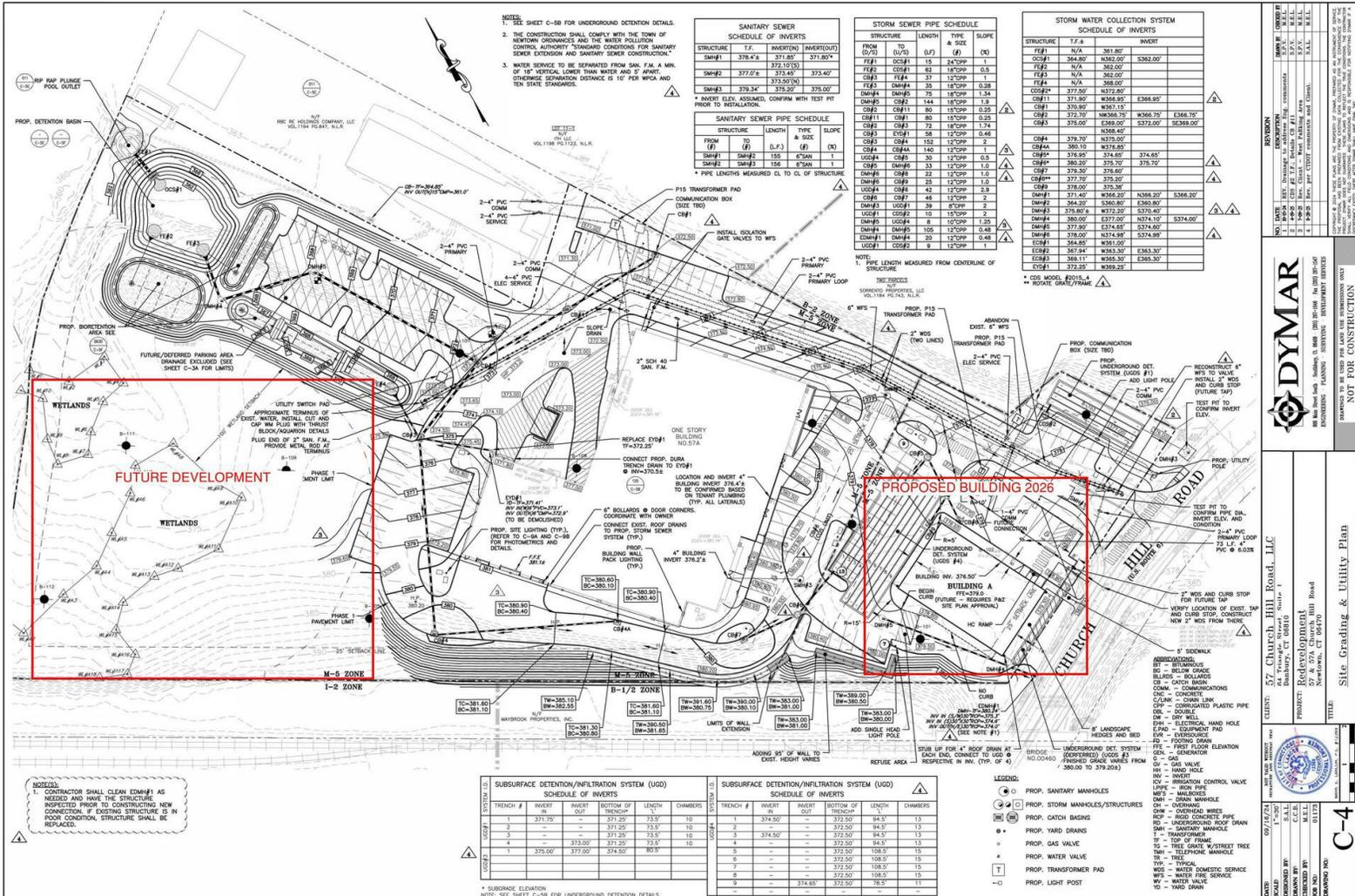
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**57 Church Hill Road, LLC**  
 Redvelopment  
 57 Church Hill Road  
 Newtown, CT 06455

**Site Grading & Utility Plan**

**NOT FOR CONSTRUCTION**

**DATE:** 07/16/24  
**SCALE:** 1"=20'  
**DESIGNED BY:** J.D.  
**CHECKED BY:** J.D.  
**DATE:** 07/16/24

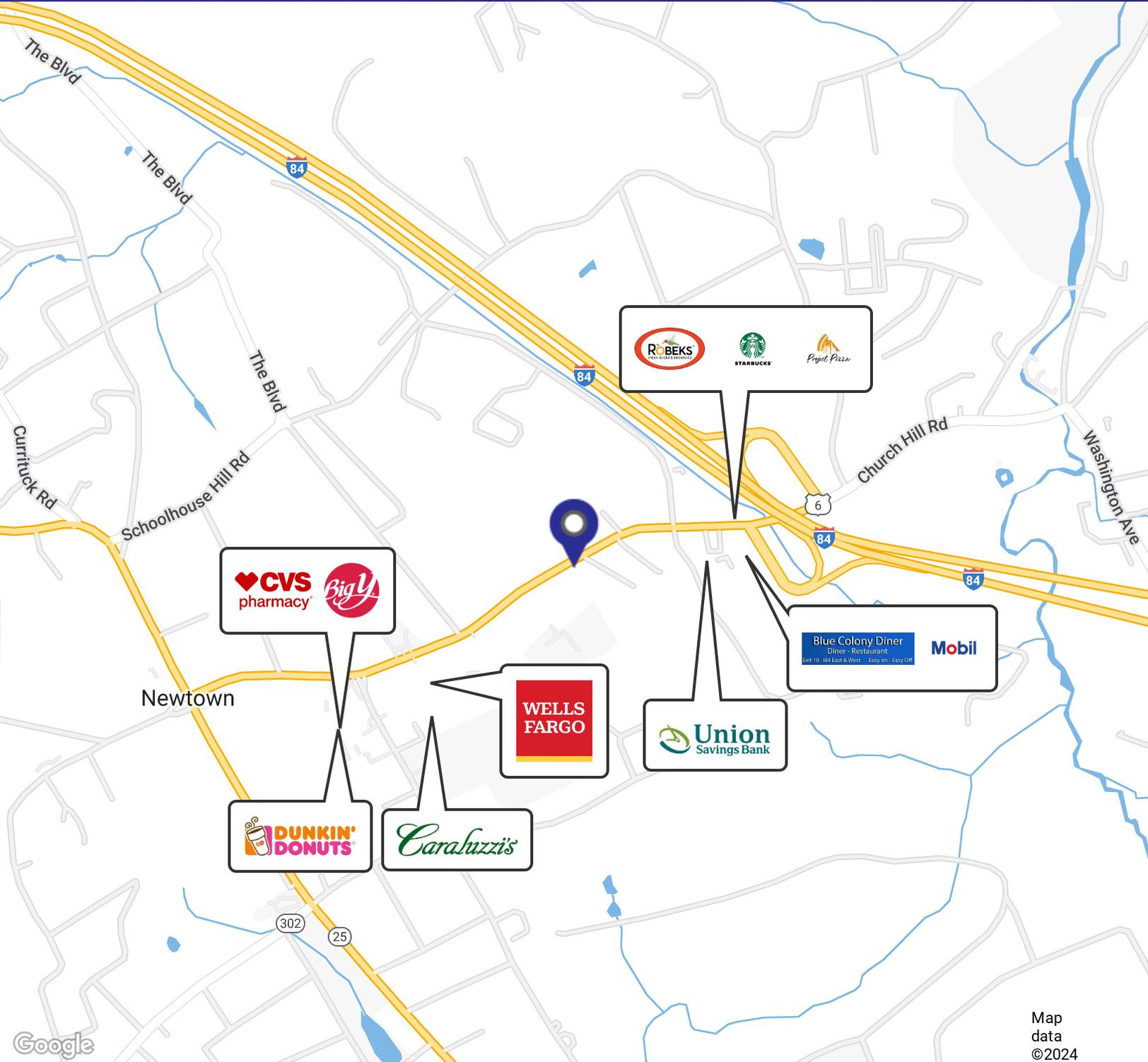
**CLIENT:** 57 Church Hill Road, LLC  
**PROJECT:** Redvelopment  
**LOCATION:** 57 Church Hill Road  
**TITLE:** Site Grading & Utility Plan

**NOT FOR CONSTRUCTION**



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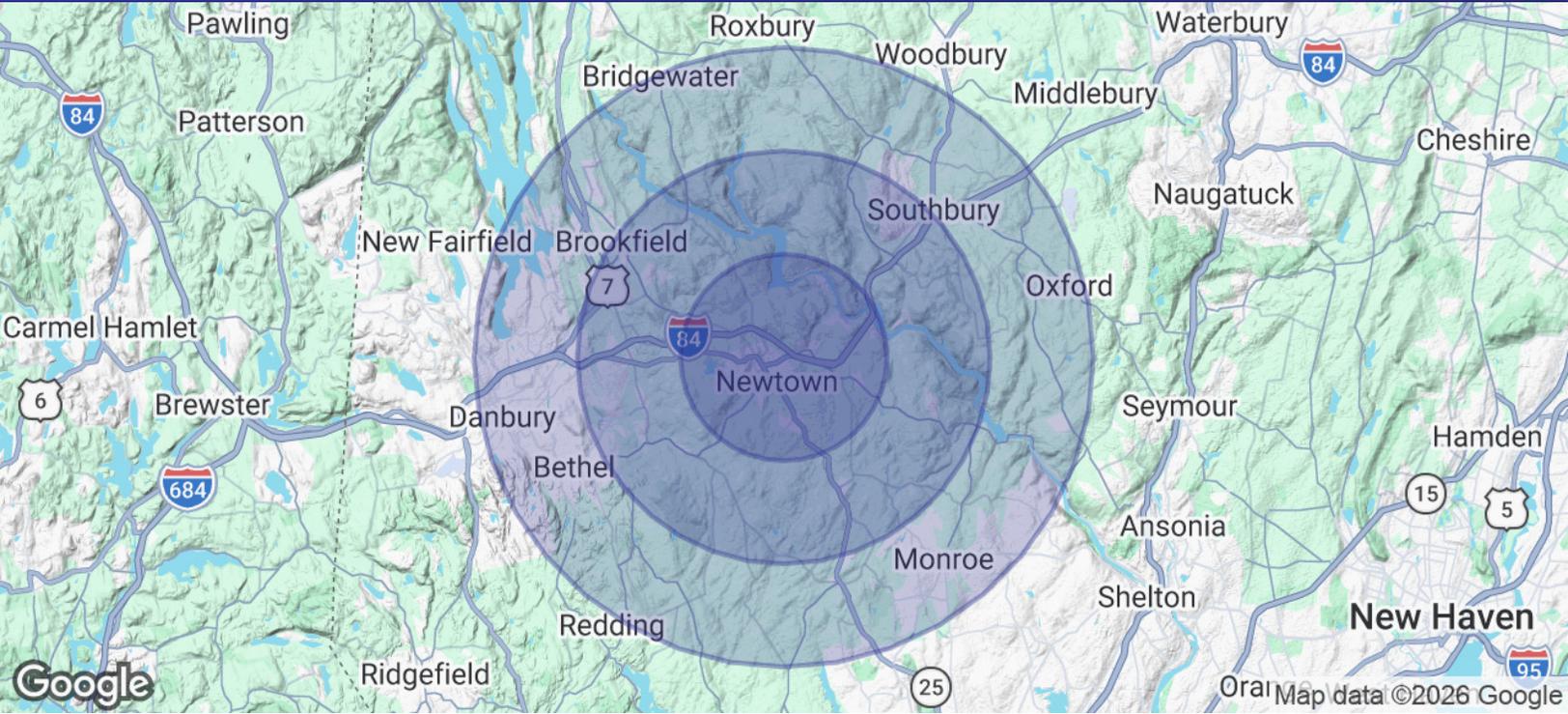
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	14,474	57,922	179,051
Average Age	45.7	46.1	43.8
Average Age (Male)	43.6	43.6	42.0
Average Age (Female)	47.7	47.9	44.7

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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