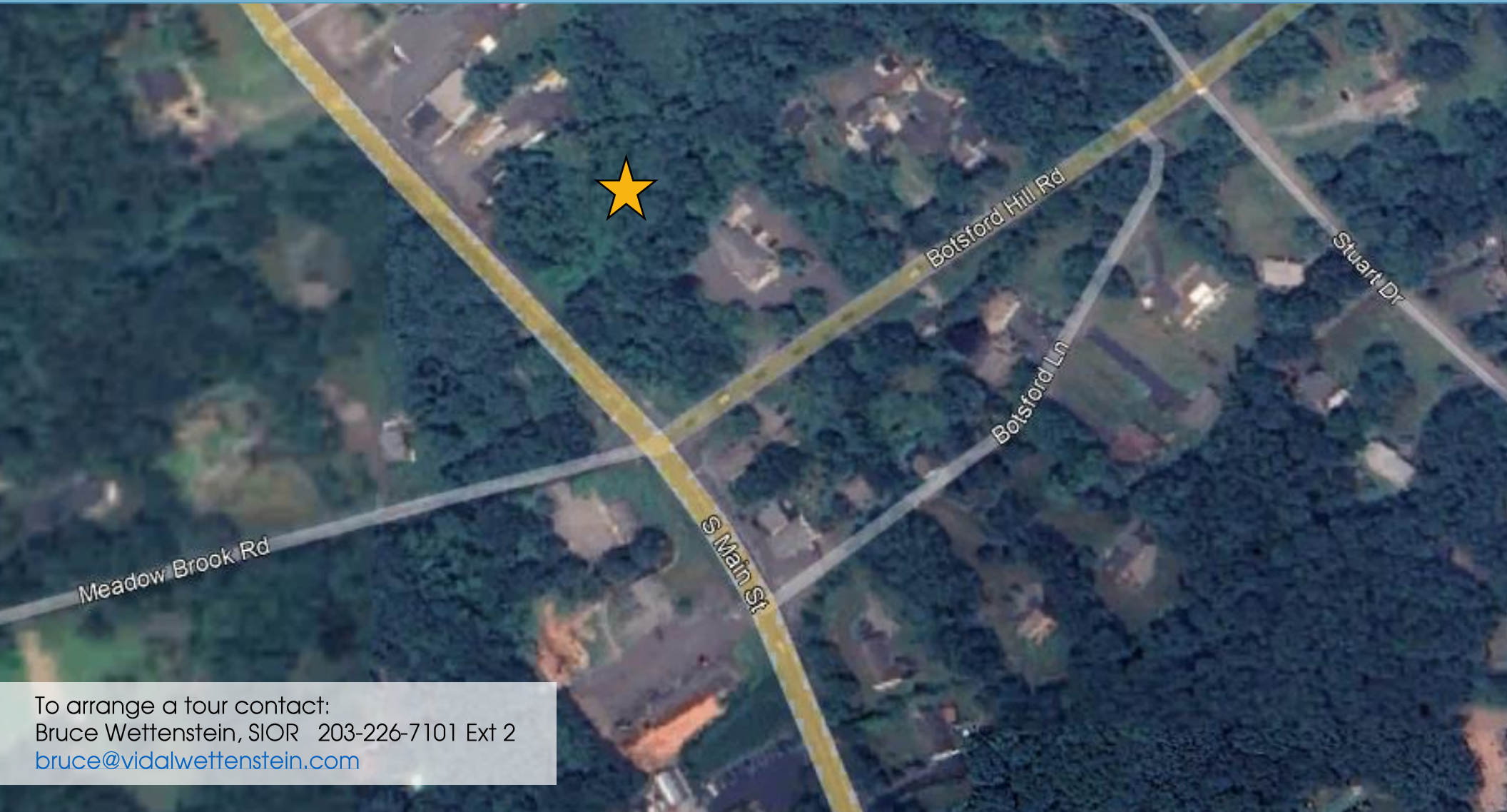


COMMERCIAL LAND FOR SALE

321 South Main Street, Newtown, CT



To arrange a tour contact:
Bruce Wettstein, SIOR 203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

321 South Main Street, Newtown, CT

COMMERCIAL LAND FOR SALE

PROPERTY DETAILS

Land Area: 2.11± acres

Traffic light at intersection

Zoning: B-1

Water/ Sewer: well water and septic system

Sale Price: \$795,000



Location: Route 25 / South Main Street

Traffic count approx. 14,400 cars per day

Superb visibility on South Main Street



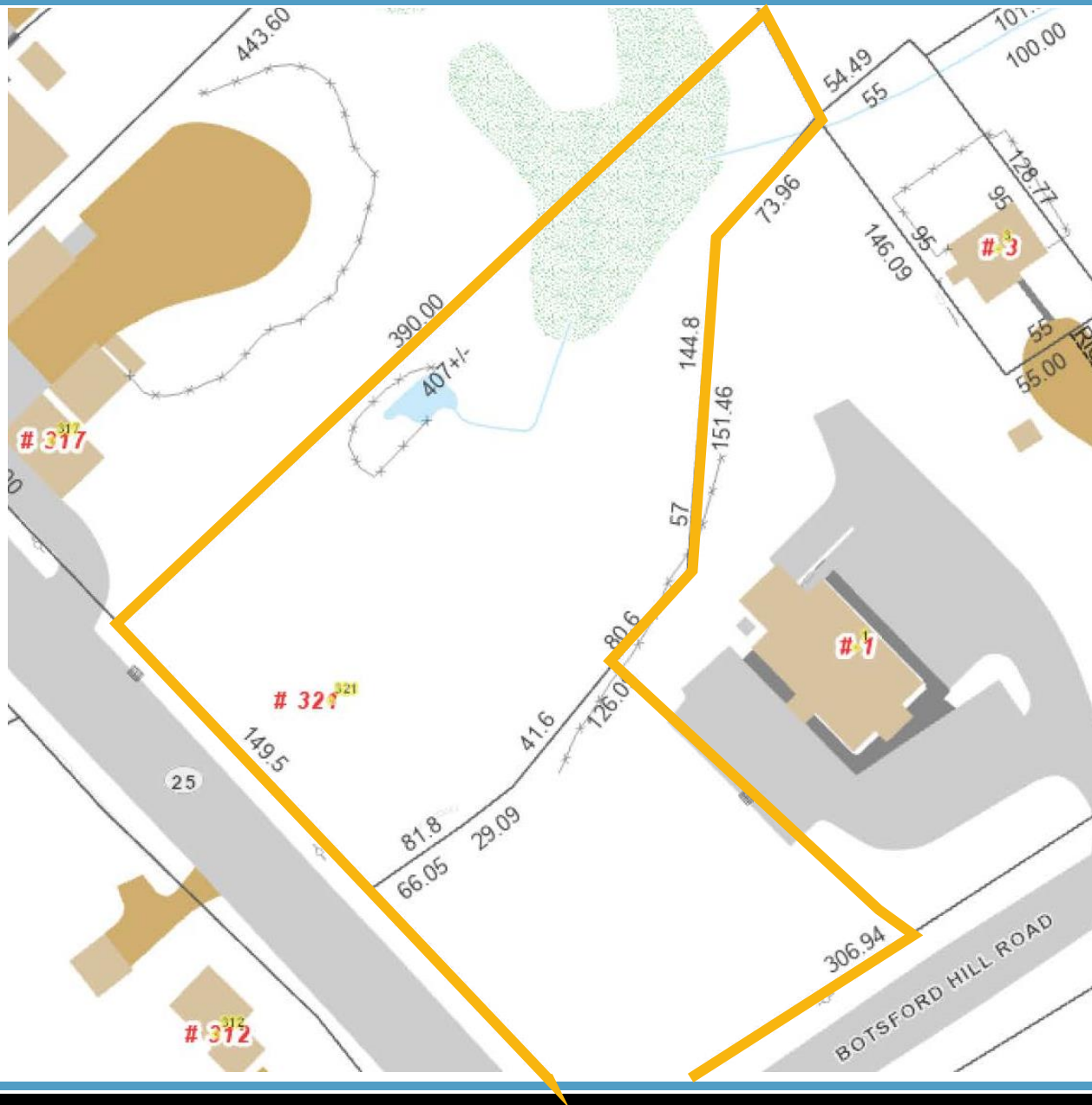
SIOR Individual Members
Society of Industrial & Office Realtors

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321 South Main Street, Newtown, CT



321 South Main Street, Newtown, CT



ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 2 – RETAIL BUSINESS ZONE (B-1)

4.02.100 Purpose and Intent

The purpose of the B-1 Retail Business Zone is to encourage small-scale commercial activity where retail and office space is provided for businesses consistent with the character of Newtown.

The intent of the B-1 Retail Business Zone is to limit the maximum size and configuration of the commercial building relative to the lot size and to permit opportunities for small scale commercial activities.

4.02.200 Permitted Uses

4.02.210 One or more of the following principal uses are permitted within a single building upon a lot subject to the criteria set forth herein and provided that Site Development Plan approval has been granted in accordance with Article X hereof, if so required. Uses, buildings or structures that are not listed shall not be permitted by variance.

4.02.211 Store or shop for the conduct of retail business, including, without limitation, a liquor package store.

- (a) The permanent sales areas of all such stores or shops shall be wholly enclosed and there shall be no permanent outdoor storage of merchandise.
- (b) The maximum gross floor area for any single retail business shall be limited to 40,000 square feet.

4.02.212 Personal service establishment.

4.02.213 Financial Institution.

4.02.214 Offices.

4.02.215 Restaurant.

4.02.216 Telephone exchange, electric substation or other public utility use, except for towers and antennas and other structures exceeding height limitations of Article VII.

4.02.217 Residential dwellings within a commercial building and above any permitted commercial use. Density of the dwellings shall not exceed fifty (50) percent of the **gross floor area** excluding the basement as defined in the Newtown Zoning Regulations. The individual dwellings units shall be a minimum of eight hundred (800) square feet and a maximum of one thousand two hundred (1,200) square feet. (AMENDED EFFECTIVE JUNE 16, 2014).

4.02.218 Bed and Breakfast

4.02.220 Building Size and Permitted Use Criteria

4.02.221 Building having Less Than 4,500 Square Feet: More than one permitted use may occupy a single building provided the maximum number of permitted uses does not exceed the building floor area divided by 1,000.

4.02.222 Building having More Than 4,500 Square Feet and Less than 10,000 square feet. Any lot having at least 43,560 square feet and a minimum of 150 feet of frontage at the street line may have a building larger than 4,500 square feet and less than 10,000 square feet. More than one permitted use may occupy a single building provided the maximum number of uses does not exceed the building floor area divided by 1,000.

4.02.300 Special Exception Uses (B-1)

4.02.310 The following principal uses and larger building size are permitted subject to obtaining a Special Exception approval from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Article XI hereof, and the additional standards and criteria set forth herein:

4.02.311 Adult day care or child day care centers (includes B-2 zone). (amended effective May 14, 2012).

4.02.312 Veterinary hospital.

4.02.313 Medical or Dental Laboratory

4.02.314 Any building larger than 10,000 square feet, provided the following criteria is satisfied:

- (a) The minimum lot area shall be computed proportionally as follows: for each 9,000 square feet of gross floor area, the lot shall contain 43,560 square feet;
- (b) Lot frontage shall be equal to at least one-half (1/2) the average depth of the lot, but not less than 150 feet;
- (c) Sufficient parking spaces shall be provided to accommodate all persons reasonably expected to patronize said business building at any one time;
- (d) The requirements of Article VII hereof shall otherwise be met except that the Commission may require wider buffers, wider side or rear yards and a deeper building setback than are otherwise required where needed to screen adequately adjacent residential zones, or to meet the standards set forth in Article XI, provided that structural coverage including parking and loading areas is not required to be reduced to less than 60 percent of lot area;
- (e) The wall of the business building facing the street shall not be longer than 200 feet or twice the distance which it is set back from the street line, whichever is greater;
- (f) The lot area shall not exceed 10 acres unless all portions of the lot in excess of 10 acres are excluded in determining maximum structural coverage permitted;
- (g) The maximum gross floor area allowed for any single retail store or shop shall be limited to 40,000 square feet.

4.02.315 Brew Pubs and Distilleries (added effective 10/12/17).

4.02.400 Accessory Uses

Article IV, Section 4 regarding Accessory Uses in Business Zones shall apply.

4.02.500 Site and Building Standards in Business Zones

Article IV, Section 5 regarding Site and Building Design Standards in Business Zones shall apply.

4.02.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

4.02.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

ARTICLE IV – BUSINESS COMMERCIAL & PROFESSIONAL USES

SECTION 3 – GENERAL BUSINESS ZONE (B-2)

4.03.100 Purpose and Intent

The purpose of the B-2 General Business Zone is to encourage a diversity in commercial activities that contribute to health and wellbeing of the community.

The intent of the B-2 General Business Zone Regulations is to encourage development consistent with the capacity of the lot on which it is located and the infrastructure to support it.

4.03.200 Permitted Uses

4.03.210 One or more of the following principal uses are permitted within a single building upon a lot subject to the criteria set forth herein and provided that Site Development Plan approval has been granted in accordance with Article X hereof, if so required. Uses that are not listed shall not be permitted by variance.

4.03.211 Uses in other Zones

All uses permitted in the B-1 Retail Business Zone. If a Special Exception is required in said B-1 Zone, it is also required for the B-2 Zone unless otherwise stated herein.

4.03.212 Publishing and Printing establishments. (Effective 6/21/99)

4.03.213 Hotel or Motel.

4.03.214 Public passenger terminal (other than airline).

4.03.215 Restaurant whether or not selling alcoholic beverages. (See 8.12 for restrictions on the sale of alcoholic beverages.)

4.03.216 Salesroom for the display and sale of new automobiles, farm equipment, trucks and motorcycles.

4.03.217 Place of religious worship. (Effective 9/7/91)

4.03.218 Store or shop for the conduct of wholesale business. The maximum gross floor area shall be limited to 40,000 square feet. (Effective 8/12/96)

4.03.219 Bed and Breakfast

4.03.300 Special Exception Uses

4.03.310 One or more of the following additional principal uses and larger building sizes are permitted subject to obtaining a Special Exception approval from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Article XI hereof, and the

additional standards and criteria set forth herein. If a Special Exception is required in said B-1 Zone, it is also required for the B-2 Zone unless otherwise stated herein.

4.03.311 Uses in other Zones

All uses permitted in the B-1 Retail Business Zone.

4.03.312 Bowling alley.

4.03.313 Indoor theater.

4.03.314 Laundromat, dry cleaning or laundry establishment.

4.03.315 Warehouse

- (a) Special Exceptions shall require a 100 foot setback from the outermost perimeter of impervious surface from adjacent residential property including a 50 foot natural or planted buffer.
- (b) Special Exception applications shall require a Traffic Impact Analysis in compliance with §4.03.210.
- (c) If storage is to be provided outdoors, for principal or accessory uses, a planted or natural buffer shall be provided between the items stored and the lot lines.

4.03.316 Operating a kennel, one per lot.

4.03.317 Public Garage and/or Filling Station

1. A public garage or filling station except within the Aquifer Protection District provided the following criteria is satisfied:
 - (a) One use per lot as described herein;
 - (b) Any Special Exception granted hereunder shall be contingent upon the applicant subsequently obtaining a certificate of approval of location from the Zoning Board of Appeals pursuant to the relevant motor vehicle laws of the State of Connecticut;
 - (c) No gasoline filling station or public garage shall have any entrance or exit on a street within a distance of 300 feet of any public park, playground, school, church, library, theater, hospital or other public garage or filling station located on either side of said street or on an intersecting street within 300 feet measured along the street lines from said entrance or exit. (Effective 10/26/92)
 - (d) No existing filling station or public garage or one which subsequently becomes permitted pursuant to this section, shall be deemed to become nonconforming through the subsequent erection of one of the buildings listed under the second bullet point in this section above within less than 300 feet of said entrance or exit. (Effective 10/26/92)
 - (e) No gasoline pump or other device used for the dispensing of flammable liquids shall be located within any building setback line.
2. Any filling station, whether or not operated in conjunction with a public garage or one that is permitted by this Section may be used as a combination filling station and convenience store provided (added effective 3/31/14):
 - (a) The square footage of the building or other structure devoted to the combined filling station, food service and convenience store use does not exceed 3,500 square feet.
 - (b) Adequate parking is provided for the store in accordance with Article VIII Section 3,

for a retail business.

(c) Groceries, hot and cold sandwiches, salads and other food products are sold for use or consumption only off the premises; no space is provided on the premises or in the building for tables, counters or other facilities designed to be used for eating. Food service will be limited to a Class III Food Establishment as defined by the State of Connecticut Department of Public Health.

(d) Food products shall be defined as edible commodities and meals, whether processed, raw, cooked, canned, or in any other form.

(e) Restaurants as defined in the Newtown Zoning Regulations shall not be allowed.

(f) The filling station and convenience store portions of the building can be operated by separate businesses.

(g) Drive through pick up windows shall not be allowed.

(h) Doors providing public access to the convenience store shall not enter upon a yard in which gas pumps are located unless the distance between the wall containing said door and the edge of the gas pump island facing said wall is not less than 20 feet at the nearest point.

(i) Sections 4.02.210 and 4.02.221 of the Newtown Zoning Regulations shall not apply to the operation of a public garage, it being the intent of this Regulation that no more than two separate businesses shall be permitted per lot.

(j) Persons operating the gas pumps or otherwise servicing motor vehicles shall not prepare, sell or dispense any food products in the convenience store portion of the premises, provided however, nothing shall prohibit a cashier from acting as a filling station cashier, convenience store cashier and/or food service cashier.

(k) Any existing filling station or combination filling station and convenience store or one subsequently permitted by this Section may include a Car Wash with a Special Exception in compliance with 4.03.318, Newtown Zoning Regulations.

4.03.318 A car wash except within the Aquifer Protection District, one per lot.

(a) Any Special Exception granted hereunder for a car wash shall be contingent on the applicant obtaining and maintaining in force a discharge permit if required from the Connecticut Department of Environmental Protection.

(b) No Special Exception for a car wash shall be approved unless all discharges are connected to a municipal sanitary sewer line or the car wash system is designed so that the water used in all of the wash and rinse functions is recyclable and there shall be no discharge from the car washing equipment. Any solids or waste waters which cannot be recycled shall be held and removed from the premises by a waste hauler licensed in Connecticut for this purpose. (Effective 10/26/92)

(c) No car wash shall have any entrance or exit from or to a street within a distance of 300 feet of any public park, playground, school, church, library, theater, or hospital. (Effective 10/26/92)

(d) No existing car wash, or one which subsequently becomes permitted pursuant to this section, shall be deemed to become nonconforming through the subsequent erection of one of the buildings listed in the third bullet point of this section above within less than 300 feet of said entrance or exit. (Effective 10/26/92)

(e) In addition to the requirements of Article XI, any applicant for a car wash shall submit details of the facility including, but not limited to specifications for its water usage, water discharge or recycling capability, waste containment and drainage. The applicant shall also

submit a certified statement from a licensed professional engineer regarding the system's compliance with the second bullet point of this section. (Effective 10/26/92)

4.03.319 A Shopping Center

- (a) The minimum area of a lot containing a shopping center shall be 10 acres.
- (b) Such lot need not have street frontage provided that:
- (c) it is served by a strip of land 100 feet wide,
- (d) the lot line closest to the street is at least twice the distance from the street line as the required minimum lot width in the zone in which the land fronting on the street is located, and
- (e) a buffer is provided along the strip of land and between the shopping center lot and the rear yards of the land having street frontage, where required by the Commission.
- (f) More than one detached building may be placed on the lot. Buildings and parking areas shall be arranged in such a way as to promote the orderly and safe flow of traffic within the shopping center and promote the convenience and safety of pedestrians therein.
- (g) All buildings within a shopping center shall be in harmony with each other as to architectural design and exterior surface.
- (h) The maximum gross floor area allowed for any single retail store or shop located within a shopping center shall be limited to 40,000 square feet. (Effective 8/12/96)
- (i) In addition to the uses which are permitted in a business building per Section 4.02.314, a shopping center may contain the uses permitted by 4.03.212, 4.03.213, 4.03.214, 4.03.215, 4.03.312, 4.03.313, and 4.03.314. (amended effective 5/12/03).
- (j) The requirements of Article VII hereof shall otherwise be met except that the Commission may require wider buffers, wider side or rear yards and a deeper building setback than are otherwise required where needed to screen adequately adjacent residential zones, or meet the standards set forth in Article XI, provided that structural coverage, including parking and loading areas, is not required to be reduced to less than 60 percent of lot area.
- (k) If the proposed shopping center has frontage on a street then the wall of any building running in the same general direction as the street shall not be longer than 200 feet or twice the distance which it is set back from the street line, whichever is greater.
- (l) All uses permitted in the B-1 Retail Business Zone. If a Special Exception is required in said B-1 Zone, it is also required for the B-2 Zone unless otherwise stated herein (Added 10/15/10).

4.03.400 Accessory Uses

Article IV, Section 4 regarding Accessory Uses in Business Zones shall apply.

4.03.500 Site and Building Standards in Business Zones

Article IV, Section 5 regarding Site and Building Design Standards in Business Zones shall apply.

4.03.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

4.03.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

APPENDIX F

**List of Uses in Commercial Zones
Town of Newtown**

Permitted Uses = X

Special Exception = XSE

Accessory Uses = Xacc

USE	Section	BPO	B-1	B-2
SF Dwelling (One or Two Families)	4.01.211	X		
SF Dwelling + One Professional Office	4.01.212	X		
Community Residence	4.01.213	X		
Community Residence + One Professional Office	4.01.214	X		
Bed & Breakfast	4.01.215 4.02.218 4.03.219	X	X	X
Building w/< or = 5 Uses/Floor < 10,000sf	4.01.216	X		
Financial Institution	4.01.216 4.02.213 4.03.211	X	X	X
Medical or Dental Laboratory	4.01.216 4.02.313 4.03.311	X	XSE	XSE
Office	4.01.216	X	X	X
Child Day Care Center/ Adult Day Care	4.01.311 4.02.311 4.03.311	XSE	XSE	XSE
Personal Service Establishment	4.01.312 4.02.212 4.03.211	XSE	X	X
Bldg w/ > 5 Uses/Floor or > 10,000 sf	4.01.313	XSE		
Veterinary Hospital	4.01.314 4.02.312 4.03.311	XSE	XSE	XSE
Places of Religious Worship	4.01.315 4.03.217	XSE		X
Retail Shop	4.02.211 4.03.211		X	X
Offices	4.02.214 4.03.211		X	X
Restaurant	4.02.215 4.03.215		X	X
Public Utility, Phone Exchange, Electric Substation	4.02.216 4.03.211		X	X
Dwellings above Commercial, Density < 1 Unit/0.5 Acre	4.02.217 4.03.211		X	X
Building < 4,500 sf w/Uses < or = sf/1000	4.02.221 4.03.211		X	X
Building > 4,500 sf < 10,000 sf	4.02.222 4.03.211		X	X
Building > 10,000 sf w/ 1 or more uses	4.02.314 4.03.311		XSE	XSE
Publishing and Printing Establishment	4.03.212			X
Hotel or Motel	4.03.213			X
Public Passenger Terminal	4.03.214			X
Auto, Truck, Motorcycles, Farm Salesroom & Display	4.03.216			X
Wholesale Stores or Shops	4.03.218			X
Bowling Alley	4.03.312			XSE
Indoor Theatre	4.03.313			XSE
Laundromat & Dry Cleaning	4.03.314			XSE
Bulk Storage (specific materials)	4.03.315			
Kennel	4.03.316			XSE
Public Garage or Filling Station but not in APD	4.03.317			XSE
Car Wash but not in APD	4.03.318			XSE
Shopping Center > 10 Acres	4.03.319			XSE
Drive Through for Financial Institutions	4.04.170		Xacc	Xacc
Drive Through for Pharmacy	4.04.180		Xacc	Xacc
Brew Pubs and Distilleries	4.02.315		XSE	XSE
Public Museum (minimum 1 acre lot)	4.01.316	XSE		
Outdoor Electrical/Mechanical	4.04.110	Xacc	Xacc	Xacc
Containers	4.04.120	Xacc	Xacc	Xacc
Propane Tank < 3,500 cubic feet	4.04.130	Xacc	Xacc	Xacc
POS/ATM	4.04.140	Xacc	Xacc	Xacc
Storage of Equipment	4.04.150	Xacc	Xacc	Xacc
Ice Dispensing Machines	4.04.160	Xacc	Xacc	Xacc

Newtown, Connecticut

General

ACS, 2017–2021	Newtown	State
Current Population	27,388	3,605,330
Land Area <i>mi</i> ²	58	4,842
Population Density <i>people per mi</i> ²	476	745
Number of Households	9,655	1,397,324
Median Age	45	41
Median Household Income	\$133,991	\$83,572
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Social Assistance</i>	1,488	65%
2 Retail Trade <i>Food and Beverage Stores</i>	994	35%
3 Admin, Support, Waste Mgmt., Remediation <i>Administrative and Support Services</i>	818	93%
4 Government <i>Local Government</i>	799	81%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	768	99%
Total Jobs, All Industries	9,856	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	253	202	269	309	299

Total Active Businesses 2,893

Key Employers

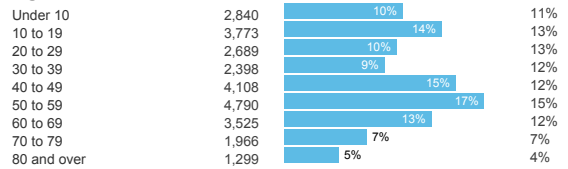
Data from Municipalities, 2023

- Curtis Packaging
- Sonics
- Arch Medical Solutions
- Newtown Savings Bank
- The Newtown Bee

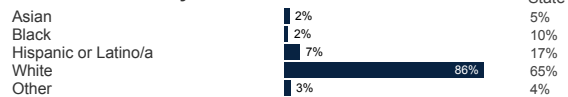
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

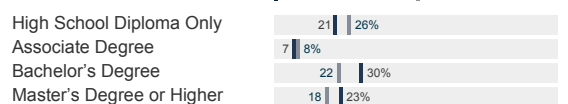


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



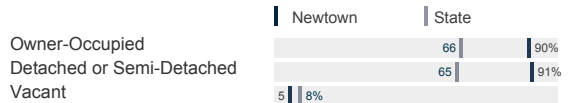
Educational Attainment



Housing

ACS, 2017–2021

	Newtown	State
Median Home Value	\$401,900	\$286,700
Median Rent	\$1,708	\$1,260
Housing Units	10,175	1,527,039



Schools

CT Department of Education, 2022-23

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Newtown School District	PK-12	4,003	76	96%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Newtown School District	64%	72%
Statewide	42%	48%

Newtown, Connecticut

Labor Force

CT Department of Labor, 2022

	Newtown	State
Employed	13,864	1,851,993
Unemployed	520	80,470

Unemployment Rate

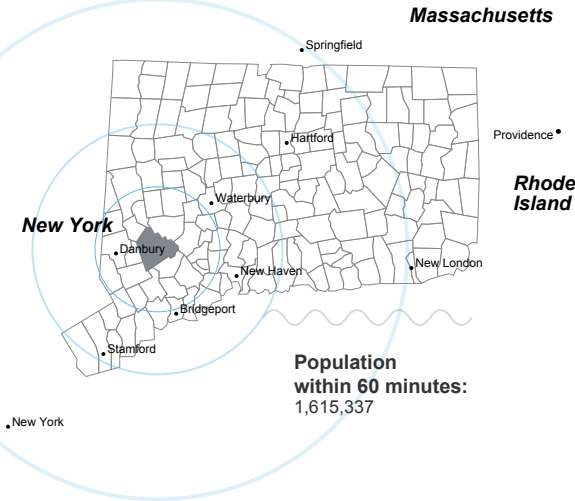


Self-Employment Rate*



*ACS, 2017–2021

Catchment Areas of 15mi, 30mi, and 60mi



Population within 60 minutes:
1,615,337

Access

ACS, 2017–2021

	Newtown	State
Mean Commute Time *	31 min	26 min

No Access to a Car



No Internet Access



Commute Mode

Public Transport



Walking or Cycling



Driving



Working From Home *



Public Transit

CT *transit* Service

-

Other Public Bus Operations

Housatonic Area Regional Transit (HART)

Train Service

-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$133,212,350
Property Tax Revenue	\$111,665,782
<i>per capita</i>	\$4,040
<i>per capita, as % of state avg.</i>	126%
Intergovernmental Revenue	\$18,112,576
Revenue to Expenditure Ratio	102%

Municipal Expenditure

Total Expenditure	\$130,231,408
Educational	\$88,550,934
Other	\$41,680,474

Grand List

Equalized Net Grand List	\$5,105,461,445
<i>per capita</i>	\$185,505
<i>per capita, as % of state avg.</i>	114%
Commercial/Industrial Share of Net Grand List	9%
Actual Mill Rate	34.76
Equalized Mill Rate	21.78

Municipal Debt

Moody's Rating (2023)	Aa1
S&P Rating (2023)	AAA
Total Indebtedness	\$82,437,323
<i>per capita</i>	\$2,995
<i>per capita, as % of state avg.</i>	110%
<i>as percent of expenditures</i>	63%
Annual Debt Service	\$9,785,313
<i>as % of expenditures</i>	8%



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advancect.org/site-selection/ct-sitefinder

About Town Profiles

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