

**FOR LEASE // CONTRACTOR/FLEX FREE-STANDING WAREHOUSE SPACE**



**PROPERTY DESCRIPTION**

Ideal for Contractor, Small Business, Manufacturing, Light Industrial and/or Warehouse use. Fully Heated and Cooled. Bathroom. High Ceilings. Located in a beautiful landscaped 2.5-acre campus. In the heart of Newtown. 2 minutes to the I-84. 10 minutes to Danbury, 15 minutes to Brookfield, 20 minutes to Monroe 25 minutes to Waterbury.

**PROPERTY HIGHLIGHTS**

- Zone: M-5 Industrial Zone
- Ceiling Height: 16'
- Heating/Cooling: Gas Heat, Fully Air Conditioned
- Utilities: City Water, Sewer and Gas
- Power: 400 Amp; 3 Phase
- Loading: Drive In-Door

**12 COMMERCE RD, NEWTOWN, CT**

Lease Rate:	\$2,975.00/month + utilities
Available SF:	2,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	808	3,052	5,861
Total Population	1,851	7,539	15,041
Average HH Income	\$125,408	\$132,374	\$134,929



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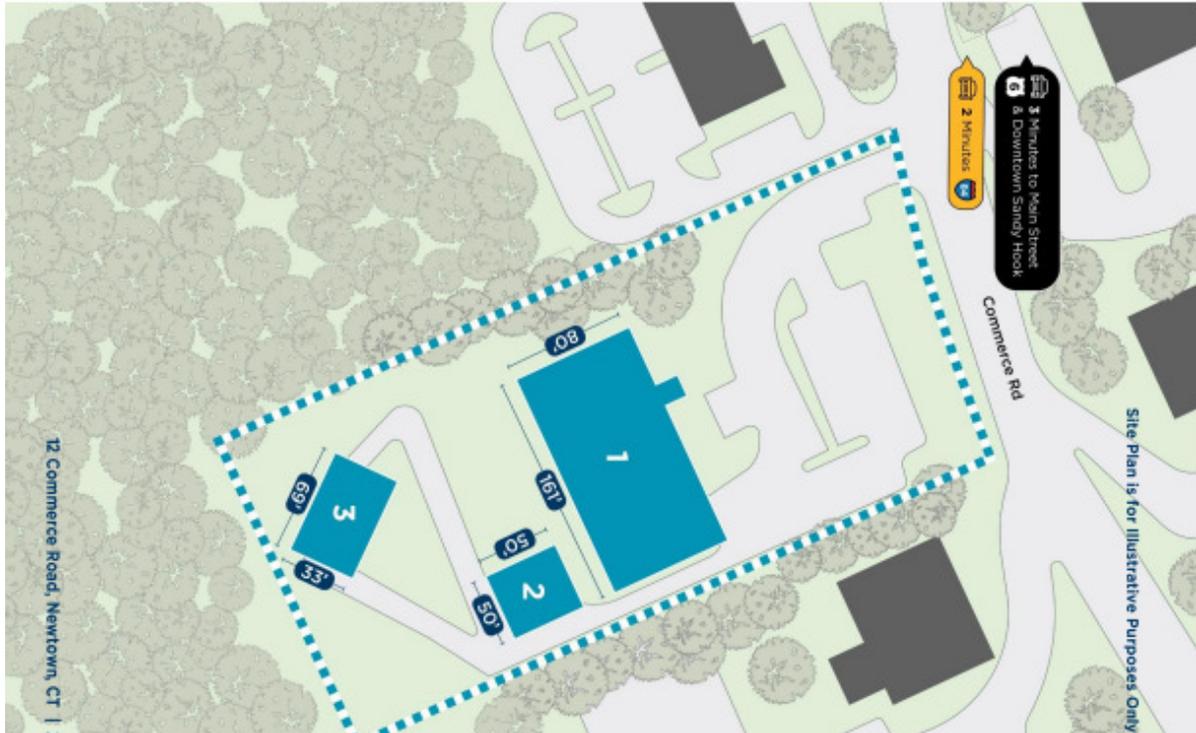


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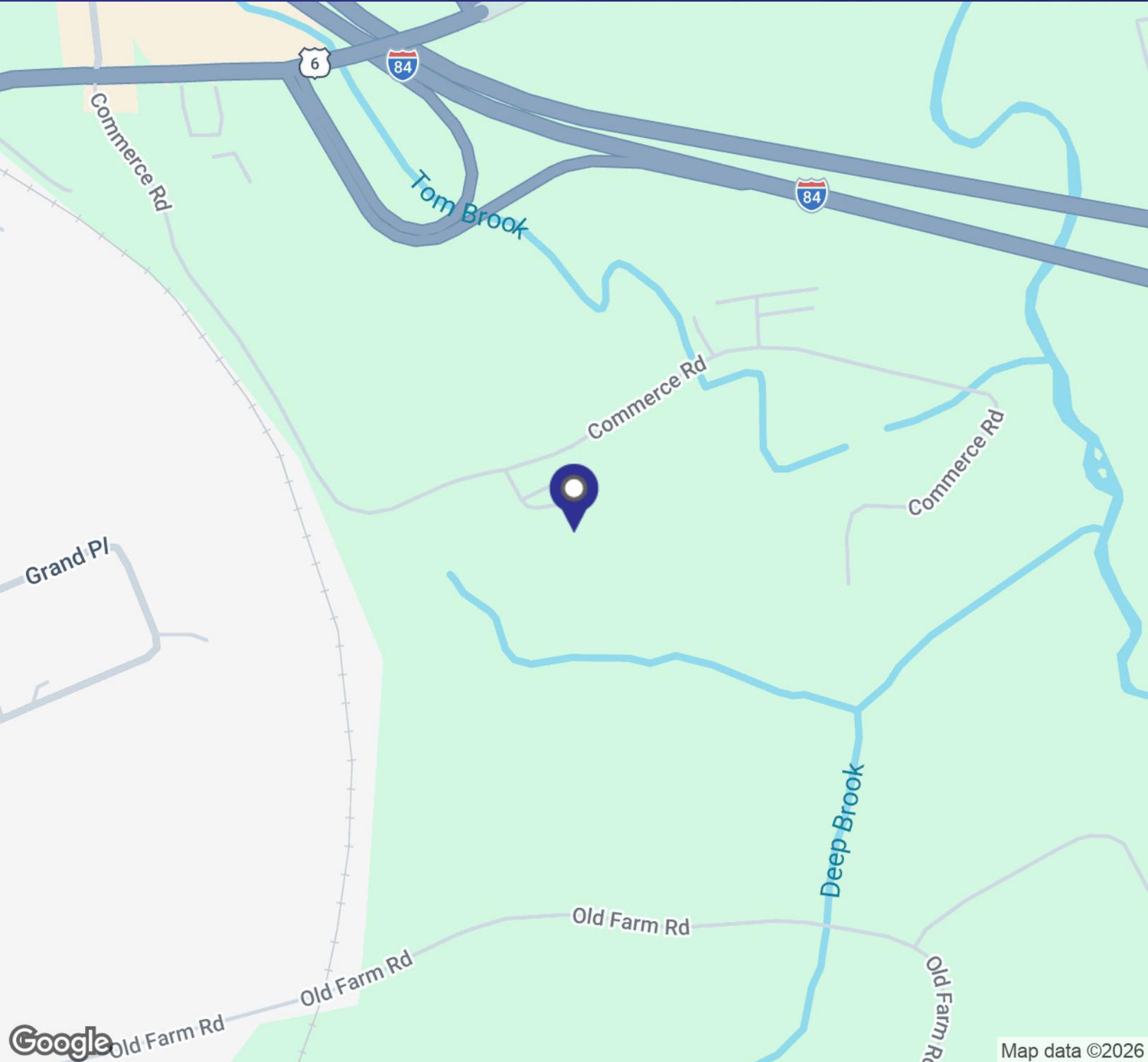
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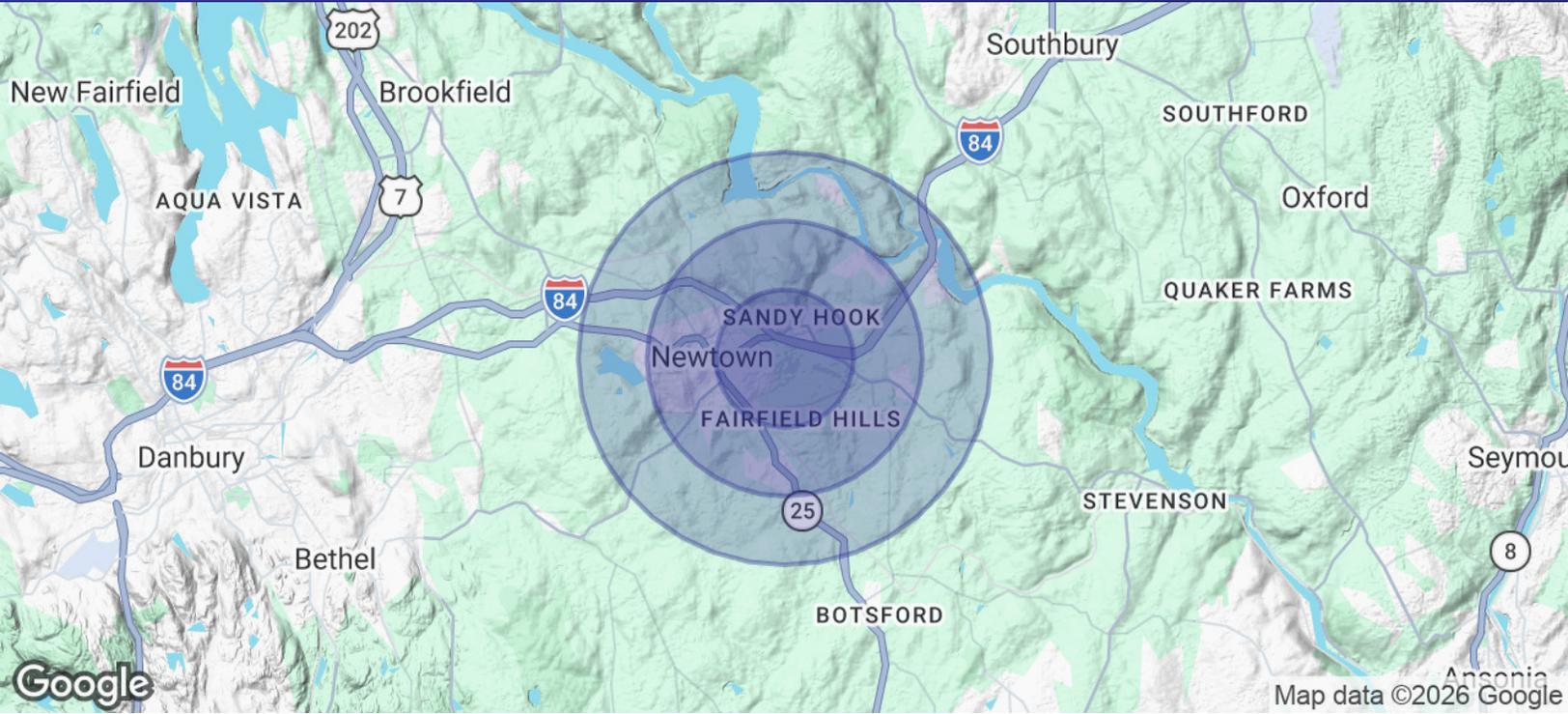
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,851	7,539	15,041
Average Age	48.8	46.0	45.2
Average Age (Male)	47.4	44.0	42.8
Average Age (Female)	50.2	48.0	47.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	808	3,052	5,861
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$125,408	\$132,374	\$134,929
Average House Value	\$374,961	\$371,817	\$376,808

2020 American Community Survey (ACS)



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