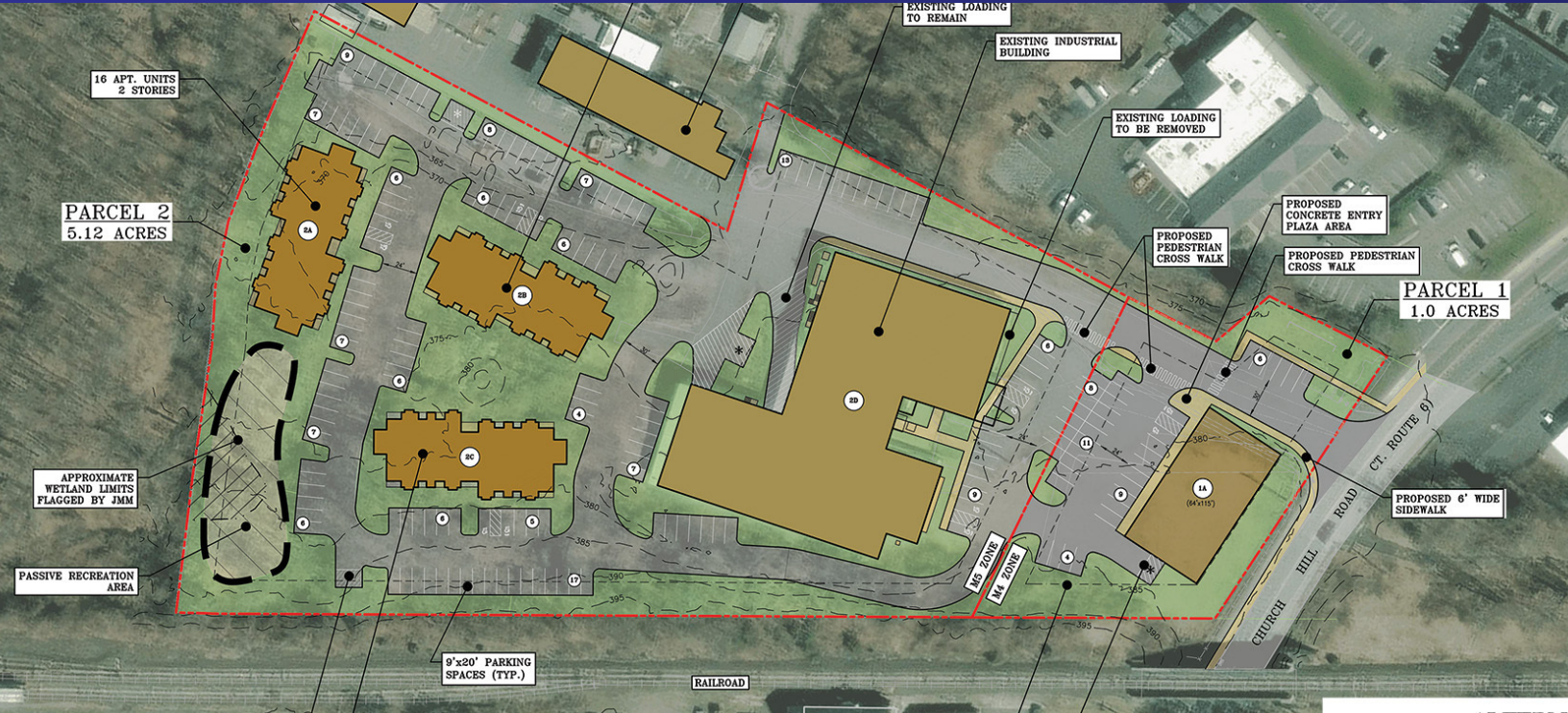


FOR LEASE OR BUILD TO SUIT // 7,360 SQ FT RETAIL



PROPERTY DESCRIPTION

Be in the heart of the trade area directly off I-84 on Busy Rt. 6! Be neighbors with Starbucks, Carlaluzzi's Robeks, Blue Colony Diner, CVS and many more major retailers! Ideal for any retail use!

PARCEL 1 Offering Build to Suit or Ground Lease

PROPERTY HIGHLIGHTS

- City Water, Sewer and Gas Brought to Site
- Zone M4
- Owner Will Build to Suit
- 30 Car Parking
- Multiple Option Available
- 1 Acre

57 CHURCH HILL ROAD, NEWTOWN CT

Lease Rate:	\$75,000 Yr (NNN)
Available SF:	7,360 Sq Ft
Parcel One:	1 Acre

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	853	2,998	5,671
Total Population	2,009	7,311	14,474
Average HH Income	\$134,622	\$133,391	\$135,257



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

FOR LEASE OR BUILD TO SUIT // 7,360 SQ FT RETAIL



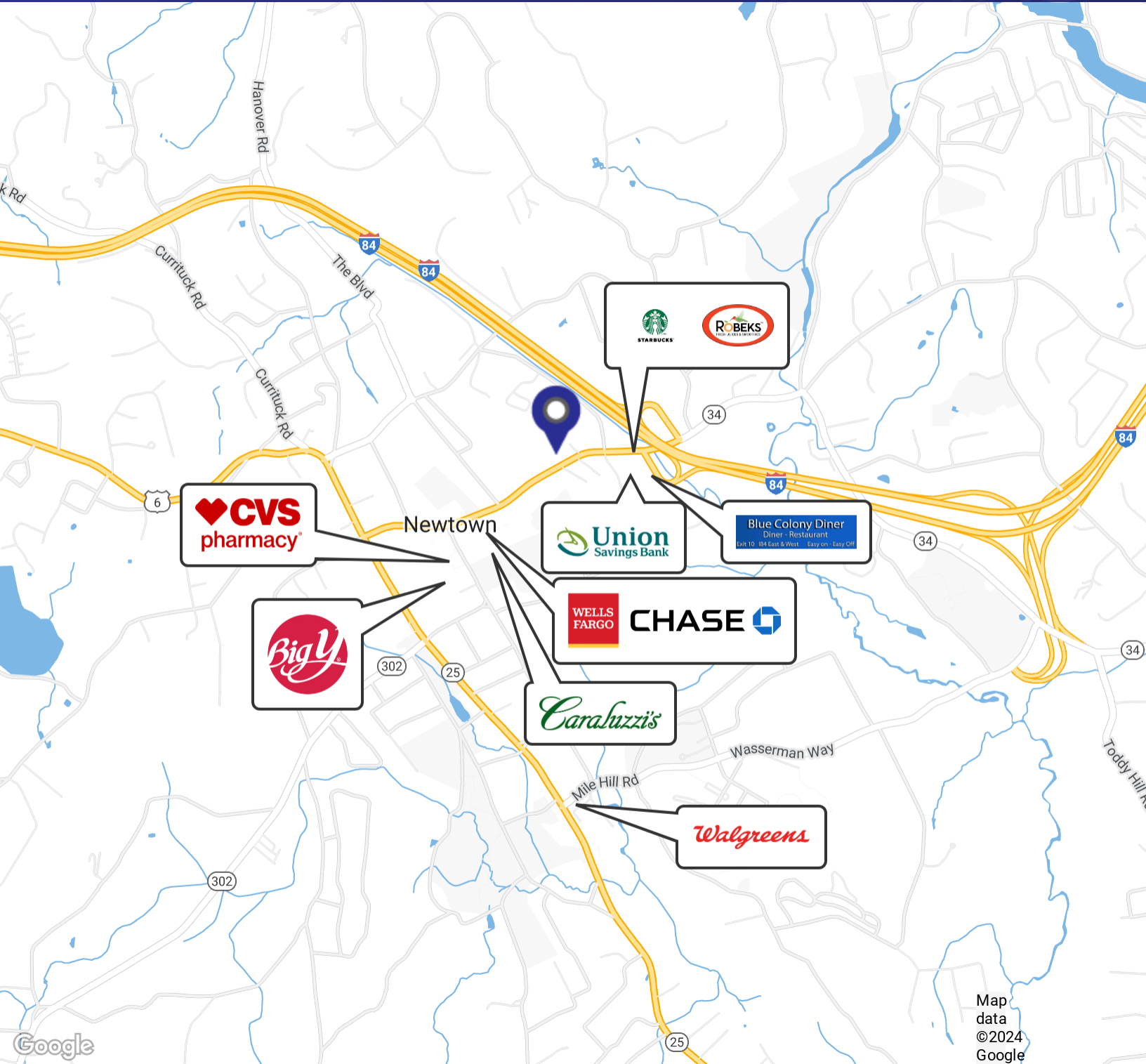
ALTERNATE NO. 2
CONCEPTUAL DEVELOPMENT PLAN
57 CHURCH HILL ROAD
NEWTOWN, CONNECTICUT
PREPARED FOR
57 CHURCH HILL ROAD, LLC
THE RIZZO COMPANIES
64 TRIANGLE STREET, SUITE 1
DANBURY, CONNECTICUT 06810
OCTOBER 27, 2023
REVISED JANUARY 4, 2024

DYMAR
80 Main Street South - Shelton, CT 06484 - (203) 387-1344 - Fax (203) 387-1347
ENGINEERING - PLANNING - SURVEYING - DEVELOPMENT SERVICES



JOE DIMYAN
Broker
203.313.3920
jdimyan@towercorp.com

FOR LEASE OR BUILD TO SUIT // 7,360 SQ FT RETAIL



Map data ©2024 Google



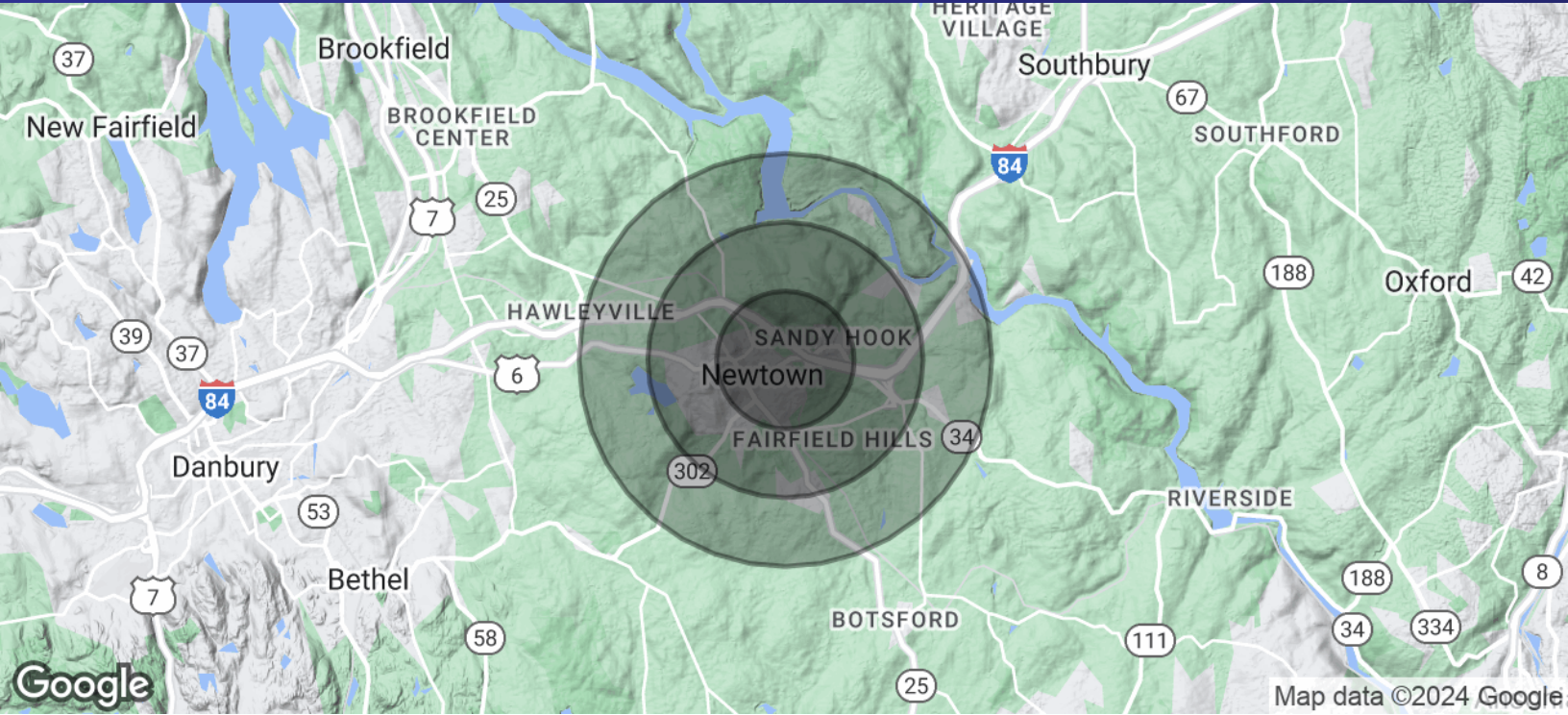
JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

FOR LEASE OR BUILD TO SUIT // 7,360 SQ FT RETAIL



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,009	7,311	14,474
Average Age	49.0	47.1	45.7
Average Age (Male)	48.0	45.3	43.6
Average Age (Female)	49.5	48.5	47.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	853	2,998	5,671
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$134,622	\$133,391	\$135,257
Average House Value	\$384,583	\$378,146	\$381,949

* Demographic data derived from 2020 ACS - US Census



JOE DIMYAN

Broker
203.313.3920
jdimyan@towercorp.com