

FOR LEASE // 57 CHURCH HILL ROAD, NEWTOWN CT

**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 with great exposure. This piece has ample parking, LED lighting, heavy power, 2 docks, and ability for multiple drive in doors. Many size options available. Owner is willing to build to suit. Renovations to be completed approx. Q1.

PROPERTY HIGHLIGHTS

- City Water, Sewer and Gas
- 120 Amp, 3 Phase Power
- 2 Loading Docks
- 12' Ceilings
- Drive in's Available
- Owner will build to suit
- Gas Heat

OFFERING SUMMARY

| | |
|---------------|---------------------|
| Lease Rate: | \$11.00 SF/yr (NNN) |
| Nets: | +/- \$3.00 |
| Available SF: | 4,180 -31,194 SF |

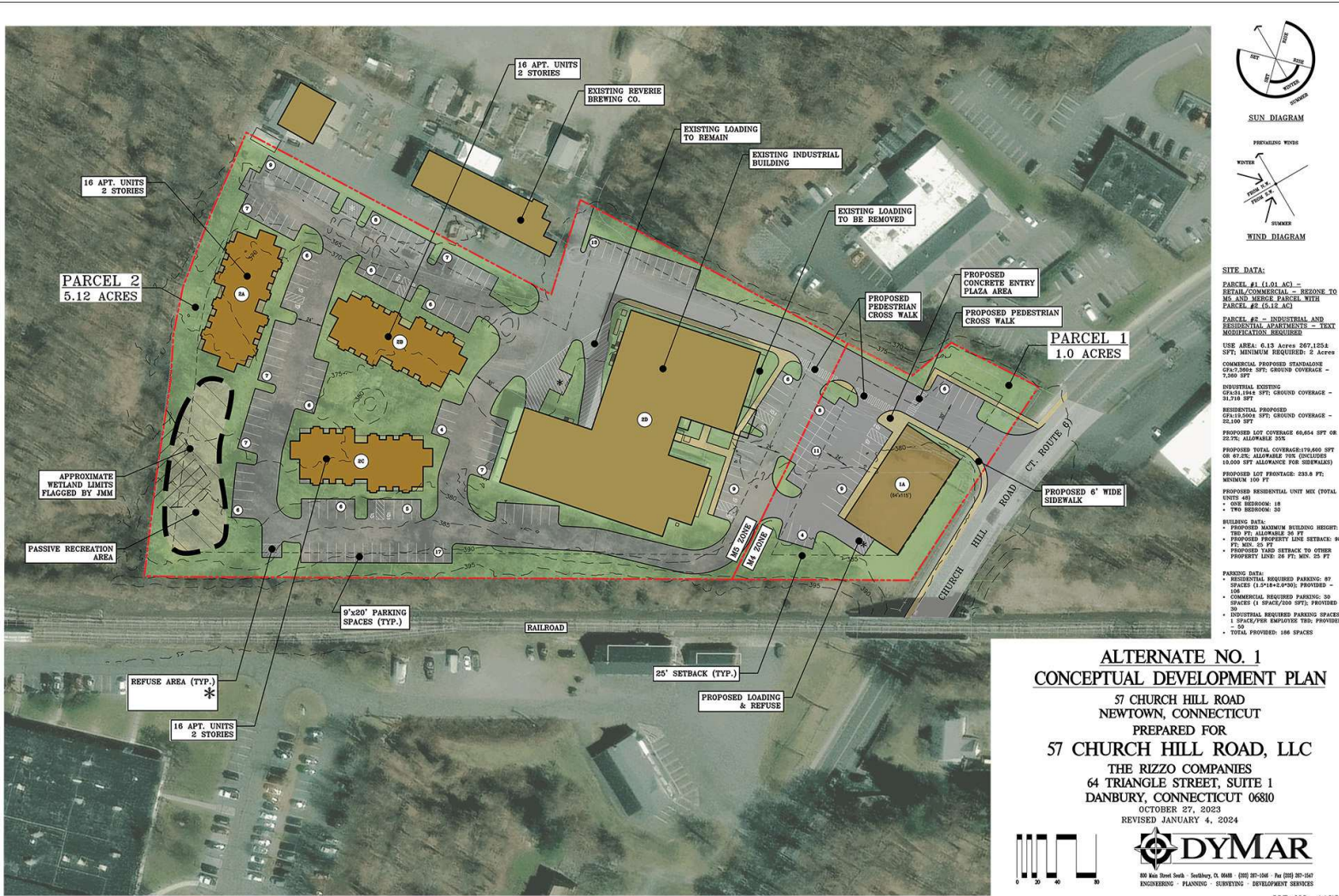
| DEMOGRAPHICS | 3 MILES | 6 MILES | 9 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,671 | 22,433 | 70,374 |
| Total Population | 14,474 | 57,922 | 179,051 |
| Average HH Income | \$135,257 | \$137,449 | \$116,593 |



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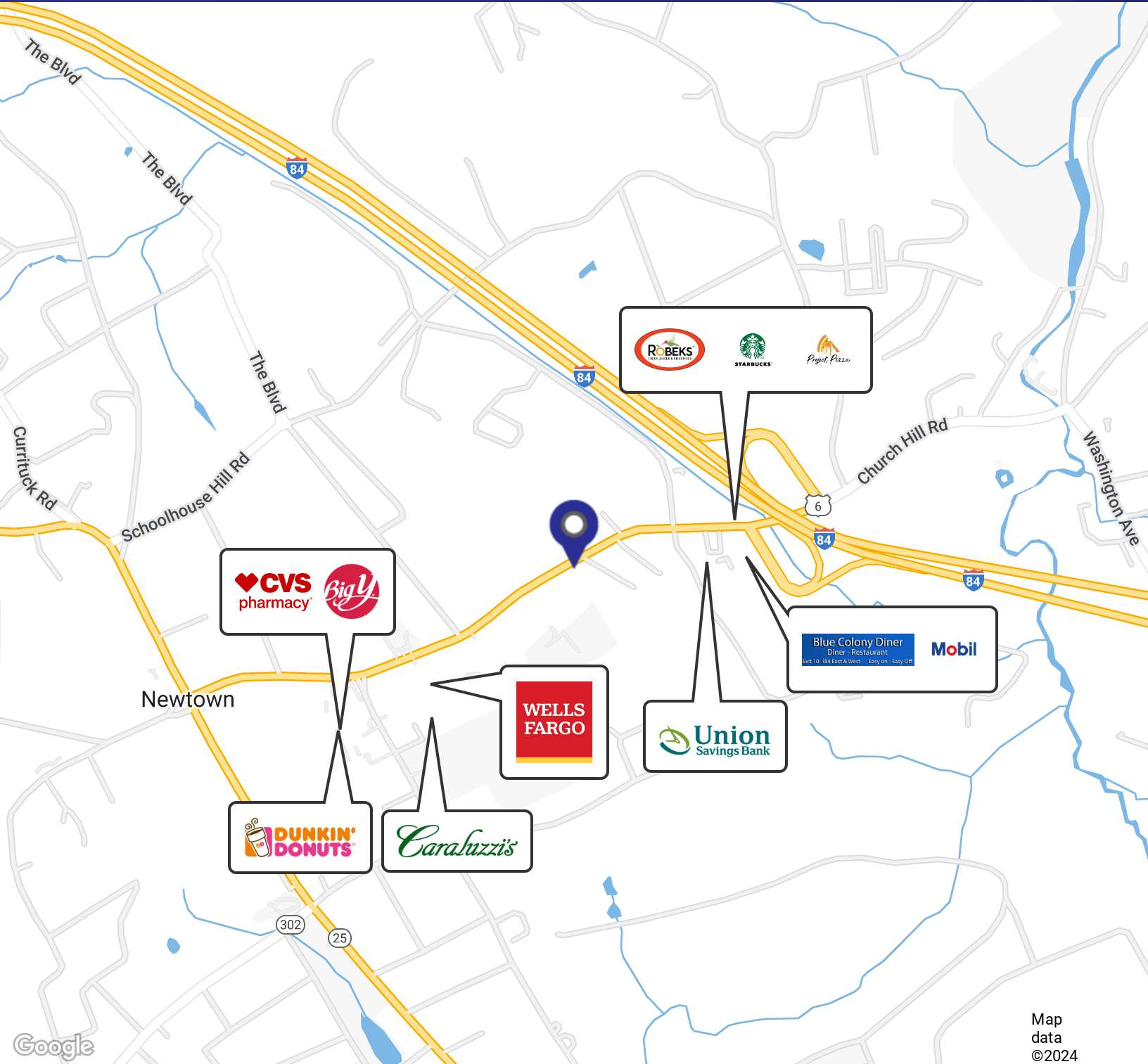
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Map data ©2024



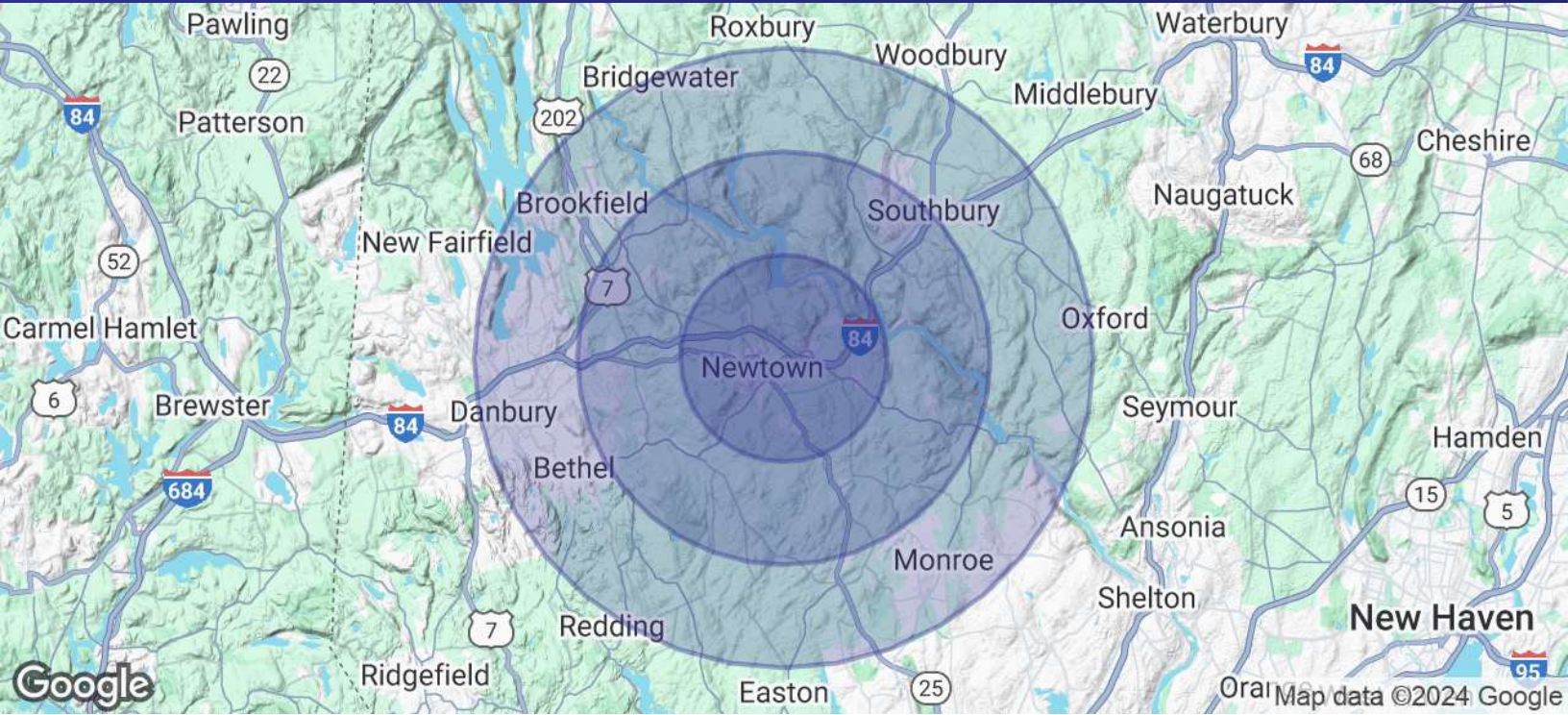
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| POPULATION | 3 MILES | 6 MILES | 9 MILES |
|----------------------|---------|---------|---------|
| Total Population | 14,474 | 57,922 | 179,051 |
| Average Age | 45.7 | 46.1 | 43.8 |
| Average Age (Male) | 43.6 | 43.6 | 42.0 |
| Average Age (Female)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