

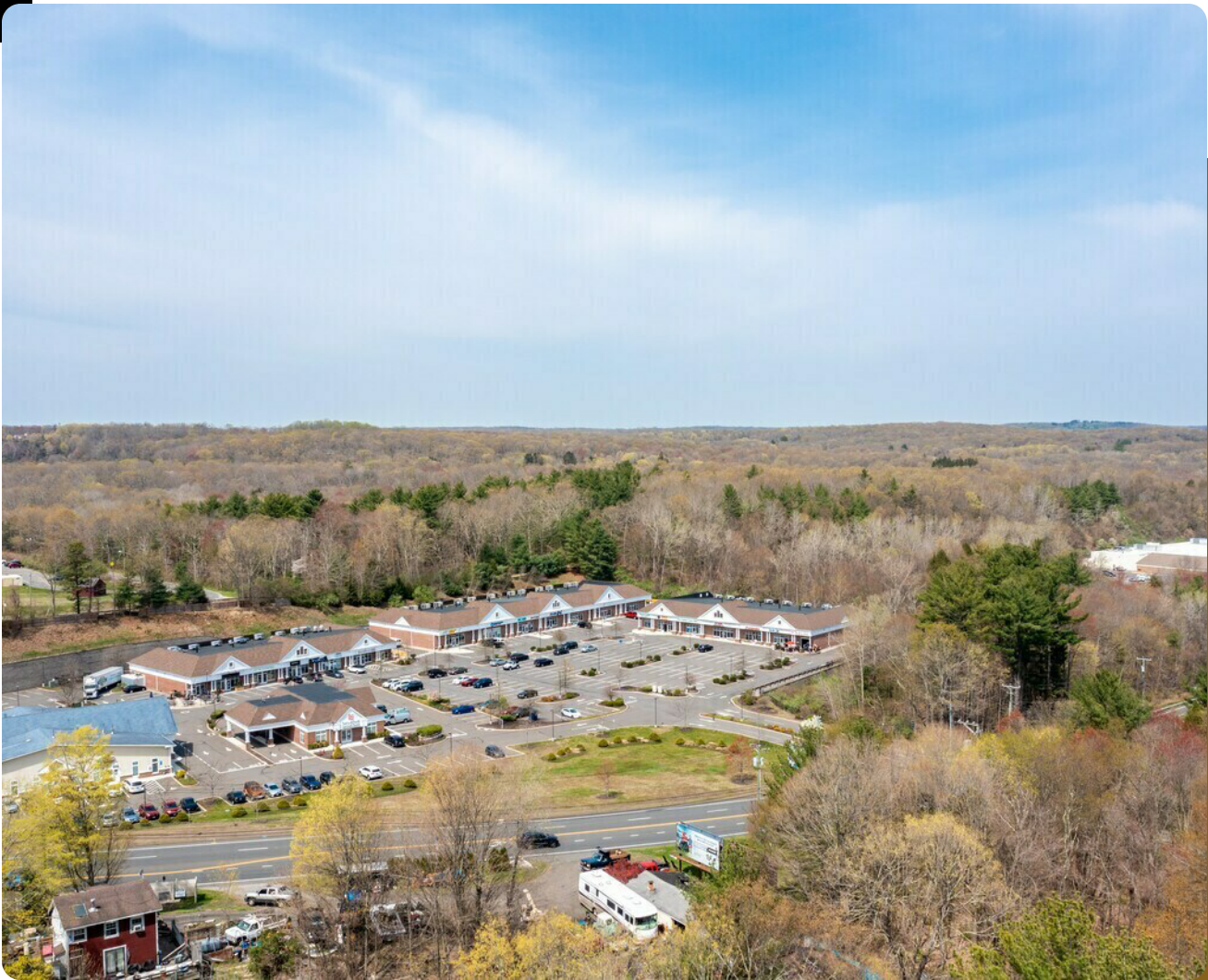


SCALZO
COMMERCIAL
NEW DEVELOPMENT

PLAZA SOUTH RETAIL CENTER

266 S Main St | Newtown, CT 06470

For Lease





PROPERTY DESCRIPTION

The property features a diverse tenant mix, ample on-site parking, and a layout designed to support high-volume retail and food service users. Its strategic position along S Main Street (Route 25) provides consistent exposure and accessibility. At the same time, the surrounding area offers a strong residential base, established neighborhoods, and complementary retail uses that drive repeat customer traffic. This exceptional commercial property offers a versatile layout and prime visibility for your enterprise. With its spacious interior, high ceilings, and large windows, the space is flooded with natural light, creating an inviting atmosphere for customers and employees alike. The open floor plan provides flexibility for a range of business types, while the ample parking and easy delivery access make operations run smoothly. Whether you're envisioning a trendy retail shop, a bustling restaurant, or a modern office space, this property provides the perfect canvas to turn your aspirations into reality.

SPACES	LEASE RATE	SPACE SIZE
1st Floor, Ste D2	\$22.00 SF/yr	2,250 SF

PROPERTY HIGHLIGHTS

- 24 Hour Access
- Banking
- Dedicated Turn Lane
- Pylon Sign
- Restaurant
- Signage
- Signalized Intersection
- Tenant Controlled HVAC
- Drive Thru
- Wheelchair Accessible
- Air Conditioning
- Smoke Detector

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	30
Available SF:	2,250 SF
Lot Size:	51.37 Acres
Building Size:	66,928 SF



LOCATION DESCRIPTION

With its proven location, strong co-tenancy, and high visibility, the center offers an outstanding opportunity for restaurant operators and retailers seeking a turnkey space in a highly trafficked, supply-constrained market. Located at 266–276 S Main Street, Newtown, Connecticut, this well-established neighborhood shopping center serves as a key retail destination at the crossroads of the Newtown and Monroe trade areas. The center benefits from strong daily traffic counts, excellent visibility, and multiple points of ingress and egress, making it convenient for both local and commuter traffic.

DEMOGRAPHICS	3.5 MILES	5 MILES	10 MILES
Total Households	7,139	14,433	105,893
Total Population	20,134	40,215	285,731
Average HH Income	\$187,501	\$190,344	\$153,647

Plaza South Retail Center
266 S Main St | Newtown, CT 06470

Property Details

LOCATION INFORMATION

Building Name	Plaza South Retail Center
Street Address	266 S Main St
City, State, Zip	Newtown, CT 06470
County	Fairfield
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	I-84

BUILDING INFORMATION

Building Size	66,928 SF
Year Built	2010
Number of Buildings	5

Lease Rate

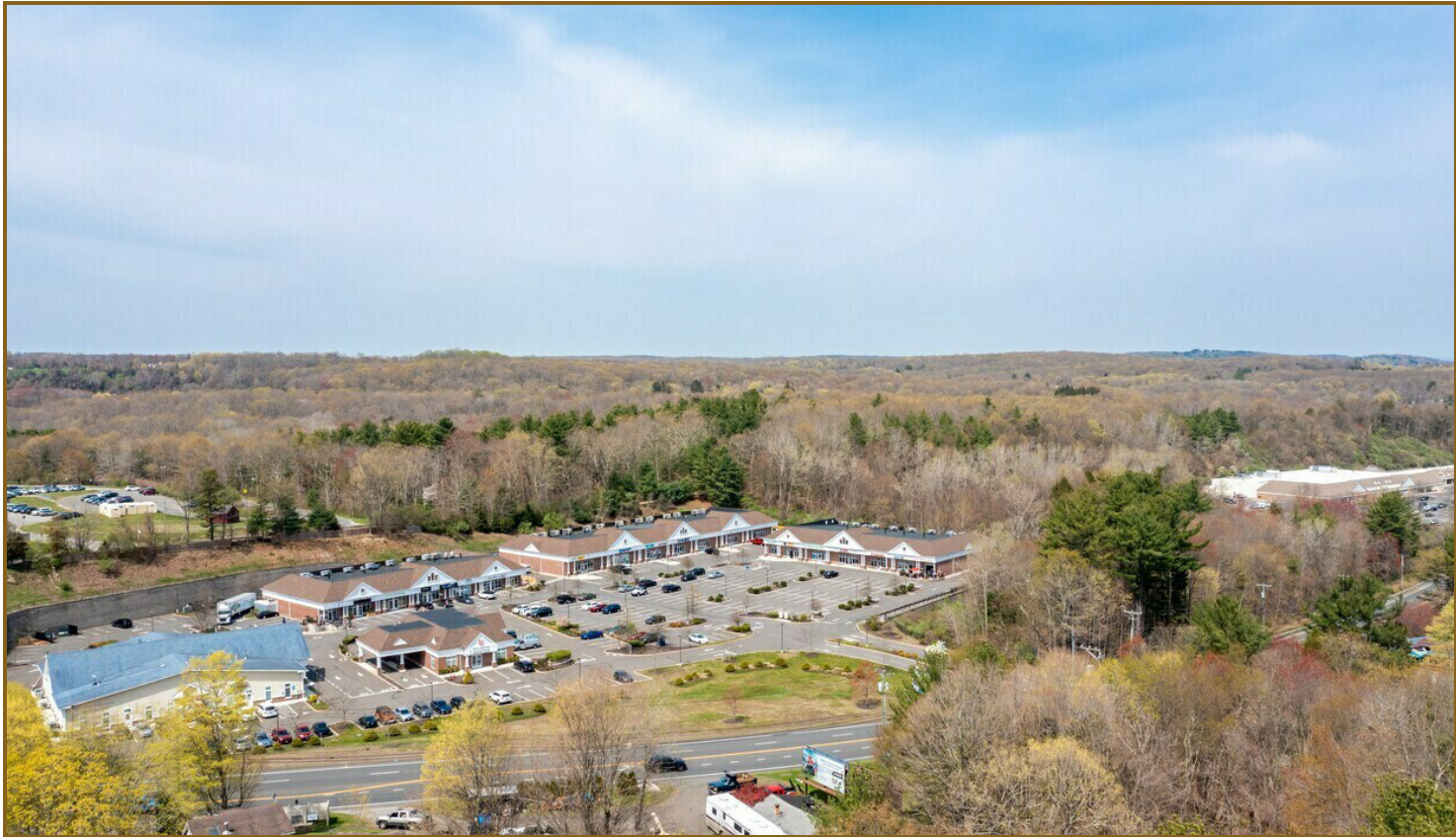
\$22.00 SF/YR

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	M-1
Lot Size	51.37 Acres
APN #	36-14-1
Corner Property	No
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	1,630



Lease Spaces

Plaza South Retail Center
266 S Main St | Newtown, CT 06470



LEASE INFORMATION

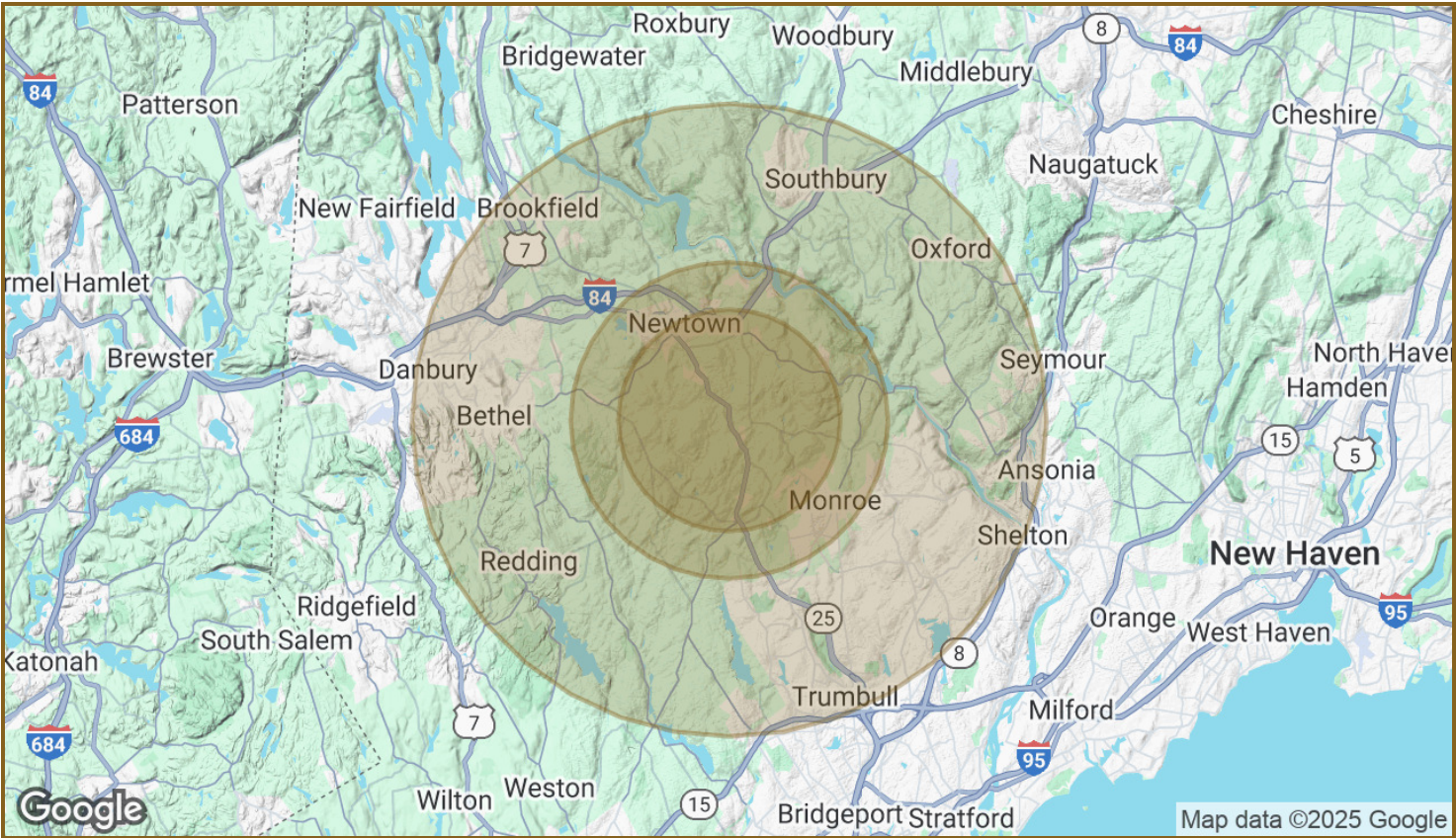
Lease Type:	NNN	Lease Term:	3 months
Total Space:	2,250 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor, Ste D2	Available	2,250 SF	NNN	\$22.00 SF/yr	-
Bella Nails Spa	-	0 SF	NNN	N/A	Nail Salon
Brand Cigars Newtown	-	0 SF	NNN	N/A	Smoke Shop
Club 24 Concept Gyms	-	0 SF	NNN	N/A	Arts, Entertainment, and Recreation
Cork N Barrel	-	0 SF	NNN	N/A	Liquor Store
Physician One Urgent Care	-	0 SF	NNN	N/A	Health Care and Social Assistance
Subway	-	0 SF	NNN	N/A	Accommodation and Food Services

Demographics Map & Report

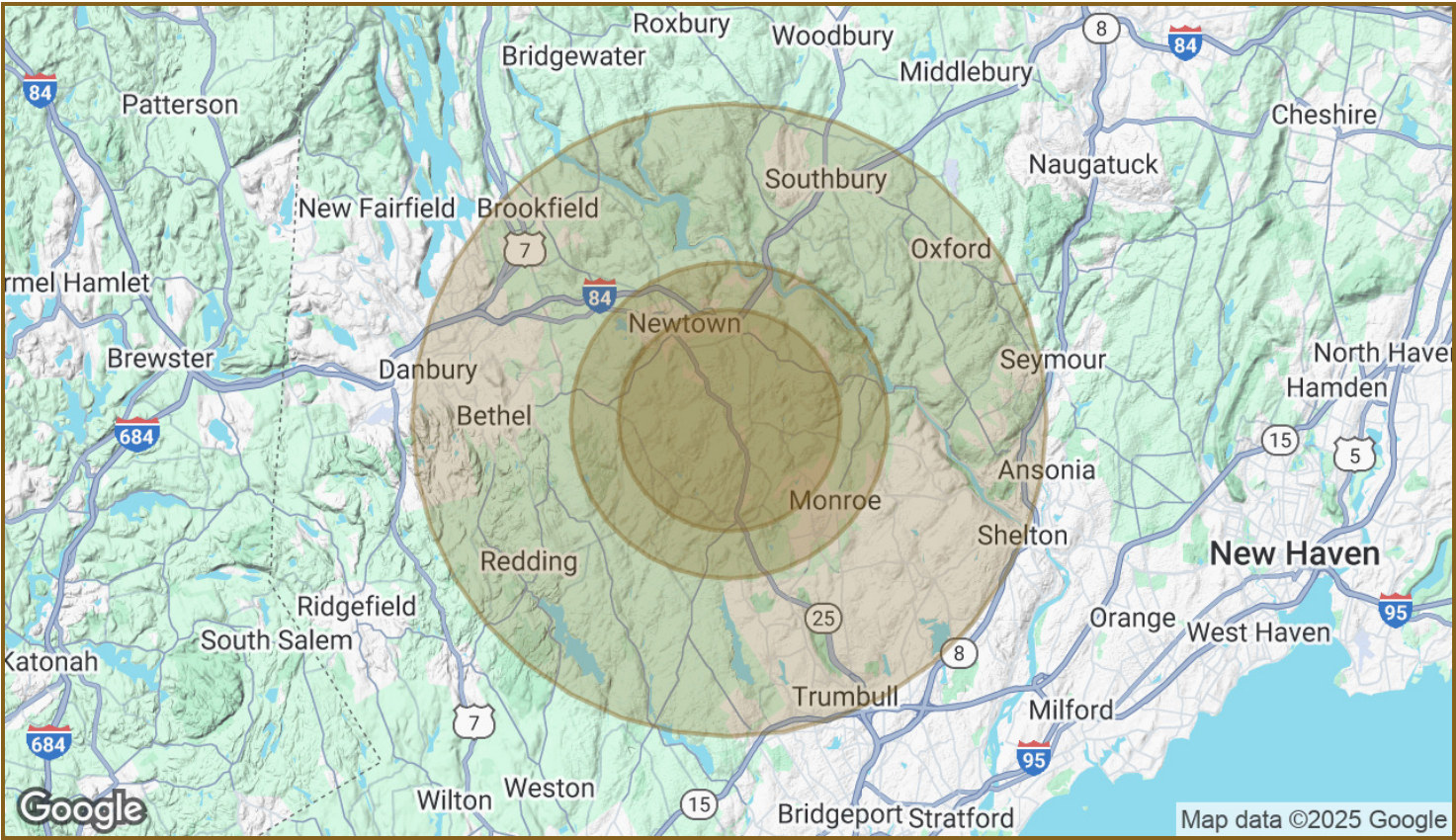
Plaza South Retail Center
266 S Main St | Newtown, CT 06470



POPULATION	3.5 MILES	5 MILES	10 MILES
Total Population	20,134	40,215	285,731
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	3.5 MILES	5 MILES	10 MILES
Total Households	7,139	14,433	105,893
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$187,501	\$190,344	\$153,647
Average House Value	\$526,529	\$536,880	\$482,673
RACE	3.5 MILES	5 MILES	10 MILES
Total Population - White	16,592	33,615	192,161
% White	82.4%	83.6%	67.3%
Total Population - Black	706	1,119	18,384
% Black	3.5%	2.8%	6.4%
Total Population - Asian	652	1,355	13,230

Demographics Map & Report

Plaza South Retail Center
266 S Main St | Newtown, CT 06470



% Asian	3.2%	3.4%	4.6%
Total Population - Hawaiian	9	11	83
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	30	49	956
% American Indian	0.1%	0.1%	0.3%
Total Population - Other	672	1,065	28,979
% Other	3.3%	2.6%	10.1%

Demographics data derived from AlphaMap

Agents Contact

**Plaza South Retail Center
266 S Main St | Newtown, CT 06470**

PAUL SCALZO SR.

President

Scalzo Commercial & New Developments

(203) 470-3972 | pscalzo@scalzogroup.com