



## 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

## 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.

## 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

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

## **Agents Contact**

### **PAUL SCALZO SR.**

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