

FOR SALE // INVESTMENT OPPORTUNITY // 27 - 75 GLEN RD, NEWTOWN CT


PROPERTY DESCRIPTION

An exceptional opportunity to acquire the iconic Rocky Glen Falls Professional Office & Medical Campus, strategically located in the heart of Sandy Hook—Newtown's premier destination for professional, medical, and service-oriented businesses.

Rocky Glen Falls has established itself as one of the area's most desirable office campuses, boasting an outstanding history of attracting and retaining long-term tenants. The property's unique character sets it apart from traditional office buildings, featuring exposed brick and timber construction, abundant natural light through oversized windows, and picturesque views of the property's signature waterfalls—creating an inspiring environment for both tenants and visitors.

Offered at an attractive **9.0% capitalization rate**, this investment provides immediate, stable cash flow while also presenting meaningful upside through the lease-up of the remaining vacancy and future rental growth. With its proven occupancy history, irreplaceable architectural character, and highly desirable Sandy Hook location, Rocky Glen Falls represents a rare opportunity to acquire a landmark office and medical campus in one of Fairfield County's strongest suburban markets.

OFFERING SUMMARY

Portfolio:	\$8,395,000
Lot Size:	+/- 16.75 Acres
Building Sizes Combined:	+/- 110,127 Gross SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	762	5,111	13,301
Total Population	2,127	14,305	36,489
Average HH Income	\$190,666	\$176,795	\$188,043


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PROPERTY HIGHLIGHTS

- M-40 Zone
- Heating: Gas/ Electric
- Cooling: Central A/C
- Well and Septic
- Elevator Access
- Approximately 2 Miles from Downtown Newtown
- Maintenance Manager on Site
- Long Term Tenant History
- Upside through lease-up of the remaining vacancy
- 75 Glen: 80.00% Leased
- 27 Glen: 100% Leased
- 4 Stories in Each Building with Full Basement
- 27 Glen Year Built: 1850
- 75 Glen Year Built: 1831
- Staple in Sandy Hook Community
- Waterfall Views
- Exposed Brick and Wood
- Easy Access to I-84



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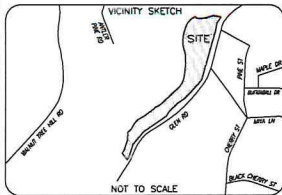
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ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO:

(1) Survey Title Company; (2) Riverside Abstract LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DECIMAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(1), AND (8), (9), (10), 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/15/2019. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

WILLIAM J. MURPHY, JR., L-75389
DATE OF MAP: 12/10/2019

Page 1 of 2

DATE



PARCEL INFO

OWNER: LYNWOOD PLACE, LLC
75 GLEN RD., SANDY HOOK, CT
MAP 40, BLOCK 13, LOT 1
VOLUME 658 AT PAGE 842
PLANS 7365 & 7366

AREA

12.82+/- ACRES

FEMA/INFORMATION

PER REVIEW OF FIRM MAP #0000101672, EFFECTIVE DATE: 06/18/2019, THIS PARCEL IS IN A FLOOD HAZARD AREA. THE DESIGNATION IS ZONE "AE".

ALTA NOTES

- NO ZONING INFORMATION PROVIDED BY CLIENT.
- DESIGNED EVIDENCE OF BUILDING SHOWN ON SURVEY.
- ADDITIONAL PLAT INFORMATION AND PUBLIC RIGHT OF WAY SHOWN ON SURVEY.
- NO EVIDENCE OF RECENT EXISTING WORK, BUILDING CONSTRUCTION, OR BUILDING REPAIRS OBSERVED ON SITE.
- NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED ON OR ADJACENT TO SITE.
- NO MEASURED UNDERGROUND UTILITIES WERE OBSERVED ON SITE.
- ALL AVAILABLE OFFICE DOCUMENTS OR DOCUMENTS PER TITLE COMMITMENT REFERENCES SHOWN ON SURVEY.
- PROPERTY HAS DIRECT PHYSICAL ACCESS TO GLEN ROAD, A DEDICATED PUBLIC ROAD OF WAY.
- NO APPARENT EVIDENCE OF BURIAL CRIMES OBSERVED ON SITE.

ENCROACHMENT

NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY.

PARKING

130 REGULAR SPACES
2 HANDICAP SPACES
132 TOTAL SPACES

ZONING

PENDING RECESS OF ZONING REPORT.

SHEET 1 OF 2
ALTA/NSPS LAND TITLE SURVEY
75 GLEN ROAD
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'



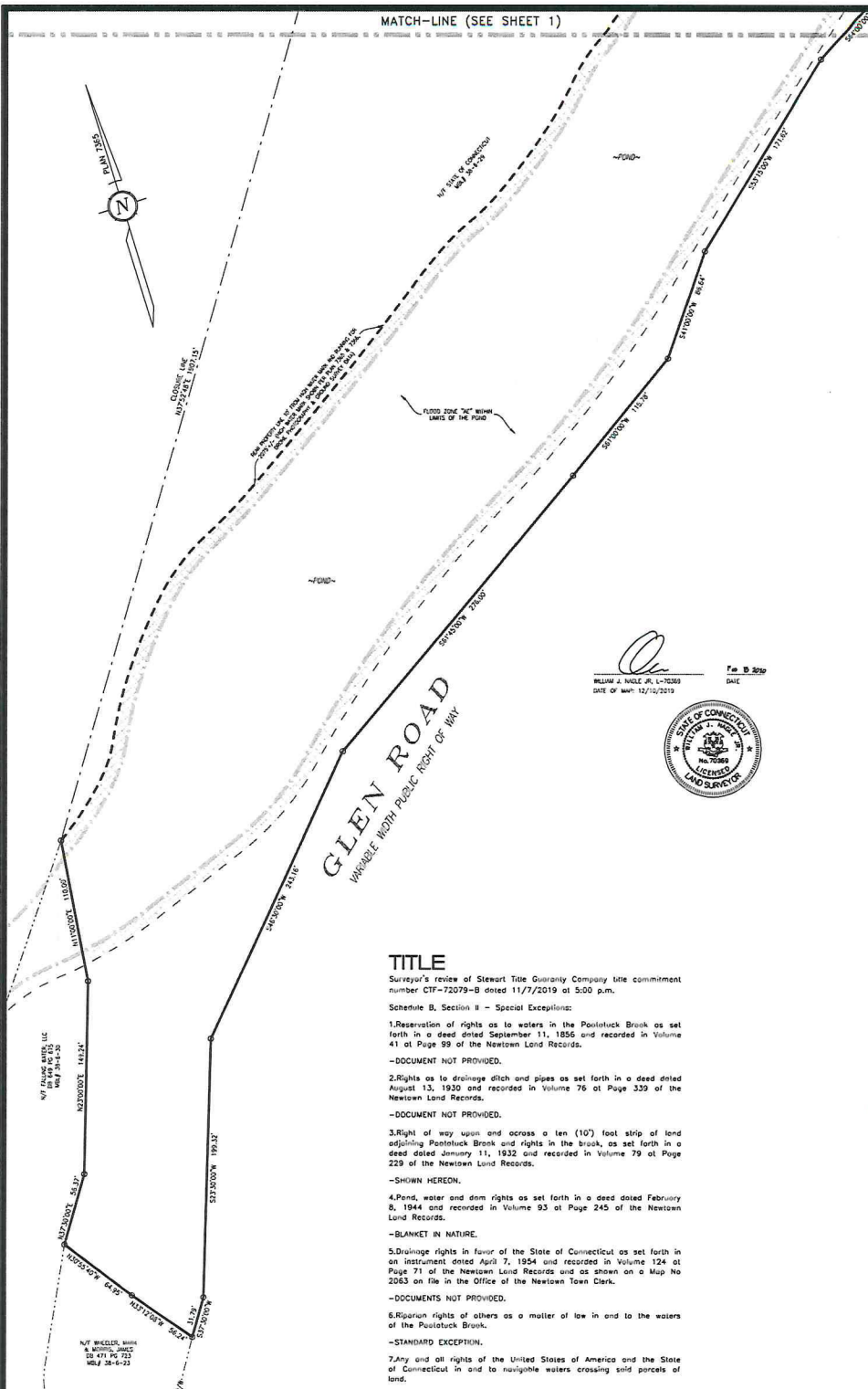
CT SANDY HOOK, 75 GLEN RD (2019) ALTA/NSPS

LEGEND OF SYMBOLS	
○ LIGHT POLE	○ MONITORING WELL
○ UTILITY POLE	○ SANITARY MANHOLE
○ ELECTRIC APPARATUS	○ CLEANOUT
— GUY	— ELECTRIC FED
— GAS ASSEMBLY	— FURNACE
— WATER VALVE	— PARKING SPACE
— WATER METER	— DRIVE LINE FENCE
— FIRE HYDRANT	— BOND FENCE
— YARD AHEAD	— SHEDDED WIRE FENCE
— GUY WIRE	— DRIVEWAY LINE
○ DISTANCE MANHOLE	○ DISTANCE MANHOLE
○ DISTANCE MANHOLE	○ DISTANCE MANHOLE

LEGEND OF NOMENCLATURE	
— EXISTING BOUNDARY MONUMENT	
— EXISTING BOUNDARY MONUMENT	
— EXISTING BOUNDARY MONUMENT	
— EXISTING BOUNDARY MONUMENT	
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JONATHAN MURPHY
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Raleigh, NC 27613 FAX 919-951-1616
FIRM #14382 E-mail: jmurphy@jonathanmurphy.com

MATCH-LINE (SEE SHEET 2)



LEGEND OF SYMBOLS

○ LIGHT POLE	○ SAWHOLE MINOR
○ UTILITY POLE	○ SAWHOLE MAJOR
○ ELECTRICAL APPARATUS	○ SAWHOLE MAJOR
○ GAS ASSEMBLY	○ SAWHOLE MAJOR
○ WATER METER	○ SAWHOLE MAJOR
○ WATER METER	○ SAWHOLE MAJOR
○ FIRE HYDRANT	○ SAWHOLE MAJOR
○ YARD INLET	○ SAWHOLE MAJOR
○ GATE VALVE	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR

NOTE: - ALL UNKOWNING LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THE SURVEYOR CANNOT GUARANTEE THE LOCATION OF ANY UNKOWNING LINES. A SUFFICIENTLY EVIDENT CIRCUMSTANCE FOR THE SURVEYOR TO BE AWARE OF ANY UNKOWNING LINES SHOULD BE ACCEPTED AS EVIDENCE FOR THE SURVEYOR'S CONCLUSION.

LEGEND OF NOMENCLATURE

○ CASTING BOUNDARY MONUMENT	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR
○ SAWHOLE MAJOR	○ SAWHOLE MAJOR

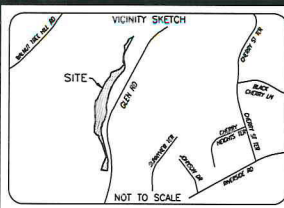
UNITED STATES, STATES, AND STATES, INC. IS A PRELIMINARY PLAN AND NOT FOR RECORDING, SALES, OR CONVEYANCE.

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FORM 1435E © 2019 J. Murphy

FILE NAME: CT_Sandy Hook_75 Glen Rd (2019) ALTA.dwg

SHEET 2 OF 2
ALTA/NSPS LAND TITLE SURVEY
75 GLEN ROAD
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'





PARCEL INFO

OWNER: FALLING WATER, LLC
27 GLEN RD. SANDY HOOK, CT
VOLUME 649 PAGE 275
PLAN NUMBER 5374
MIL 36-5-30

AREA

PARCEL A
3.496 Acres
PARCEL B
0.036 Acres

FEMA/INFORMATION

PER REVIEW OF FIRM MAP F000000000000, EFFECTIVE DATE 02/02/2010, THIS PARCEL IS IN A FLOOD HAZARD AREA, THE FLOODING IS 500 YR.

ENCROACHMENT

REMAINING WALL ENCROACHMENT
ADJACENT DRIVE ENCROACHMENT
PARKING ENCROACHMENT

PARKING

22 REGULAR SPACES
3 HANDICAP SPACES
22 TOTAL SPACES

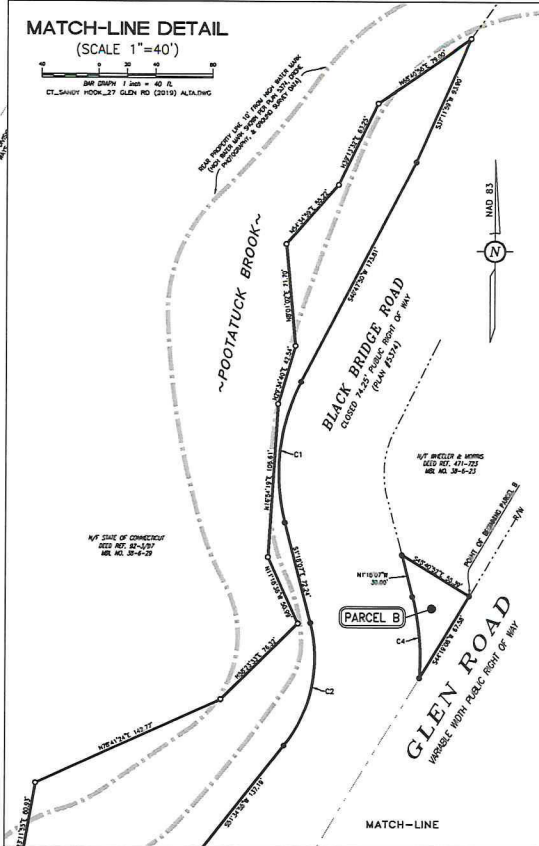
ZONING

ZONING REVERT NOT PROVIDED BY CLIENT.

MATCH-LINE DETAIL

(SCALE 1"=40')

BR SHOWN 1 inch = 40 ft.
CT-SANDY HOOK-27 GLEN RD (2019) ALTA.DWG



LEGAL

THOSE CERTAIN PIECES OF PARCELS OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED IN THE TOWN OF NEWTOWN, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, AND MORE PARTICULARLY DESIGNATED AS PARCELS "A" AND "B" ON A MAP ENTITLED "MAP OF LAND OF SHOREWOOD FINE ART REPRODUCTIONS INC. SANDY HOOK SECTION NEWTOWN, CT. DATE 1/16/1984 SCALE 1"=50'", PREPARED BY STUART F. SUMMERS, CIVIL ENGINEER AND LAND SURVEYOR, P.C., MAIN STREET, SOUTHBRIDGE, CONNECTICUT, WHICH MAP HAS BEEN OR IS TO BE FILED ON THE LAND RECORDS IN THE OFFICE OF THE TOWN CLERK OF NEWTOWN, CONNECTICUT, SAID PREMISES ARE MORE PARTICULARLY BROWSED AND DESCRIBED AS FOLLOWS:

PARCEL "A"
COMMENCING AT A POINT LOCATED N 69° 17' 24" W 18.82 FEET FROM AN EXISTING IRON PIN LOCATED NEAR THE SOUTHEASTERN CORNER OF THE WITHIN DESCRIBED PREMISES; THENCE N 69° 17' 24" W 58.99 FEET; THENCE N 67° 57' 03" W 23.78 FEET TO THE EDGE OF THE POTATUCK RIVER AS LOCATED IN JUNE 1973; THENCE ALONG THE EDGE OF THE POTATUCK RIVER IN A GENERAL NORTHEASTLY DIRECTION 2,170.51 FEET; THENCE S 37° 11' 59" W 93.90 FEET; THENCE S 40° 47' 50" N 172.81 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 137.125' 100.755 FEET; THENCE S 01° 18' 07" E 72.24 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 99.875' 192.184 FEET; THENCE S 51° 34' 54" W 137.19 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 612.125' 281.08 FEET; THENCE S 25° 16' 20" W 119.39 FEET; THENCE S 08° 13' 23" W 104.08 FEET; THENCE S 37° 18' 08" W 108.56 FEET; THENCE S 37° 40' 17" W 34.95 FEET; THENCE S 35° 22' 57" W 11.63 FEET; THENCE S 21° 39' 54" W 8.88 FEET; THENCE S 20° 56' 59" W 22.94 FEET; THENCE S 30° 15' 08" W 40.64 FEET; THENCE S 13° 19' 08" W 60.81 FEET; THENCE S 02° 10' 52" E 39.43 FEET; THENCE S 15° 49' 08" W 158.39 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL "B"
COMMENCING AT A POINT LOCATED ON THE NORTHERLY HIGHWAY LINE OF OLD ROUTE 6, WHICH POINT MARKS THE INTERSECTION OF THE WITHIN DESCRIBED PREMISES IN THE SOUTHEASTERN CORNER OF PREMISES NOW OR FORMERLY OF FRANKLIN SMITH; THENCE S 44° 18' 08" W 87.56 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 173.875' 57.92 FEET THENCE N 01° 18' 01" W 30.00 FEET; THENCE S 49° 40' 52" E 59.39 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH A RIGHT TO DRAW WATER FOR POWER PURPOSES FROM THE POND IN THE POTATUCK BROOK ON THE SOUTH OR UPSTREAM SIDE OF THE CONCRETE DAM LOCATED ACROSS THE SAID POTATUCK BROOK ADJACENT TO AND SOUTHWESTERLY OF THE FACTORY BUILDINGS, AND THE RIGHT TO MAINTAIN, REPAIR, CLEAN OUT AND IMPROVE SAID POND AND SAID CONCRETE DAM, ALL AS SET FORTH IN A CERTAIN CLAM CLAIM DEED TO BERRICK REALTY CORPORATION FROM JOSEPH J. CHOLEY, JR. DATED MARCH 14, 1972 AND RECORDED IN THE NEWTOWN LAND RECORDS IN VOLUME 239 AT PAGE 392.

ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO:

(1) Stewitt Title Guaranty Company, (2) Riverside Avenue, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARDS BEING REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 9, 10(a), 11, 13, 16, AND 19 OF TABLE THEREIN. THE FIELD WORK WAS COMPLETED ON 11/15/2019. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

WILLIAM J. HALE, JR., L-70369
DATE: 12/16/2019



ALTA NOTES

- NO ZONING INFORMATION PROVIDED BY CLIENT.
- NO EXISTENCE OF UTILITIES SHOWN ON SURVEY.
- ADJACENT MAP INFORMATION AND PUBLIC RIGHT OF WAY SHOWN ON SURVEY.
- NO EXISTENCE OF RECORD EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJACENT SHOWN ON SURVEY.
- NO CHANGES IN STREET RIGHT OF WAY LINES OBSERVED ON OR ADJACENT TO SITE.
- NO NEARBY DETACHMENT MARKERS WERE OBSERVED ON SITE.
- ALL AVAILABLE OPTIC RECORDS OR REFERENCES FOR TITLE COMMUNITIES RECORDED HEREON SHOWN ON SURVEY.
- PROPERTY HAS SUFFICIENT PHYSICAL ACCESS TO GLEN ROAD, A DESIGNATED PUBLIC RIGHT OF WAY.
- NO APPARENT EVIDENCE OF BURIAL GROUNDS OBSERVED ON SITE.
- PER PLANS 548 & 5374, THE SUBJECT PROPERTY MAY BE SUBJECT TO EMINENT DOMAIN RIGHTS TO THE STATE OF CONNECTICUT FOR GRADUATE STRUCTURES HURD ACCESS.

LEGEND OF SYMBOLS

- LEFT POLE
- RIGHT POLE
- ELECTRIC APPARATUS
- SEALED
- GAS ASSEMBLY
- WATER METER
- FIRE HYDRANT
- ROAD MILE
- DATA BURN
- PHYSICAL MONUMENT
- DISCREPANCY
- MONITORING WELL
- SEWER MANHOLE
- TELEPHONE POLE
- UNRECORDED
- PAVING STRIPS
- CHAIN LINK FENCE
- SHEDDING FENCE
- SURVEY LINE
- ENCROACHMENT
- PHYSICAL MONUMENT
- DISCREPANCY

LEGEND OF NOMENCLATURE

- EXISTING BOUNDARY MONUMENT
- SET BACK BOUNDARY MONUMENT
- MATHEMATICAL POINT
- CONCRETE MONUMENT
- RIGHT OF WAY
- UNLESS SHOWN SCALE, AND UNLESS NOTED, THIS IS A PRELIMINARY PLAN AND NOT FOR RECORDING, SALES, OR CONVEYANCES.

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SHEET 1 OF 1 ALTA/NSPS LAND TITLE SURVEY 27 GLEN ROAD

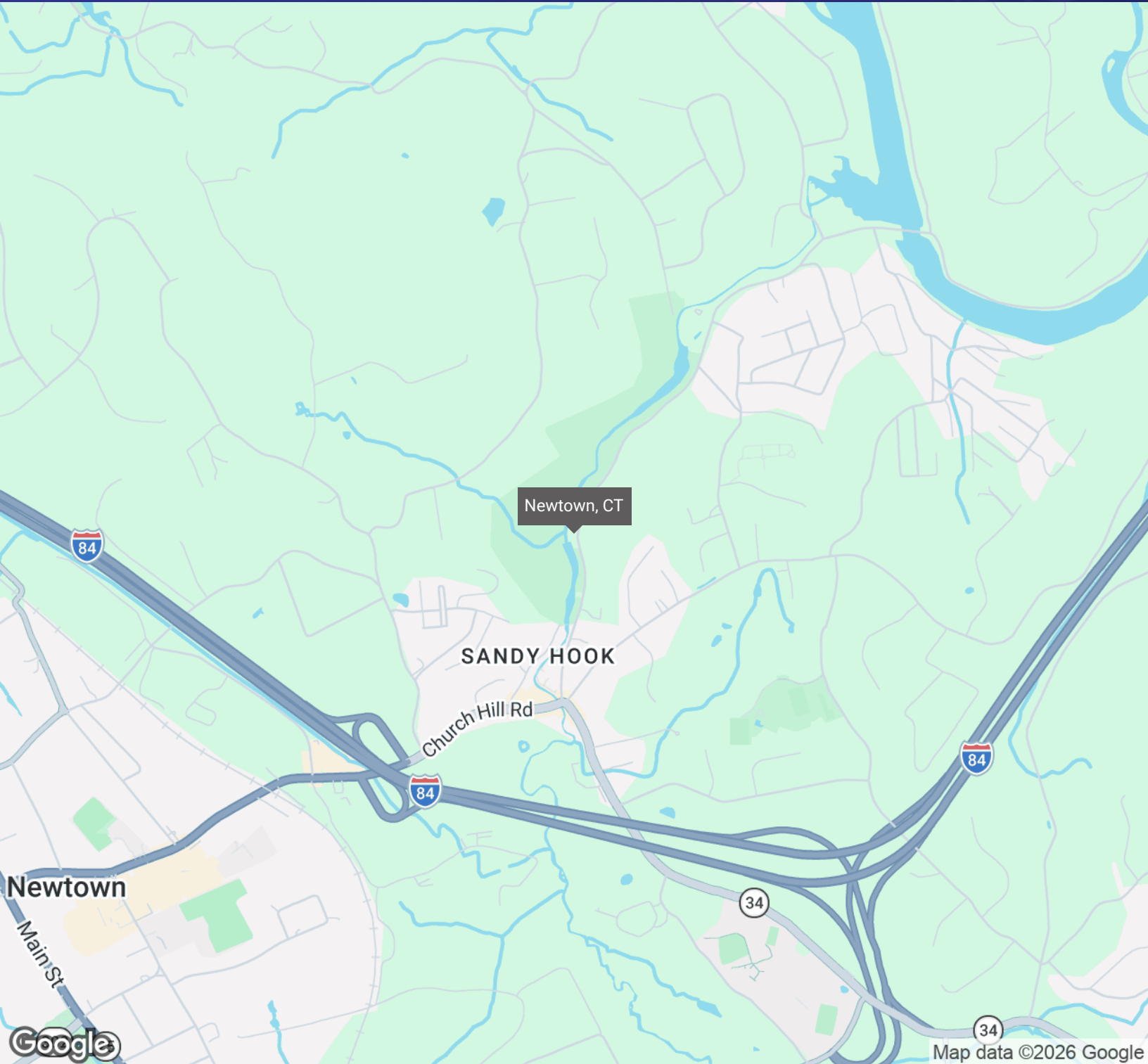
VILLAGE OF SANDY HOOK, FAIRFIELD COUNTY, CT
DECEMBER 2019, SCALE 1"=40'

BR SHOWN 1 inch = 40 ft.
CT-SANDY HOOK-27 GLEN RD (2019) ALTA.DWG

BR SHOWN 1 inch = 40 ft.
CT-SANDY HOOK-27 GLEN RD (2019) ALTA.DWG

BR SHOWN 1 inch = 40 ft.
CT-SANDY HOOK-27 GLEN RD (2019) ALTA.DWG

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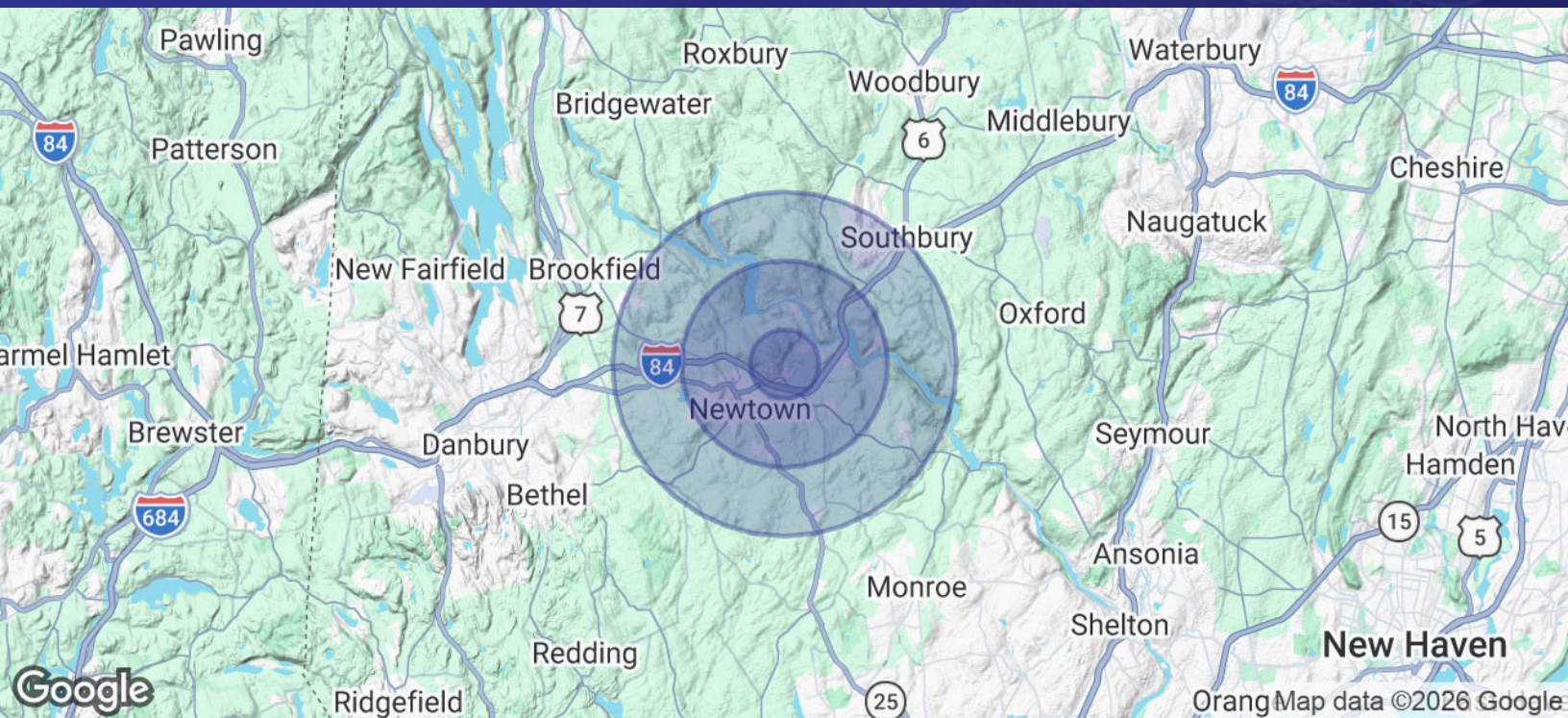


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,127	14,305	36,489
Average Age	44.9	43.6	46.5
Average Age (Male)	40.2	40.6	43.7
Average Age (Female)	46.9	45.7	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	762	5,111	13,301
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$190,666	\$176,795	\$188,043
Average House Value	\$427,776	\$466,827	\$469,781

* Demographic data derived from 2020 ACS - US Census



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