



**SCALZO  
COMMERCIAL**  
NEW DEVELOPMENT

# **RICCI'S PLAZA**

**71 S Main St | Newtown, CT 06470**

**For Lease**





## PROPERTY DESCRIPTION

Contact the listing agent, Norman Urquhart for more information  
Cell: 203-952-8170 | Email: nurquhart@scalzo.com

An exceptional leasing opportunity. This prime property features spacious interiors, ideal for a range of businesses. The well-appointed layout offers versatile spaces, allowing for seamless customization. With ample parking facilities and excellent visibility, this property is poised to attract a steady flow of traffic. Additionally, the convenient location provides easy access for both customers and employees. Don't miss out on the chance to elevate your business in this highly sought-after space. Schedule a viewing today to explore the potential of 71 S Main St.

## PROPERTY HIGHLIGHTS

- Spacious, modern interiors
- Versatile layout for customization
- Ample on-site parking facilities
- Excellent visibility
- Convenient location for customers and employees
- Well-maintained
- Prominent signage opportunities

## LOCATION DESCRIPTION

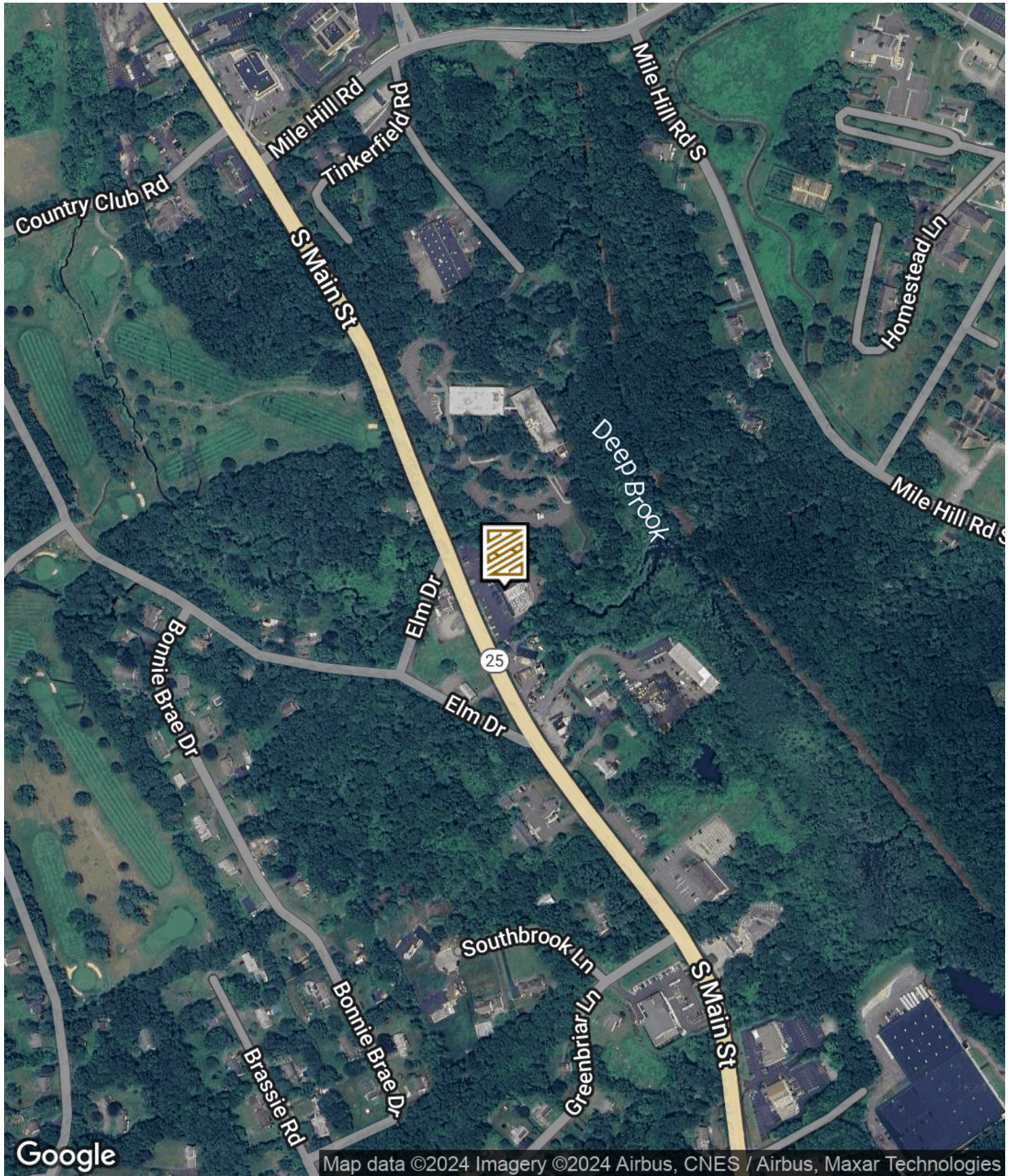
Located in the heart of Newtown, this vibrant area offers an array of dining, shopping, and entertainment options to captivate a diverse customer base. Enjoy proximity to renowned establishments such as Mexicali Rose, Egg Company Restaurants, and Sal e Pepe Contemporary Italian Bistro, creating a dynamic environment for your business to thrive. With a bustling downtown atmosphere, the area attracts a steady flow of pedestrians, providing prime exposure for retailers. Explore the nearby charming boutiques, local cafes, and cultural attractions that contribute to the area's inviting ambiance. Elevate your retail presence in this lively and highly coveted location in Newtown.

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	770 SF
Lot Size:	58,296 SF
Building Size:	12,910 SF

**Location Map**

**Ricci's Plaza**  
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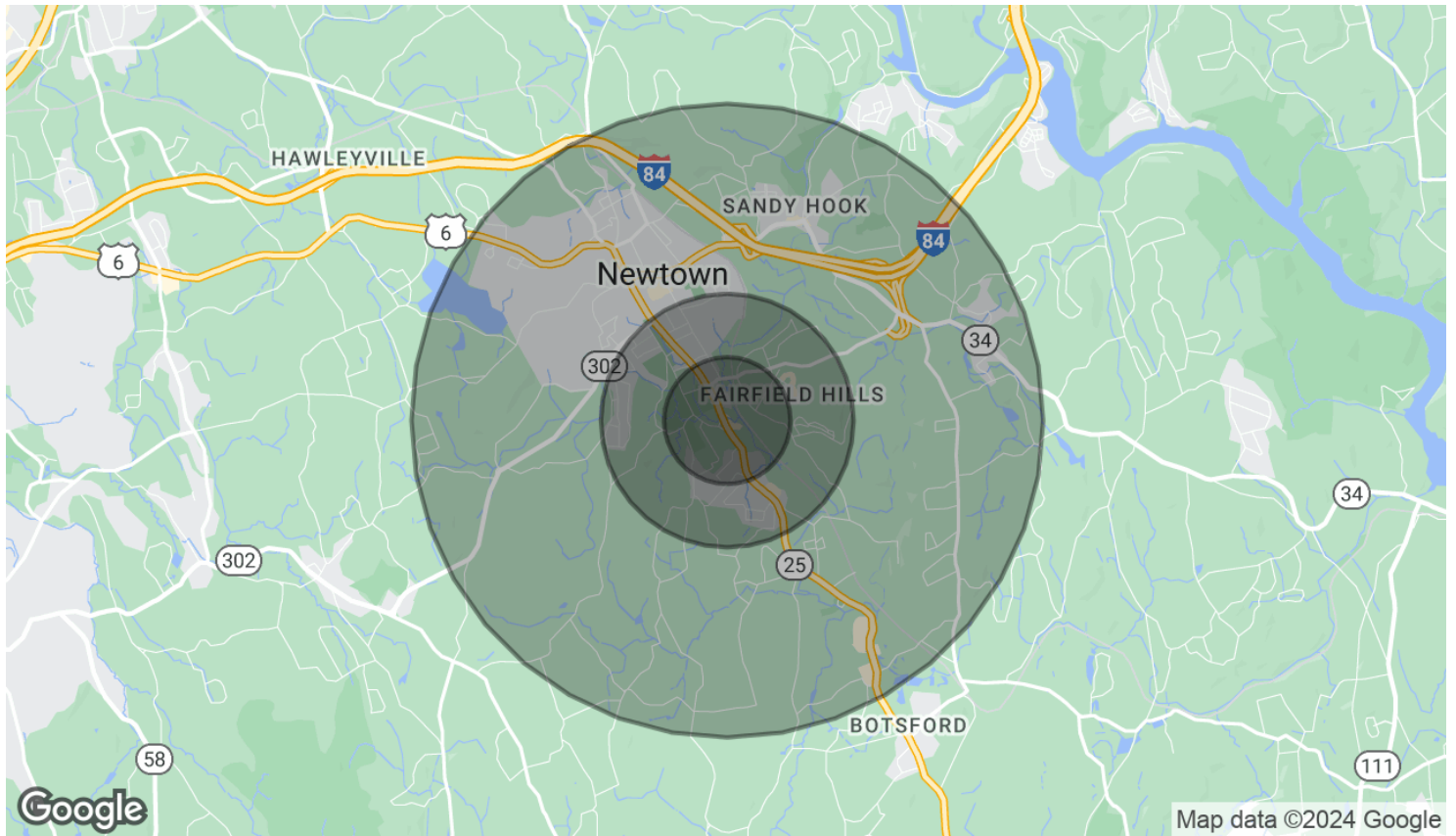
**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	770 SF	Lease Rate:	\$22.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 10	Available	770 SF	Modified Gross	\$22.00 SF/yr	-
Unit 12	-	700 SF	Modified Gross	\$23.00 SF/yr	Closed

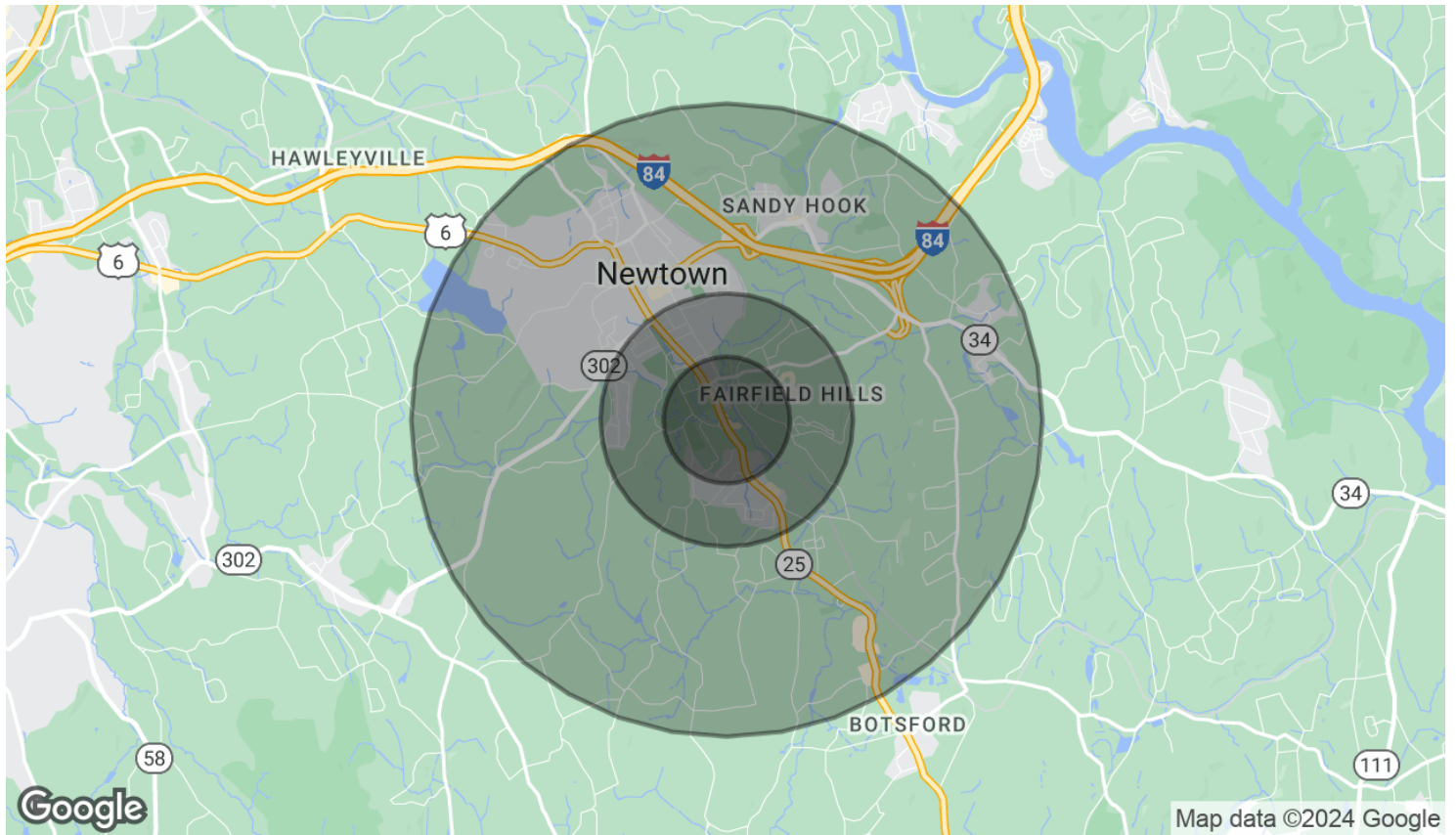




<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
Total Population	388	1,721	11,345
Average Age	40.1	41.2	43.9
Average Age (Male)	37.1	39.2	41.4
Average Age (Female)	42.9	43.6	46.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
Total Households	120	574	4,225
# of Persons per HH	3.2	3.0	2.7
Average HH Income	\$140,412	\$143,661	\$138,409
Average House Value	\$385,310	\$385,473	\$379,570

<b>RACE</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
% White	78.4%	82.3%	88.5%
% Black	10.3%	8.0%	3.2%
% Asian	1.5%	1.7%	2.2%
% Hawaiian	0.0%	0.0%	0.4%
% American Indian	0.0%	0.0%	0.0%



% Other	5.9%	4.9%	2.3%
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2020 American Community Survey (ACS)

## **Agents Contact**

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### **NORMAN URQUHART**

Vice President Client Executive  
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