

FOR LEASE // FIRST FLOOR RETAIL & PRIVATE OFFICES

111 Church Hill Rd, Newtown, CT



PROPERTY DESCRIPTION

First Floor retail and Office space available in quaint Sandy Hook District! Ideal location with easy access to I-84, Route 34 and Route 25 and plenty of parking. 2nd floor private office with windows and shared baths. Perfect for any small business or professional office.

PROPERTY HIGHLIGHTS

- Zone: SHDD (Sandy Hook Design District)
- Parking: 22 Shared Spaces in Lot and Street Parking
- Heating: Electric Heat Pump
- Cooling: Central A/C
- Utilities: City Water and Sewer

OFFERING SUMMARY

111 CHURCHILL RD, SANDY HOOK, CT

Lease Rates:	Unit 1: \$1,650/month + utilities
	&
Sizes:	2nd Floor Suites: \$650.00/month (gross)
	Unit 1: 1,100 SF
	Suite 303: 300 SF Suite 306: 224 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	977	2,025	5,697



TOMMY CONSALVO

Sales Associate

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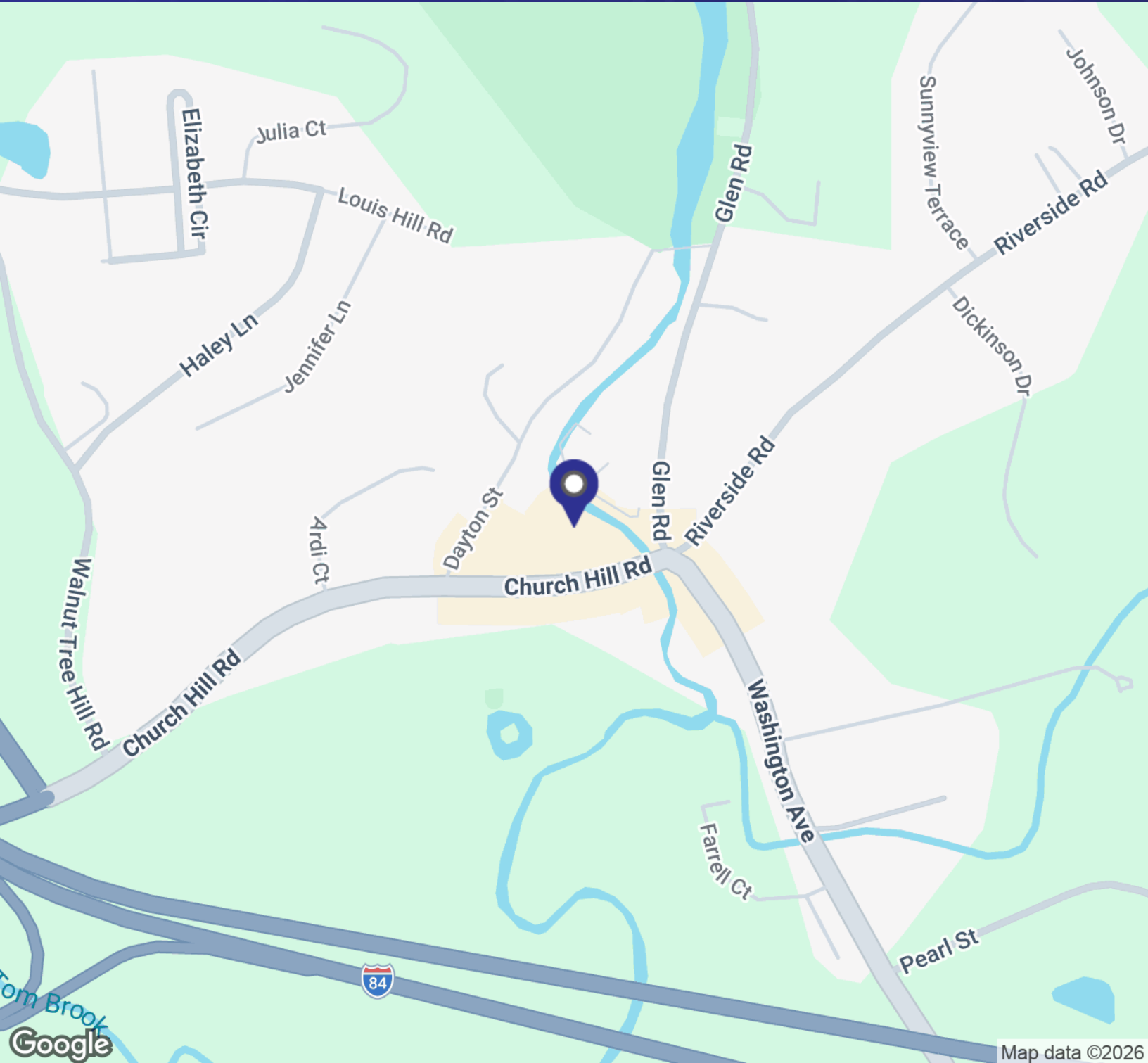
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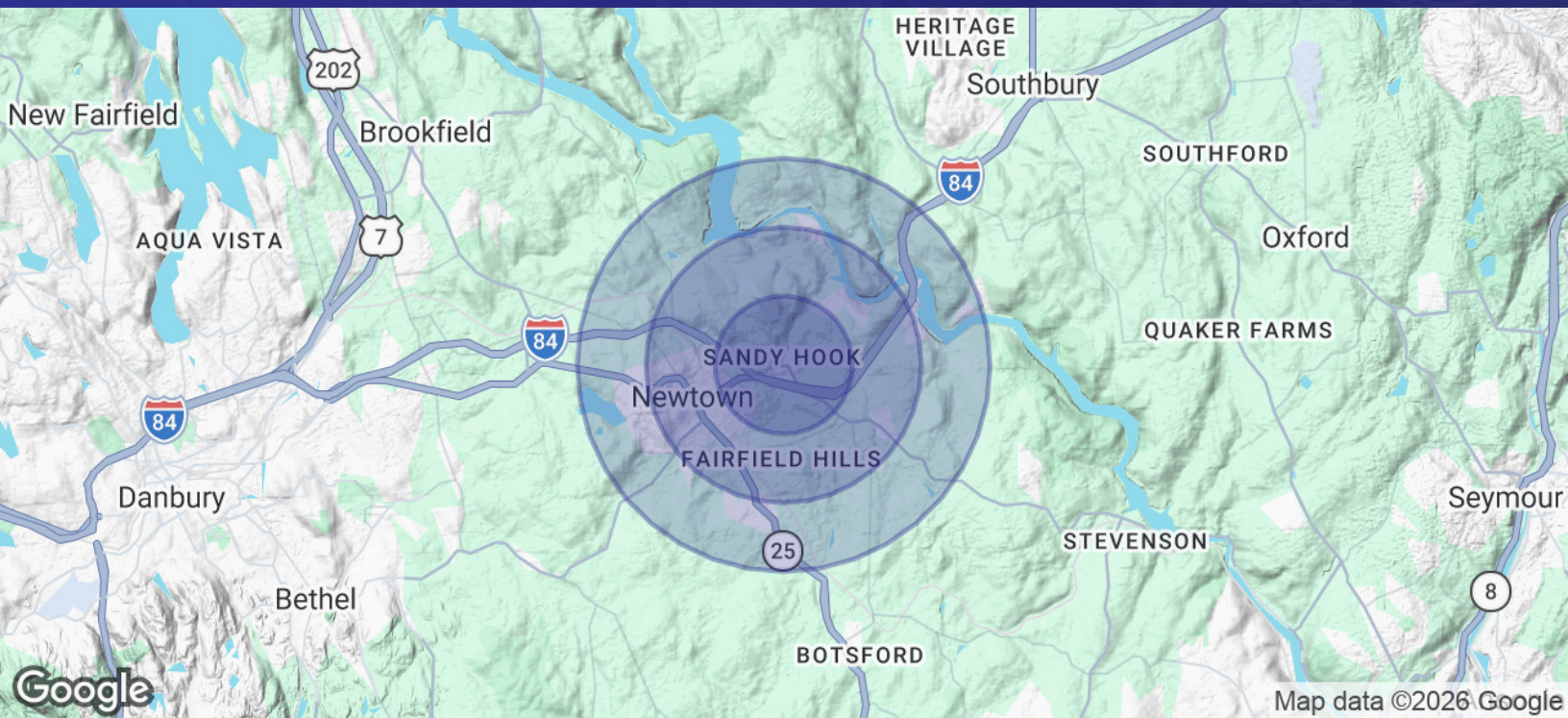
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,855	7,214	14,413
Average Age	50.5	47.5	45.0
Average Age (Male)	47.4	45.2	42.8
Average Age (Female)	53.0	49.3	47.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	877	3,025	5,687
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$120,838	\$128,380	\$135,066
Average House Value	\$358,341	\$368,415	\$371,869

* Demographic data derived from 2020 ACS - US Census



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