

FOR LEASE // PRIME RETAIL AVAILABLE

57 Church Hill Road, Newtown CT



PROPERTY DESCRIPTION

Position your business in one of Newtown’s most active retail corridors! This newly renovated 31,194 SF retail/commercial building is strategically located directly off I-84 with exceptional visibility, accessibility, and traffic exposure.

Surrounded by major national and local retailers including Big Y, Caraluzzi’s, Starbucks, Robeks, restaurants, bars, fitness, and numerous service businesses, this property offers an outstanding opportunity for retail, medical, fitness, food service, daycare, salon, and many other commercial uses.

The property features ample on-site parking, brand-new LED lighting, heavy power, flexible unit sizes, and build-to-suit opportunities tailored to tenant needs. Catalyst Training Gyms has already committed to the project, bringing additional traffic and energy to the center.

OFFERING SUMMARY

Unit 1A:	+/- 9,100 Sq Ft
Unit 1B:	LEASED
Unit 2:	LEASED
Unit 3:	+/- 4,045 Sq Ft
Unit 4:	+/- 3,434 Sq Ft
Unit 5:	+/- 4,227 Sq Ft
Units Can Be Combined!	
Pricing:	Call For Pricing

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	5,671	22,433	70,374
Total Population	14,474	57,922	179,051
Average HH Income	\$135,257	\$137,449	\$116,593



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PROPERTY HIGHLIGHTS

- Newly renovated 31,194 SF retail/commercial building
- Prime location directly off I-84 with excellent visibility and access
- Surrounded by Big Y, Caraluzzi's, Starbucks, Robeks, restaurants, bars, and national retailers
- Strong daily traffic counts and high consumer activity
- Flexible unit sizes available to accommodate a variety of businesses
- Build-to-suit opportunities available
- Ample on-site parking for customers and employees
- New LED lighting throughout the property
- Ideal for daycare, medical, salon, grab-and-go food, fitness, showroom, retail, and service businesses
- Excellent signage and branding opportunities
- High-income Fairfield County demographics
- Rare opportunity to join a rapidly growing commercial destination in Newtown
- Immediate access to major regional traffic routes
- Positioned in Newtown's dominant retail corridor
- City Water, Sewer and Gas
- Five (5) 200 Amp 120/208 Volt Meters
- Unit 1A has 1 Loading Docks
- Gas Heat



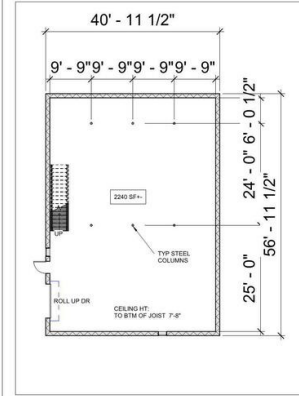
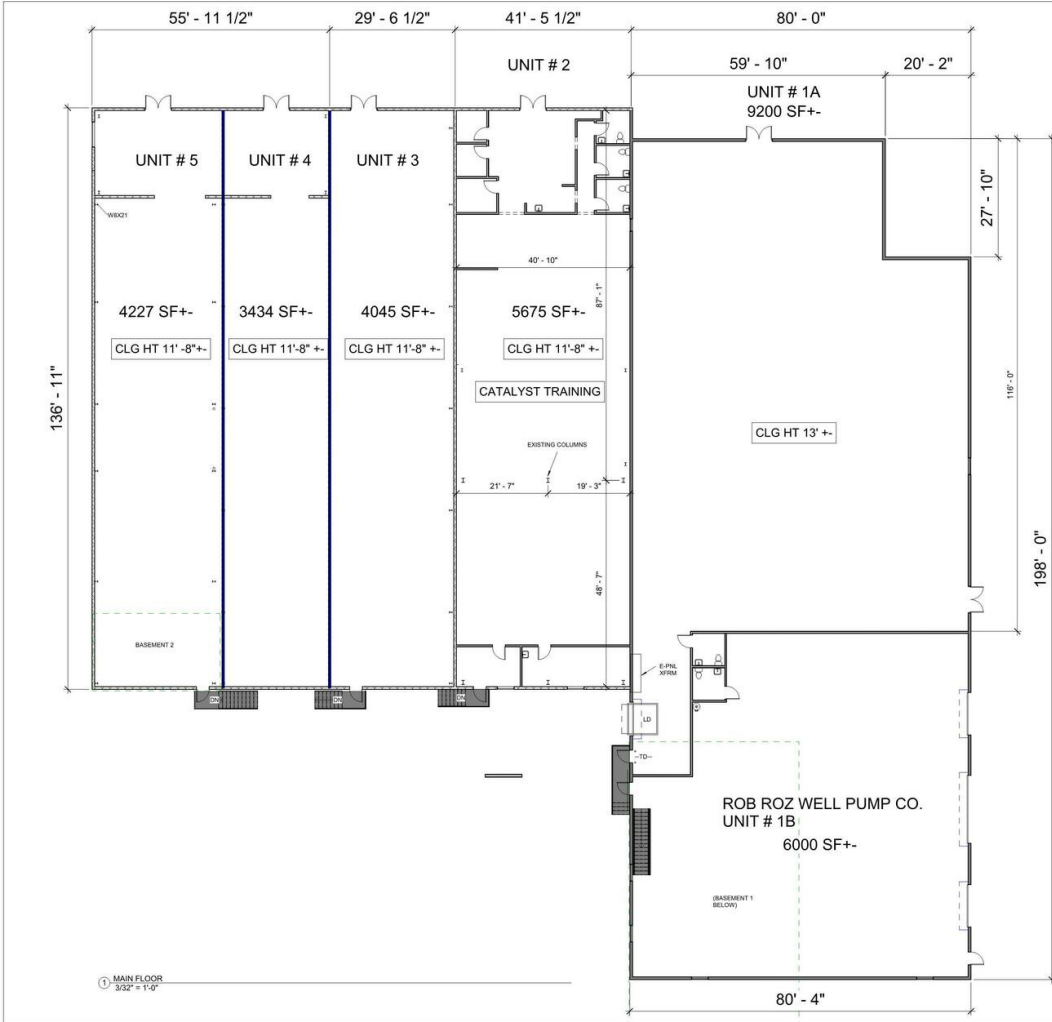
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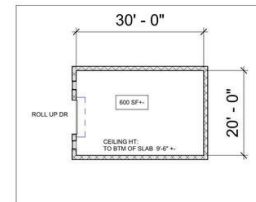


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2 BASEMENT 1
3/32" = 1'-0"



3 BASEMENT 2
3/32" = 1'-0"



OVERALL GROSS SQUARE FOOTAGE
 MAIN FLOOR: 32,699 SF+-
 BASEMENTS: 2,800 SF+-
 TOTAL: 35,499 SF+-

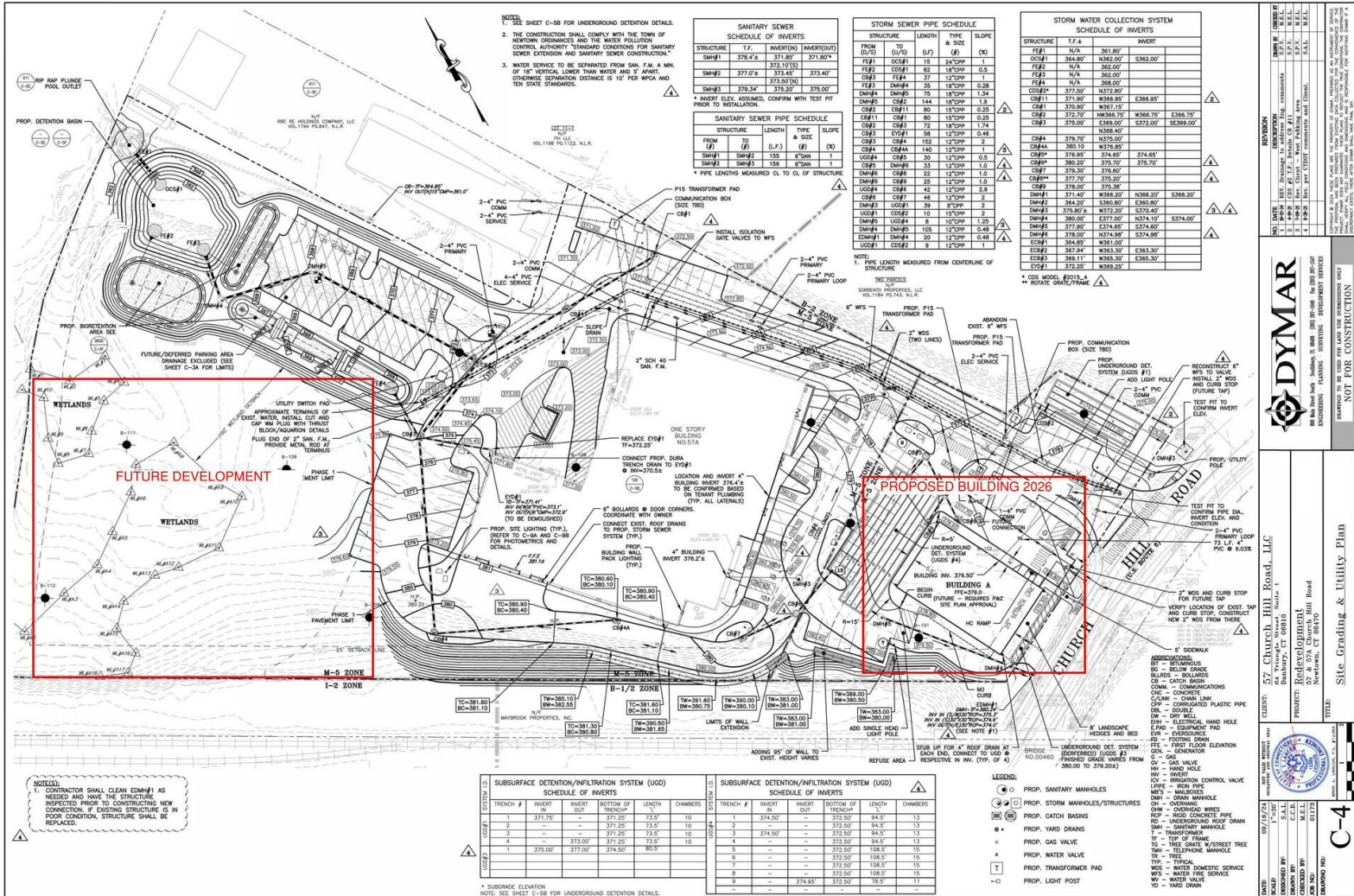
No.	Description	Date
1	DIVIDE UNIT 1 INTO 2 SPACES	10/10/25

57 CHURCH HILL RD
 NEWTOWN, CT
 FLOOR PLAN
 Project number: 57CHR
 Date: 2/18/26
 Drawn by: JRLG
 Checked by: JAR
A101
 Scale: 3/32" = 1'-0"



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DYMAR
 Site Grading & Utility Plan
 57 Church Hill Road, LLC
 57 Church Hill Road, Newtown, CT 06457
 PROJECT: Redevelopment
 CLIENT: 57 Church Hill Road, LLC
 DATE: 07/16/24
 SCALE: 1"=20'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APP. NO.: [Number]
 DRAWING NO.: [Number]



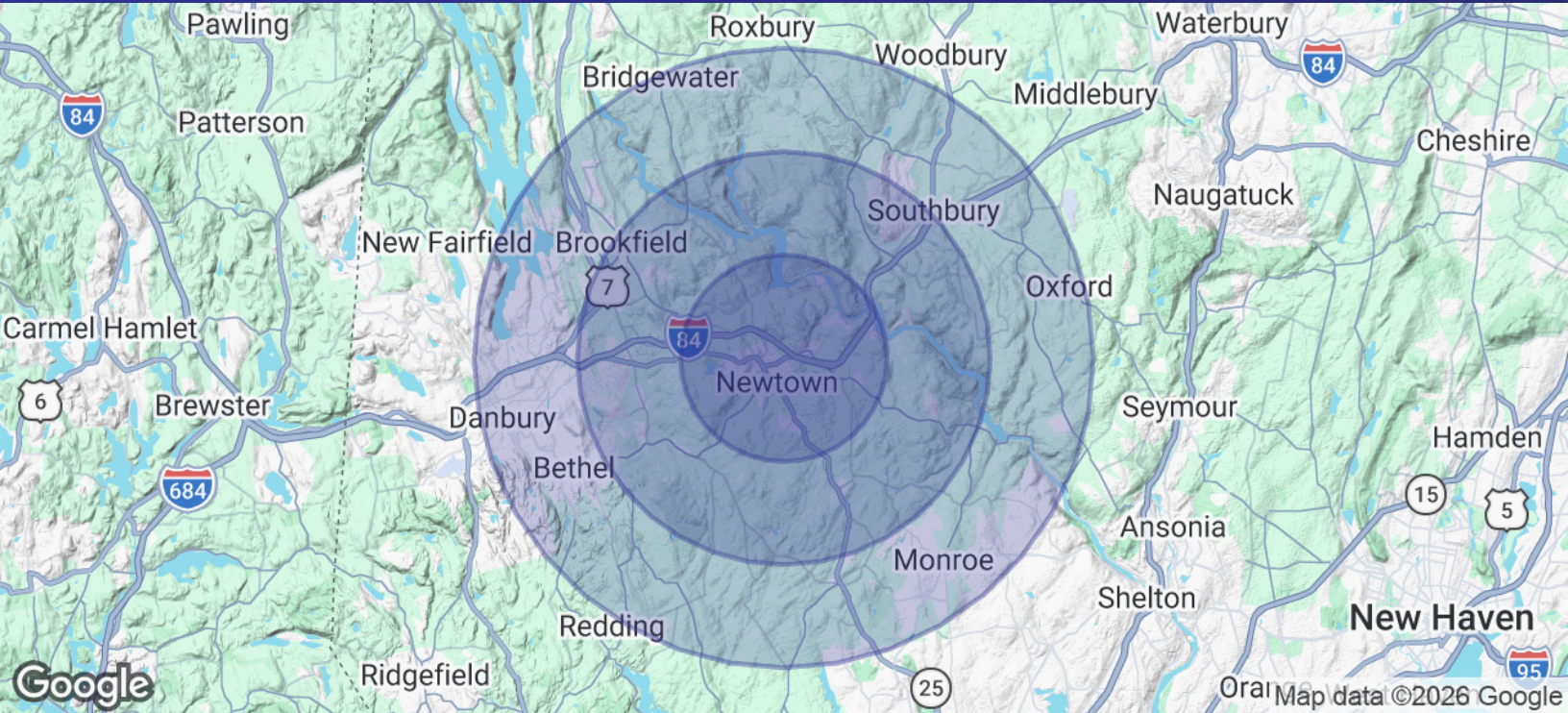
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	14,474	57,922	179,051
Average Age	45.7	46.1	43.8
Average Age (Male)	43.6	43.6	42.0
Average Age (Female)	47.7	47.9	44.7

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	5,671	22,433	70,374
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$135,257	\$137,449	\$116,593
Average House Value	\$381,949	\$369,885	\$336,082

2020 American Community Survey (ACS)

