

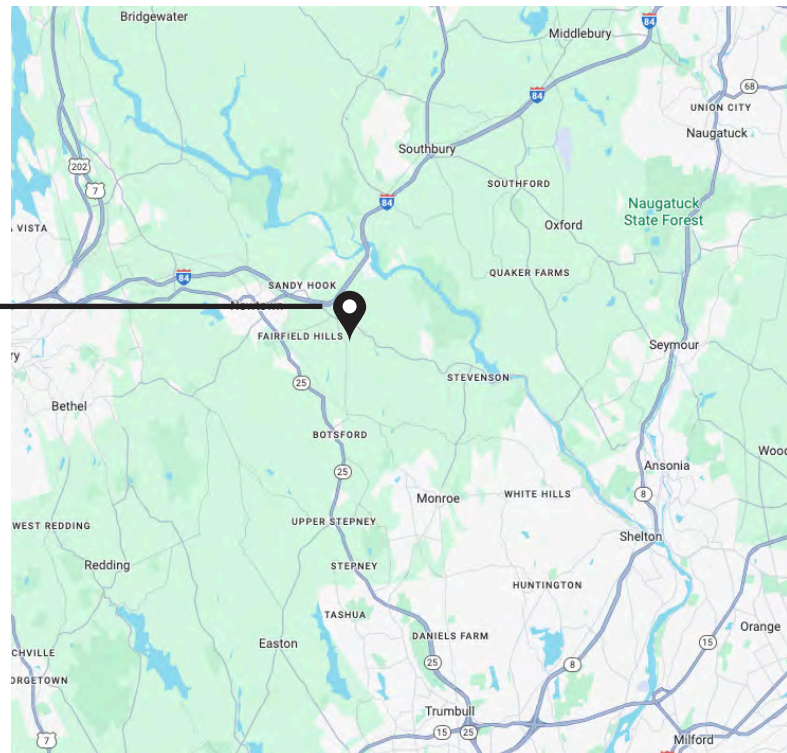
# 22 COMMERCE ROAD NEWTOWN, CT



EAC Properties as exclusive broker is pleased to offer for lease 22 Commerce Road in Newtown. Conveniently located just two minutes from I-84 and Church Hill Ave, this private 1,866 SF office suite includes 5 private offices, a reception window, 2 storage or huddle rooms, a conference room and a spacious open office area. The shared entrance has been recently updated and leads to a large, open staircase to the second floor, where the suite is accessed through a locking glass door. Skylights provide plenty of natural light. This is a gross lease with no additional fees. Contact us for more details.

## AVAILABLE FOR LEASE

- 1,860 SF private office space - 42 onsite parking spaces
- Fully Renovated 2024 – New HVAC, upgraded electrical, new windows, and floor-to-ceiling interior & exterior renovations.
- Modern & Move-In Ready – Redesigned interiors and refreshed exterior present a professional, image-enhancing environment.
- Current Configuration: Five private offices with windows, Private conference room
- Prime Location – Proximity to I-84 and Route 25 ensures seamless regional access to Danbury, Waterbury, and the Greater New Haven corridor.



## CONTACT

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## DEMOGRAPHICS

### Population 2022:

Newtown: 16,908 • Fairfield County: 965,266

### Average Household Income:

Newtown 2022: \$194,218 • Newtown 2027: \$215,091 (projected)

### Average Disposable Income 2022:

Monroe: \$130,472 • Fairfield County: \$110,409

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.

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