

# 4 Commerce Road - Newtown

## Commerce Road, Newtown, CT 06470



Listing ID:	28221495
Status:	Active
Property Type:	Shopping Center For Lease
Retail Type:	Mixed Use, Neighborhood Center
Contiguous Space:	1,500 - 12,040 SF
Total Available:	19,390 SF
Gross Land Area:	1.94 Acres
Lease Rate:	\$18.75 - 22.50 PSF (Annual)
Base Monthly Rent:	\$19,063
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Tax ID/APN:	27-5-1-C
Zoning:	B-2
Gross Building Area:	19,390 SF
Building/Unit Size (RSF):	19,390 SF
Road Type:	Paved, 2-Track
Property Visibility:	Excellent
Highway Access:	1 minute to I-84 at Exit 10.



### Overview/Comments

The site is currently in the planning process for an expected 19,390 s.f. of office and retail space. All leases will be subject to the receipt of Town approval to construct this building on the site (site plan approval). This is an ideal retail location just 30 seconds off Exit 10 of I-84. The proposed building is located across the street from Union Savings Bank and the U. S. Post Office. There is approximately 280' of frontage on Commerce Road with a very high traffic count. The property is also located at entrance to "planned" Newtown Tech Park on The Fairfield Hills property. Note there is possible vehicle access also available on Conners Road with frontage on Church Hill Road. The 1.943 acres is zoned B-2 allowing numerous retail, office and other commercial uses. The property is also adjacent to Housatonic Railroad. There is Town sewer and water located on Commerce Road. The property could also be available for sale at \$1,195,000 - A new survey and topography map has been completed for easy feasibility planning. Call J. Michael Struna for an appointment and walk the property - 203-798-9345.

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/28221495>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Joseph Michael Struna

Advantage Realty Commercial  
 203-733-1290 [M]  
 203-798-9345 [O]  
 Mike@AdvantageRealtyInc.Com



#### Chris Cosio

Advantage Realty Commercial  
 203-524-8635 [M]  
 203-798-9345 [O]  
 Chris@AdvantageRealtyInc.Com