

FOR LEASE // 27 GLEN ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Newtown's prestigious Rocky Glen Falls. Spectacular office space with ideal setting and easy access to I84. The property is under new ownership with on site property management. Building features large windows, high ceilings, common baths on each floor and elevator. Furnished spaces are also available.

FULL COMMISSION TO LEASING AGENT!!

PROPERTY HIGHLIGHTS

- Zone: M-4
- Heating: Gas/Electric
- Cooling: Central Air
- Utilities: Well and Septic
- Plumbing: Common Baths on each floor
- Elevator: Yes

OFFERING SUMMARY

| | |
|-------------|-----------------------------------|
| Lease Rate: | \$20.00 SF(Gross) Including Util. |
| Unit 200: | 3,698 SF |
| Unit 301: | 2,628 SF |
| Suite 302: | 169 SF (\$350.00 Per Month) |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 454 | 11,716 | 56,766 |
| Total Population | 1,345 | 34,533 | 159,305 |
| Average HH Income | \$121,481 | \$123,180 | \$121,166 |



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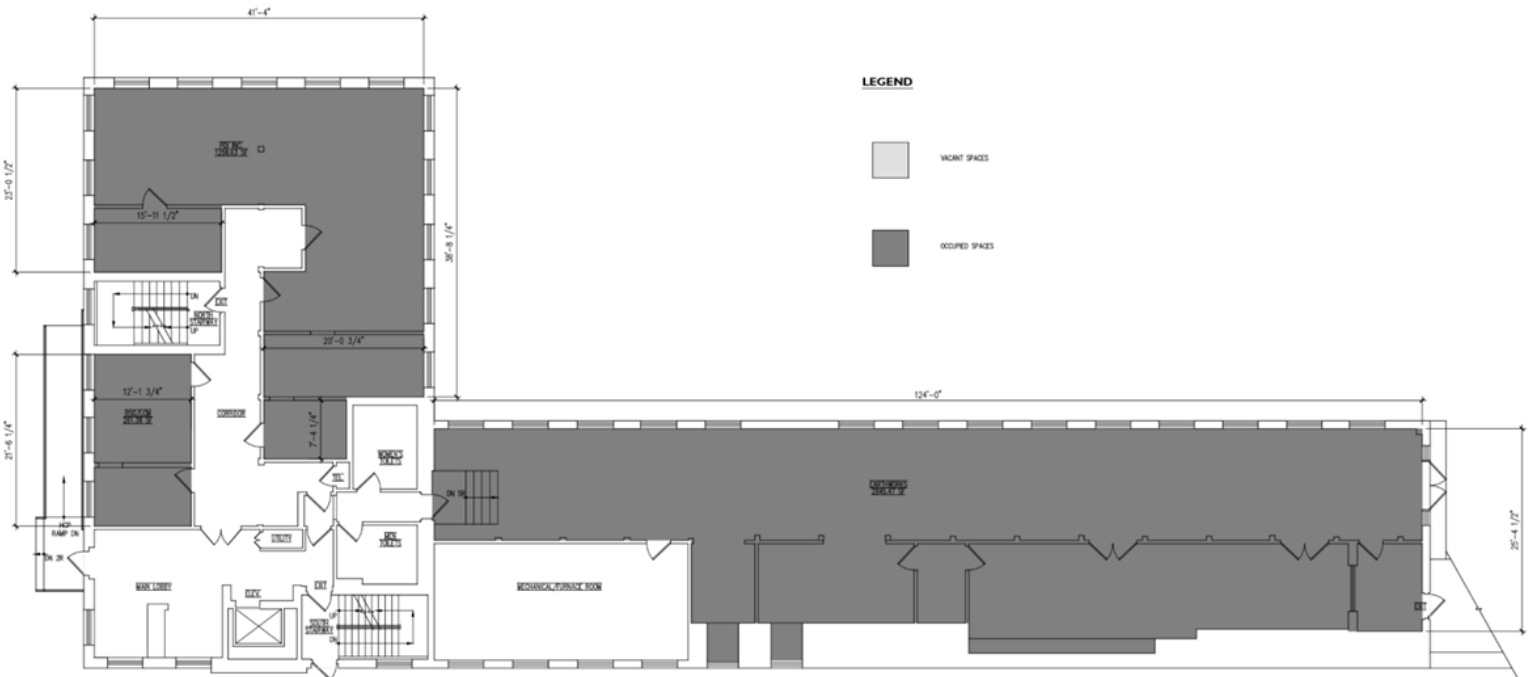
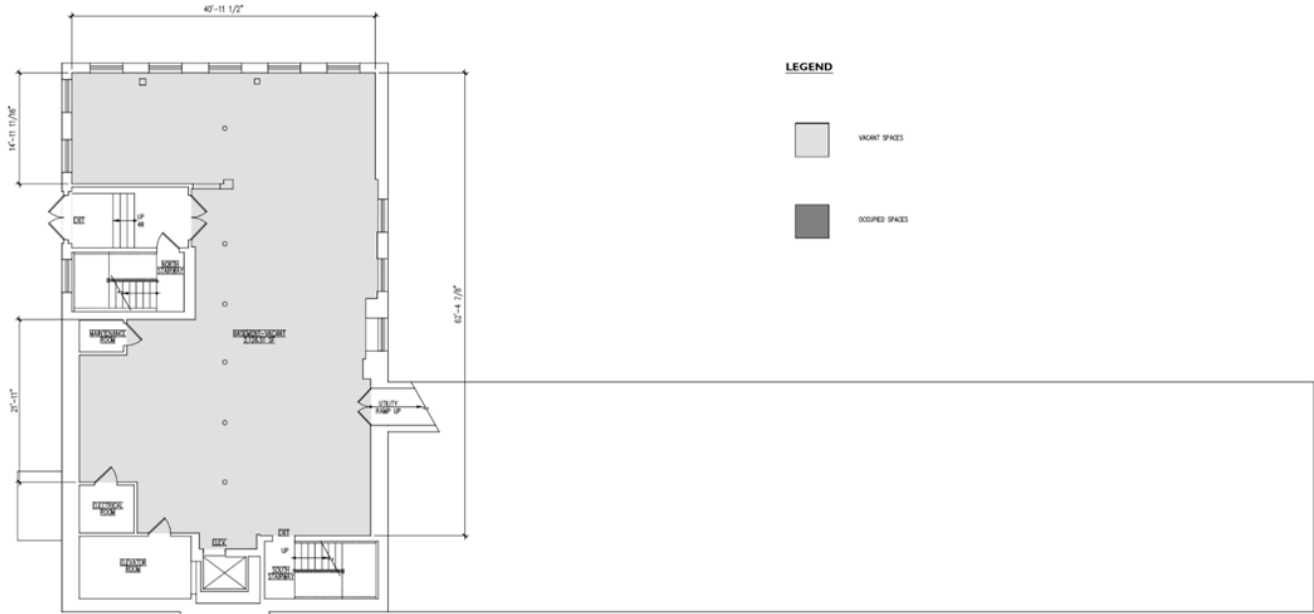


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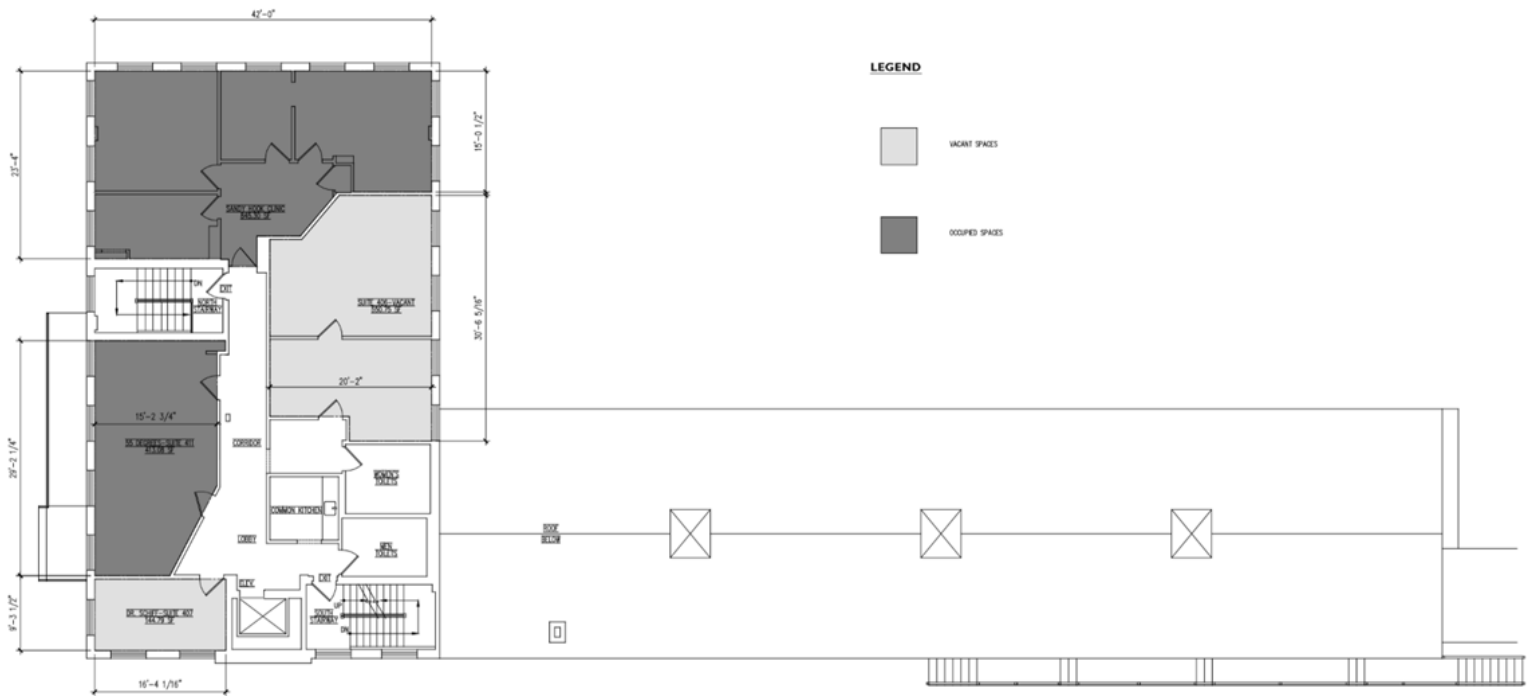
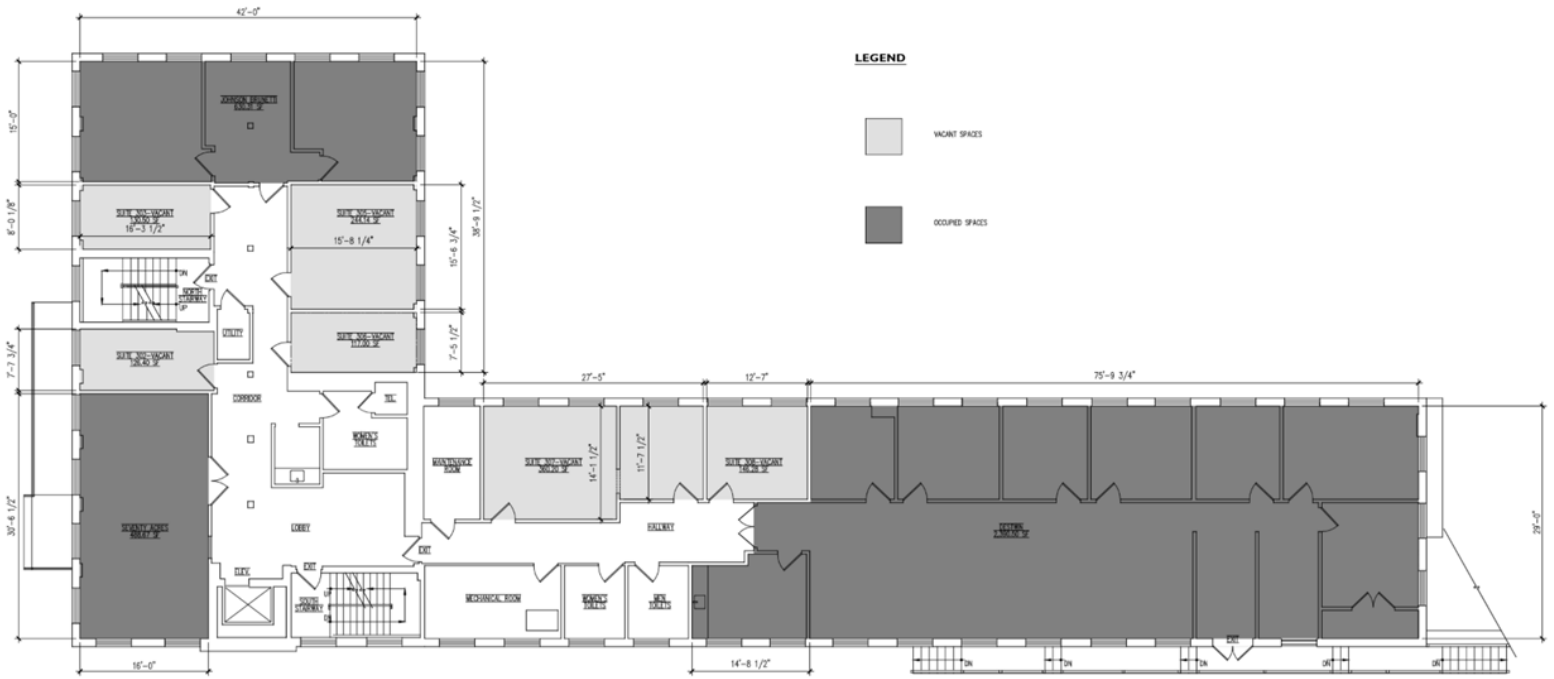


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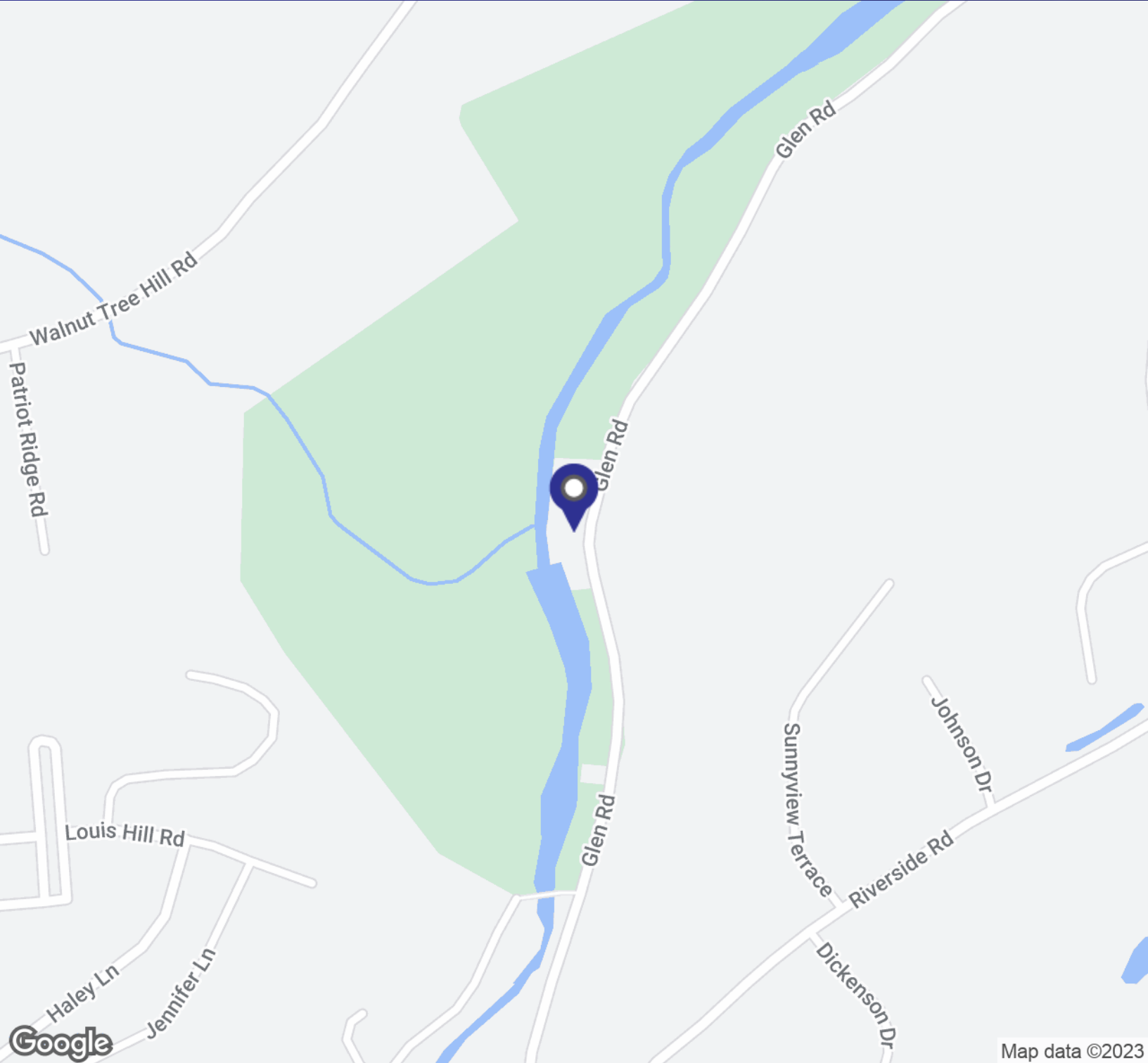


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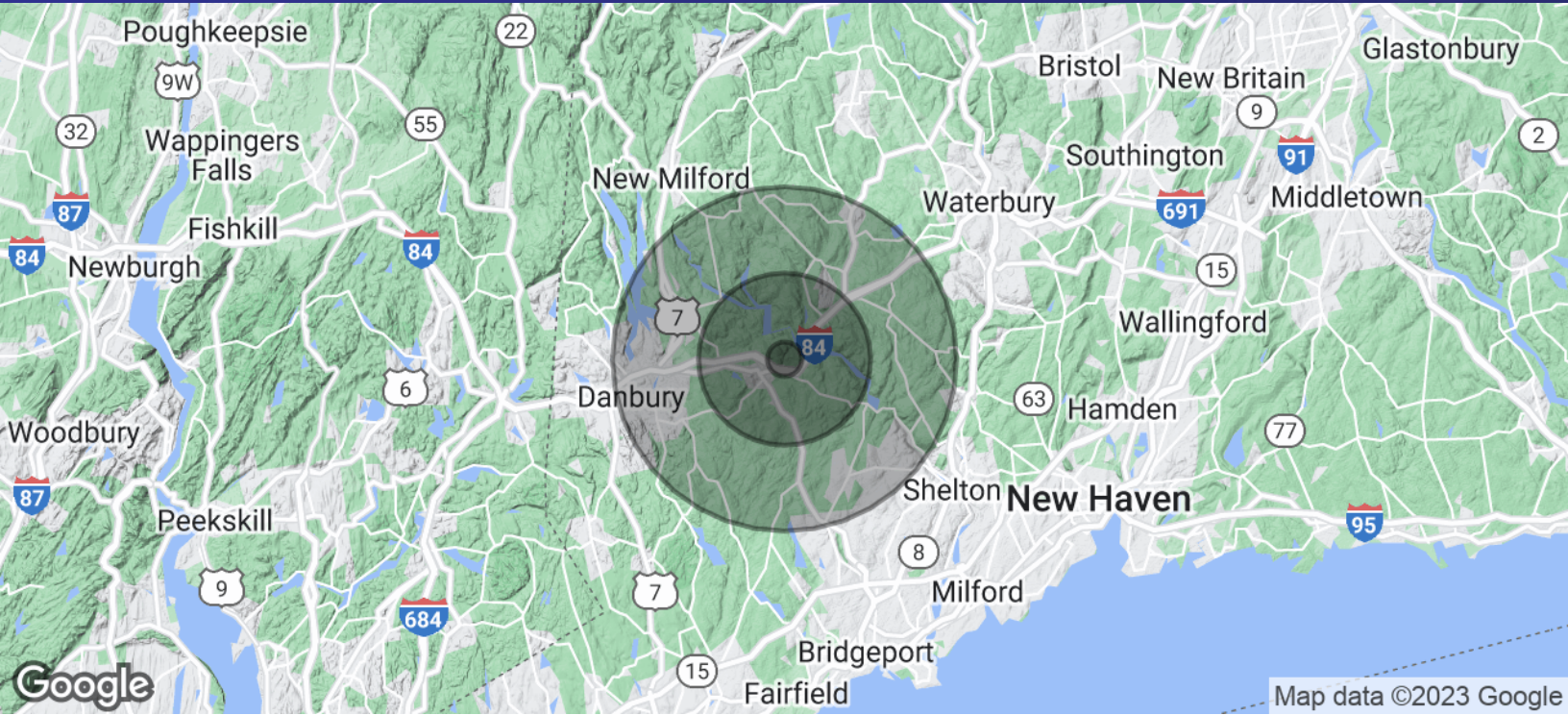
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,345 | 34,533 | 159,305 |
| Average Age | 42.7 | 45.2 | 44.1 |
| Average Age (Male) | 41.2 | 43.1 | 42.1 |
| Average Age (Female) | 44.3 | 46.5 | 45.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 454 | 11,716 | 56,766 |
| # of Persons per HH | 3.0 | 2.9 | 2.8 |
| Average HH Income | \$121,481 | \$123,180 | \$121,166 |
| Average House Value | \$510,011 | \$488,343 | \$470,384 |

* Demographic data derived from 2020 ACS - US Census



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