

**FOR LEASE // 75 GLEN ROAD, NEWTOWN CT**



**PROPERTY DESCRIPTION**

Move your business to beautiful Rocky Glen Falls! This building has exposed brick and wood as well as views of a waterfall and ample parking. Ideal from any professional office use. Unit 204 and 202 have glass offices, open bullpen, conference rooms and Kitchenettes. We are offering full commission to leasing broker!

**OFFERING SUMMARY**

Lease Rate:	\$20.00 SF/yr (Gross)
Unit 204:	5,151 SF
Unit 202:	5,595 SF
Unit 104:	815 SF
Unit 300:	1,567 SF

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	768	5,421	15,082
Total Population	1,658	13,197	37,079
Average HH Income	\$120,168	\$132,574	\$135,047



**JOE DIMYAN**  
*Broker*  
 203.313.3920  
 jdimyan@towercorp.com



**MICHAEL DIMYAN**  
*Broker*  
 203.948.2891  
 mdimyan@towercorp.com



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com

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**PROPERTY HIGHLIGHTS**

- Full Commission to Leasing Broker
- M-40 Zone
- Heating: Gas/ Electric
- Cooling: Central A/C
- Well and Septic
- Elevator Access
- Approximately 2 Miles from Downtown Newtown
- Maintenance Manager on Site
- Year Bult: 1831
- Staple in Sandy Hook Community
- Waterfall Views
- Exposed Brick and Wood
- Professional Glass Offices
- Windowed Offices
- Open Bullpen
- Conference Rooms
- Common Baths
- Unit 202 and 204 have Baths and Kitchenette in Unit
- Unit 306: We Work Space with Common Kitchenette
- Easy Access to I-84



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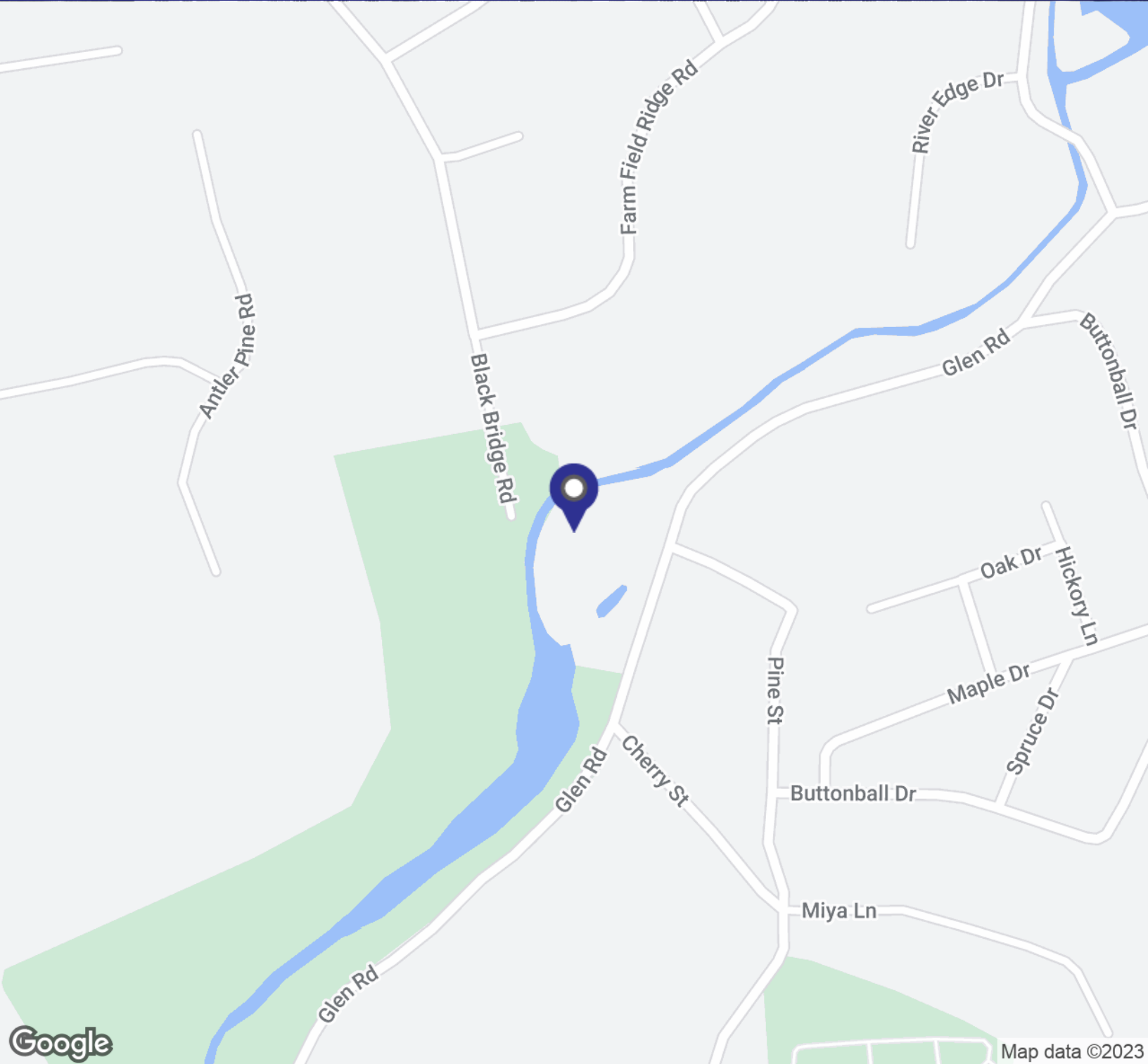


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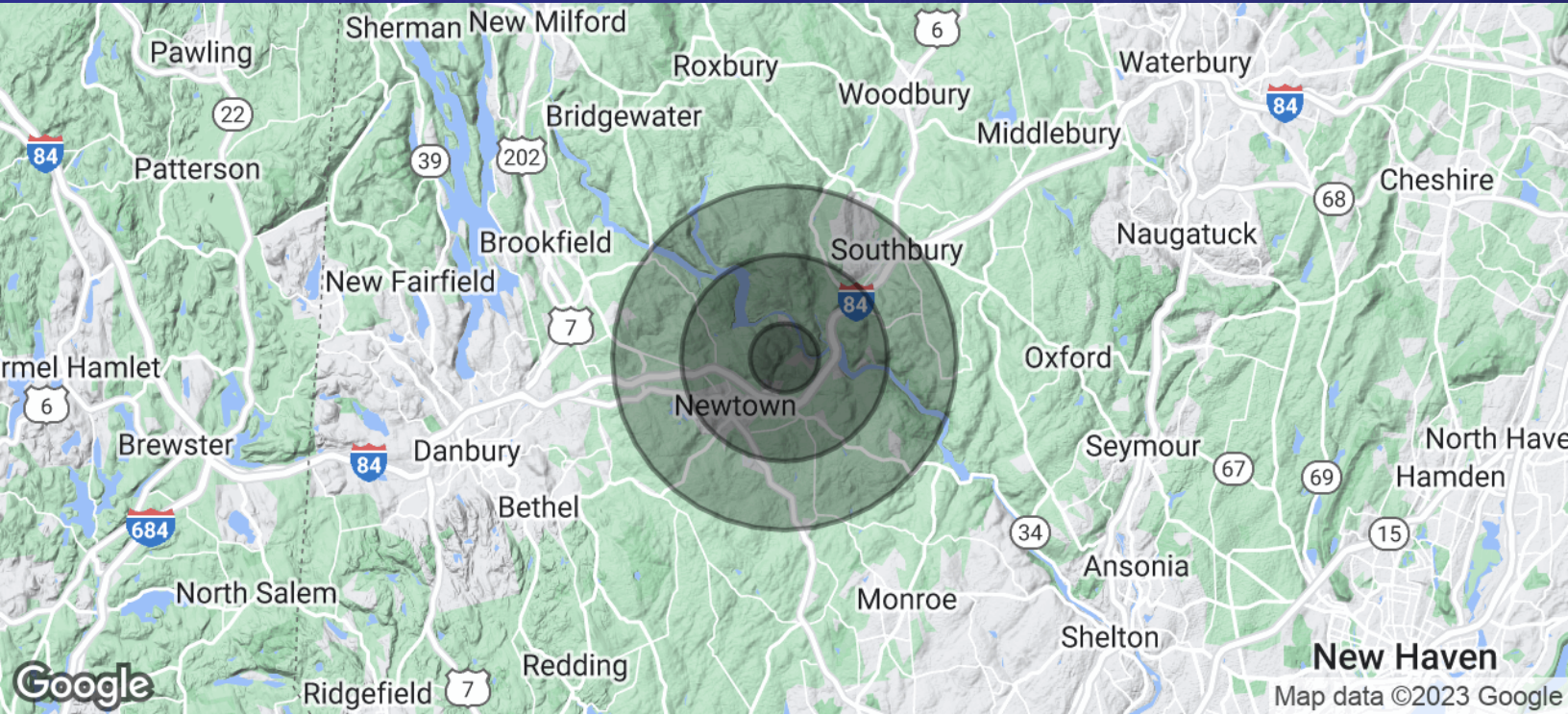
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,658	13,197	37,079
Average Age	50.9	45.6	47.6
Average Age (Male)	46.6	43.3	45.1
Average Age (Female)	53.3	47.8	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	768	5,421	15,082
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$120,168	\$132,574	\$135,047
Average House Value	\$352,160	\$357,907	\$354,965

\* Demographic data derived from 2020 ACS - US Census



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