

FOR LEASE // 32 CHURCH HILL ROAD, C-101, NEWTOWN CT



PROPERTY DESCRIPTION

Space was formerly a Cafe/Bakery. First Floor retail space in Newtown's premier development Ideal for another food use! Ansal system and 3 bay sink in place.

PROPERTY HIGHLIGHTS

- Ample Parking
- Gas Heat
- Central Air
- City Water, Sewer and Gas
- Handicap Baths

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	3,218 SF
Nets:	+/- \$7.00

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	685	10,907	64,972
Total Population	2,051	33,504	180,976
Average HH Income	\$126,665	\$134,959	\$116,783



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com

MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com

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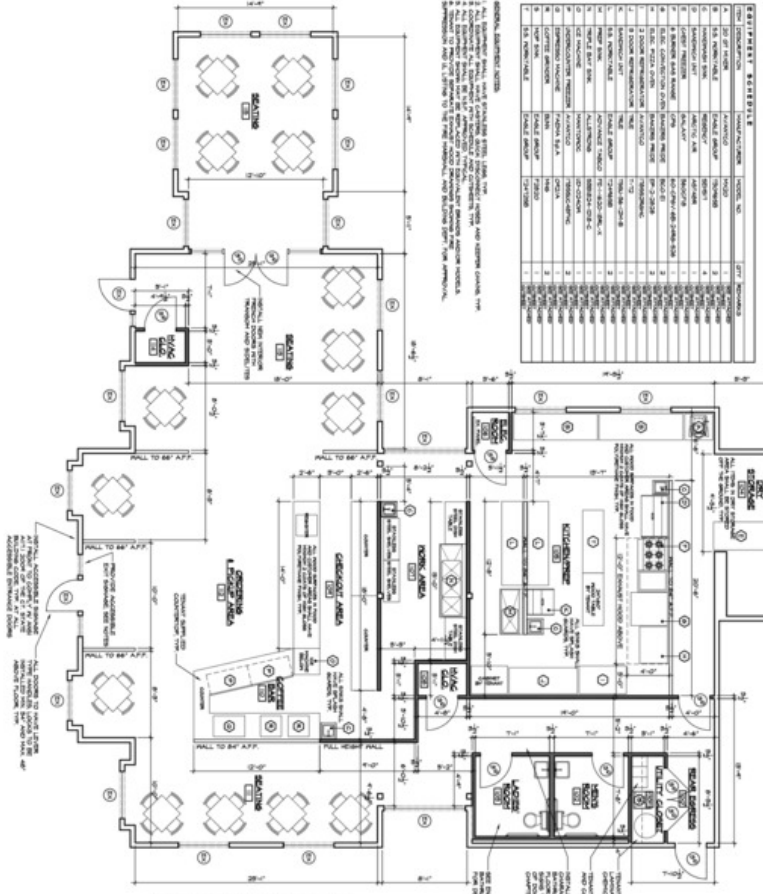
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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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EQUIPMENT SCHEDULE			
NO.	DESCRIPTION	MANUFACTURER	MODEL NO.
1	OFFICE CHAIR	ERGONOMIC	1000
2	OFFICE DESK	ADJUSTABLE	1000
3	OFFICE LIGHT	LED	1000
4	OFFICE PHONE	DESKTOP	1000
5	OFFICE FILING CABINET	4-DRAWER	1000
6	OFFICE STORAGE UNIT	2-DRAWER	1000
7	OFFICE BREAKER	15 AMP	1000
8	OFFICE SWITCH	15 AMP	1000
9	OFFICE RECEPTACLE	15 AMP	1000
10	OFFICE TELEPHONE	DESKTOP	1000
11	OFFICE HEADSET	DESKTOP	1000
12	OFFICE MONITOR	24" LED	1000
13	OFFICE KEYBOARD	WIRELESS	1000
14	OFFICE MOUSE	WIRELESS	1000
15	OFFICE PRINTER	DESKTOP	1000
16	OFFICE SCANNER	DESKTOP	1000
17	OFFICE FAX	DESKTOP	1000
18	OFFICE COPY	DESKTOP	1000
19	OFFICE PROJECTOR	DESKTOP	1000
20	OFFICE CAMERA	DESKTOP	1000
21	OFFICE SMART BOARD	DESKTOP	1000
22	OFFICE SMART TV	DESKTOP	1000
23	OFFICE SMART PHONE	DESKTOP	1000
24	OFFICE SMART TABLET	DESKTOP	1000
25	OFFICE SMART WATCH	DESKTOP	1000
26	OFFICE SMART GLASSES	DESKTOP	1000
27	OFFICE SMART HEARINGS	DESKTOP	1000
28	OFFICE SMART CONTACT LENSES	DESKTOP	1000
29	OFFICE SMART TOOTHBRUSH	DESKTOP	1000
30	OFFICE SMART THERMOMETER	DESKTOP	1000
31	OFFICE SMART SCALE	DESKTOP	1000
32	OFFICE SMART BLOOD PRESSURE MONITOR	DESKTOP	1000
33	OFFICE SMART GLUCOSE MONITOR	DESKTOP	1000
34	OFFICE SMART PULSE OXIMETER	DESKTOP	1000
35	OFFICE SMART THERMISTOR	DESKTOP	1000
36	OFFICE SMART THERMISTOR	DESKTOP	1000
37	OFFICE SMART THERMISTOR	DESKTOP	1000
38	OFFICE SMART THERMISTOR	DESKTOP	1000
39	OFFICE SMART THERMISTOR	DESKTOP	1000
40	OFFICE SMART THERMISTOR	DESKTOP	1000

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12	OFFICE MONITOR	24" LED	1000
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40	OFFICE SMART THERMISTOR	DESKTOP	1000

CODE ANALYSIS FOR TENANT FITOUT			
NO.	DESCRIPTION	MANUFACTURER	MODEL NO.
1	OFFICE CHAIR	ERGONOMIC	1000
2	OFFICE DESK	ADJUSTABLE	1000
3	OFFICE LIGHT	LED	1000
4	OFFICE PHONE	DESKTOP	1000
5	OFFICE FILING CABINET	4-DRAWER	1000
6	OFFICE STORAGE UNIT	2-DRAWER	1000
7	OFFICE BREAKER	15 AMP	1000
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16	OFFICE SCANNER	DESKTOP	1000
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24	OFFICE SMART TABLET	DESKTOP	1000
25	OFFICE SMART WATCH	DESKTOP	1000
26	OFFICE SMART GLASSES	DESKTOP	1000
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28	OFFICE SMART CONTACT LENSES	DESKTOP	1000
29	OFFICE SMART TOOTHBRUSH	DESKTOP	1000
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39	OFFICE SMART THERMISTOR	DESKTOP	1000
40	OFFICE SMART THERMISTOR	DESKTOP	1000

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

William Shor Pritchard
BBS Design, LLC
172 Main Street
Newtown, CT 06470
Tel: 203.778.0000
Fax: 203.778.0000
www.bbsdesign.com

INTERIOR TENANT FITOUT
PACIFIC NAVONA
32 CHURCH HILL ROAD
NEWTOWN, CT 06470

CODE ANALYSIS FLOOR PLAN SCHEDULES

Code	CS	CS	CS
Scale	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
Date	01/20/2023	01/20/2023	01/20/2023
Rev	001	001	001

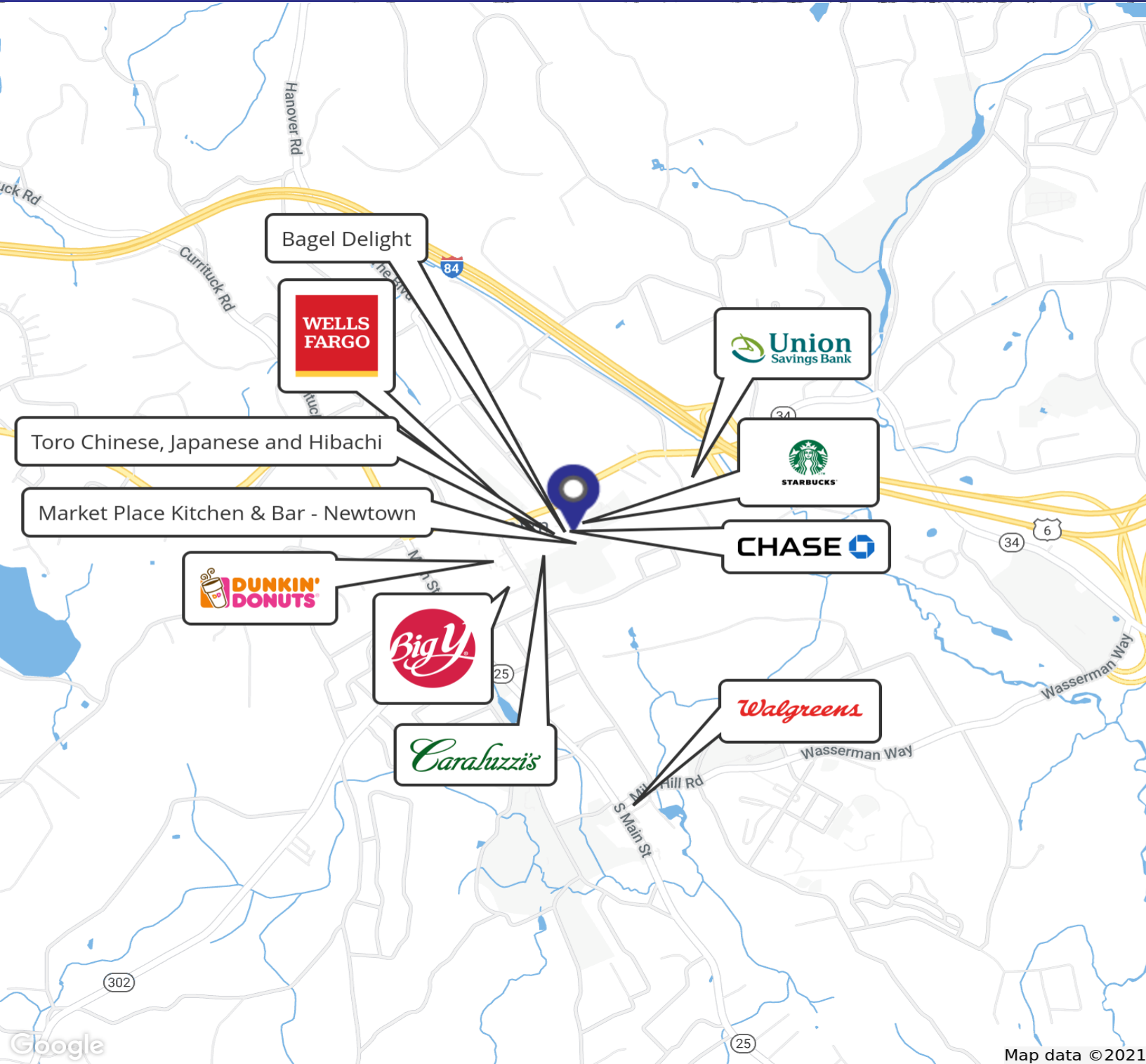
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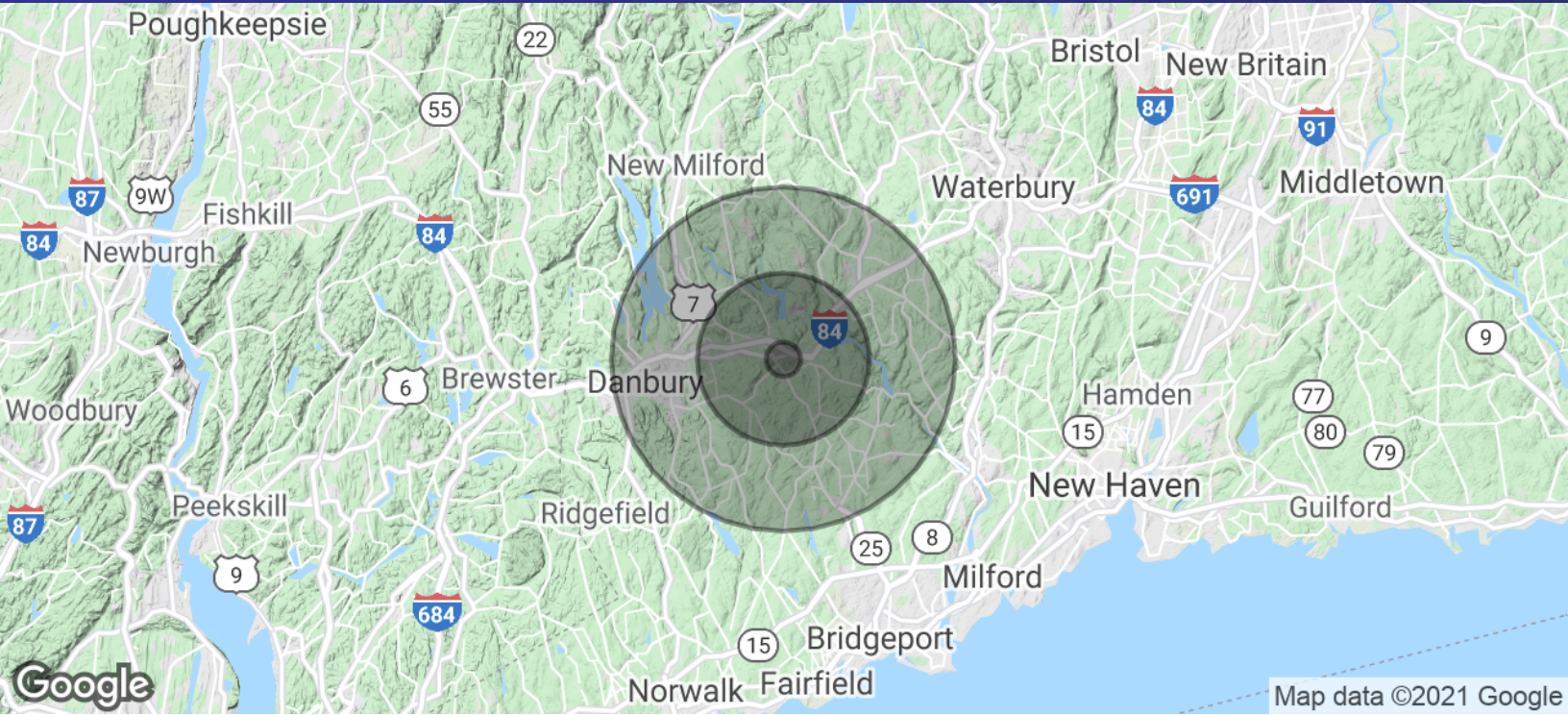
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,051	33,504	180,976
Average age	42.9	42.7	42.9
Average age (Male)	40.6	41.4	41.1
Average age (Female)	44.1	43.7	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	685	10,907	64,972
# of persons per HH	3.0	3.1	2.8
Average HH income	\$126,665	\$134,959	\$116,783
Average house value	\$509,009	\$525,200	\$462,059

* Demographic data derived from 2010 US Census



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