

FOR LEASE // 57 CHURCH HILL ROAD, NEWTOWN CT



PROPERTY DESCRIPTION

Newly renovated 31,194 Sq Ft industrial building directly off I84! Very rare opportunity to have a warehouse/show room with great exposure. This piece has ample parking, LED lighting, heavy power, 2 docks, and ability for multiple drive in doors. Many size options available. Owner is willing to build to suit. Renovations to be completed Spring 2024.

PROPERTY HIGHLIGHTS

- City Water, Sewer and Gas
- 120 Amp, 3 Phase Power
- 2 Loading Docks
- 12' Ceilings
- Drive in's Available
- Owner will build to suit
- Gas Heat

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Nets:	+/- \$3.00
Available SF:	4,180 -31,194 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	853	2,998	5,671
Total Population	2,009	7,311	14,474
Average HH Income	\$134,622	\$133,391	\$135,257



JOE DIMYAN

Broker
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⑤ 3D View 3_1
12' x 1'-0"



④ 3D View 4_1
12' x 1'-0"



③ 3D View 5



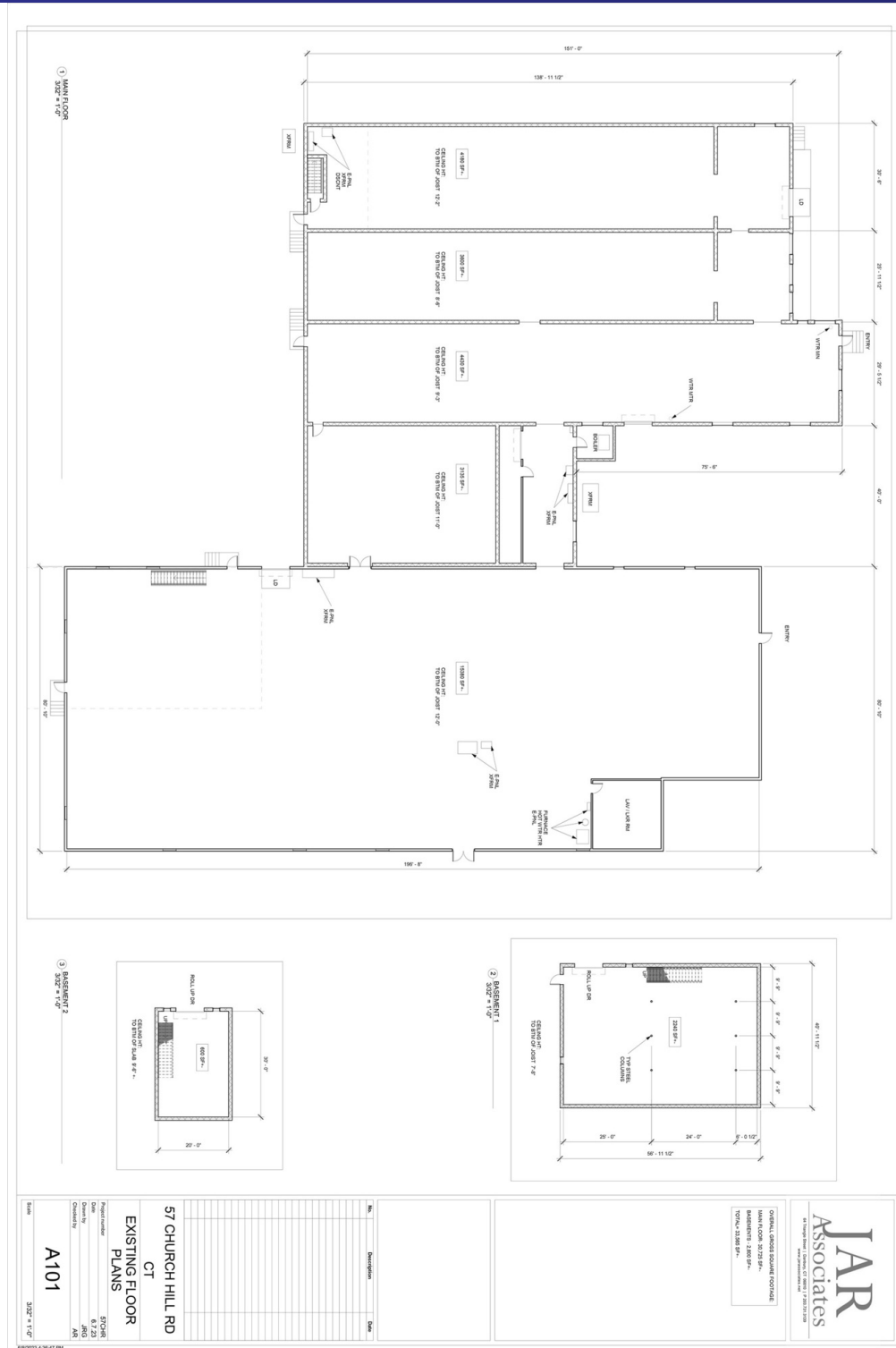
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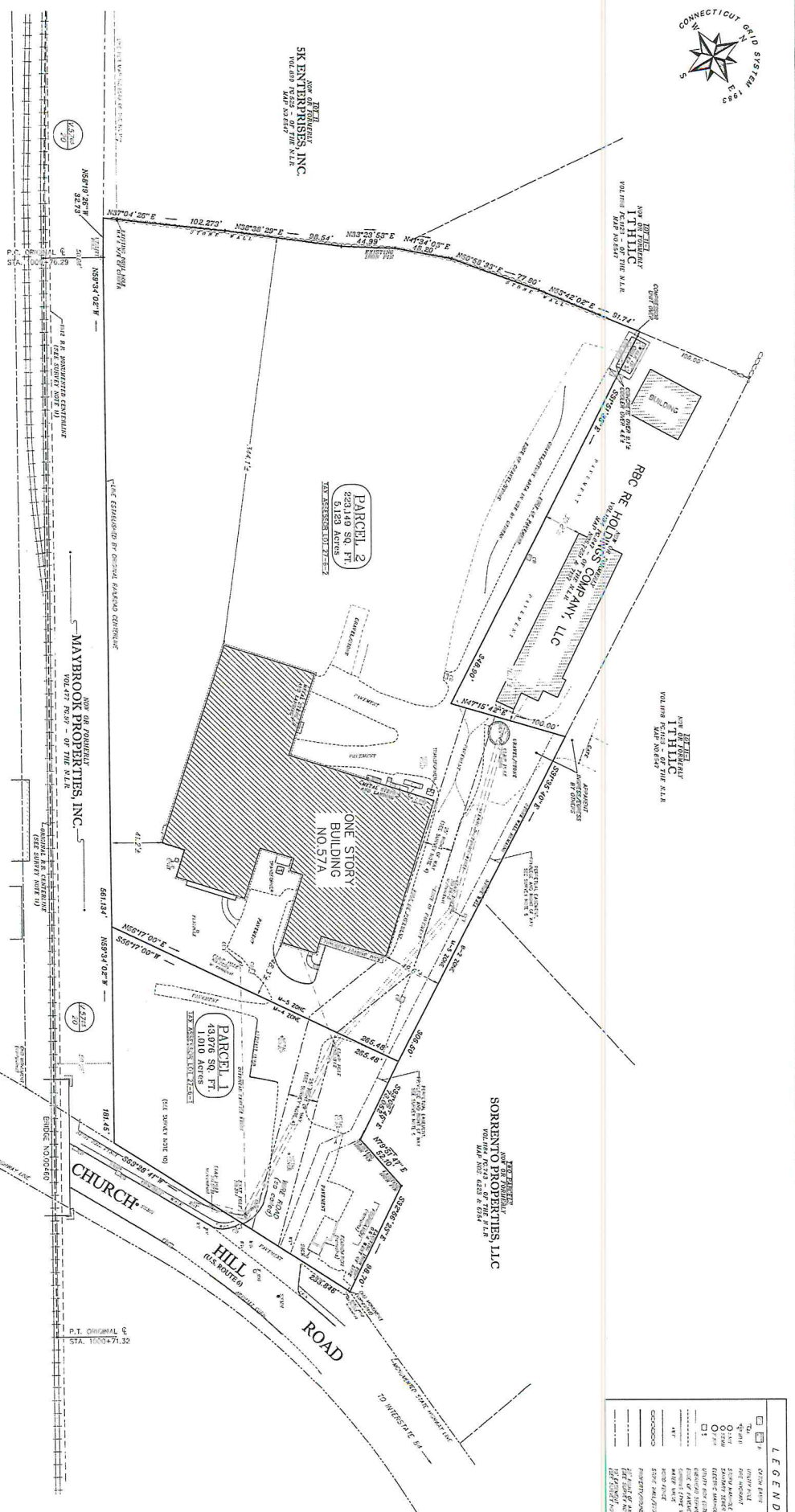
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JOHN S. ENDRICHES, INC.
SURVEYORS
100 N. MAIN ST.
MIDDLETOWN, CT 06457

PARCEL 2
222,149 SQ. FT.
0.123 ACRES

PARCEL 1
431,010 SQ. FT.
0.238 ACRES

OWNERSHIP NOTES:
1. OWNER OF RECORD: WILSON CAPITAL LLC - VOL. 0106 EC-298-801 OF THE N.L.R. (PARCEL ONE & PARCEL TWO)

SURVEY NOTES:

- 1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENTS SECTIONS 20-300B-1 THROUGH 20-300B-50 AND THE STANDARDS FOR SURVEYS AND MAPS AS IMPROVED BY SURVEY BASED ON A DEPENDANT MEASUREMENT...

IMPORTANT!
This map is not a warranty, representation, or contract. It is for informational purposes only. The owner of the property should consult a professional surveyor for more information.

LEGEND table with symbols for various features like buildings, roads, and utilities.

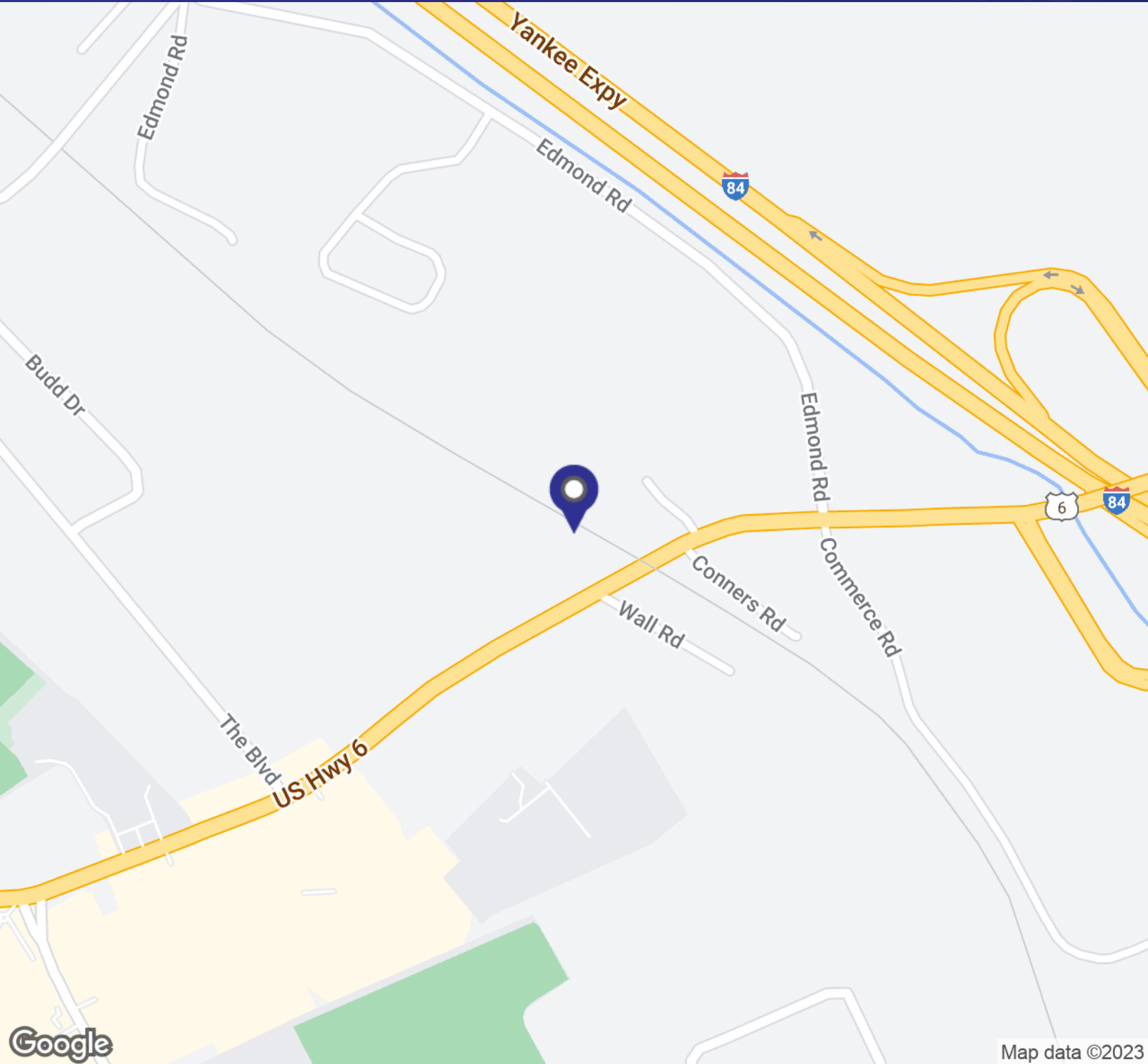
EXISTING

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
57 CHURCH HILL, LLC
DEPARTING PROPERTIES SITUATED AT
57 AND 57A CHURCH HILL ROAD - U.S. ROUTE 6
NEWTOWN, CONNECTICUT
TAX ASSESSOR MAP 27 BLOCK 6 LOTS 1 & 2

Professional seal and signature area for the surveyor, including name, title, and date.

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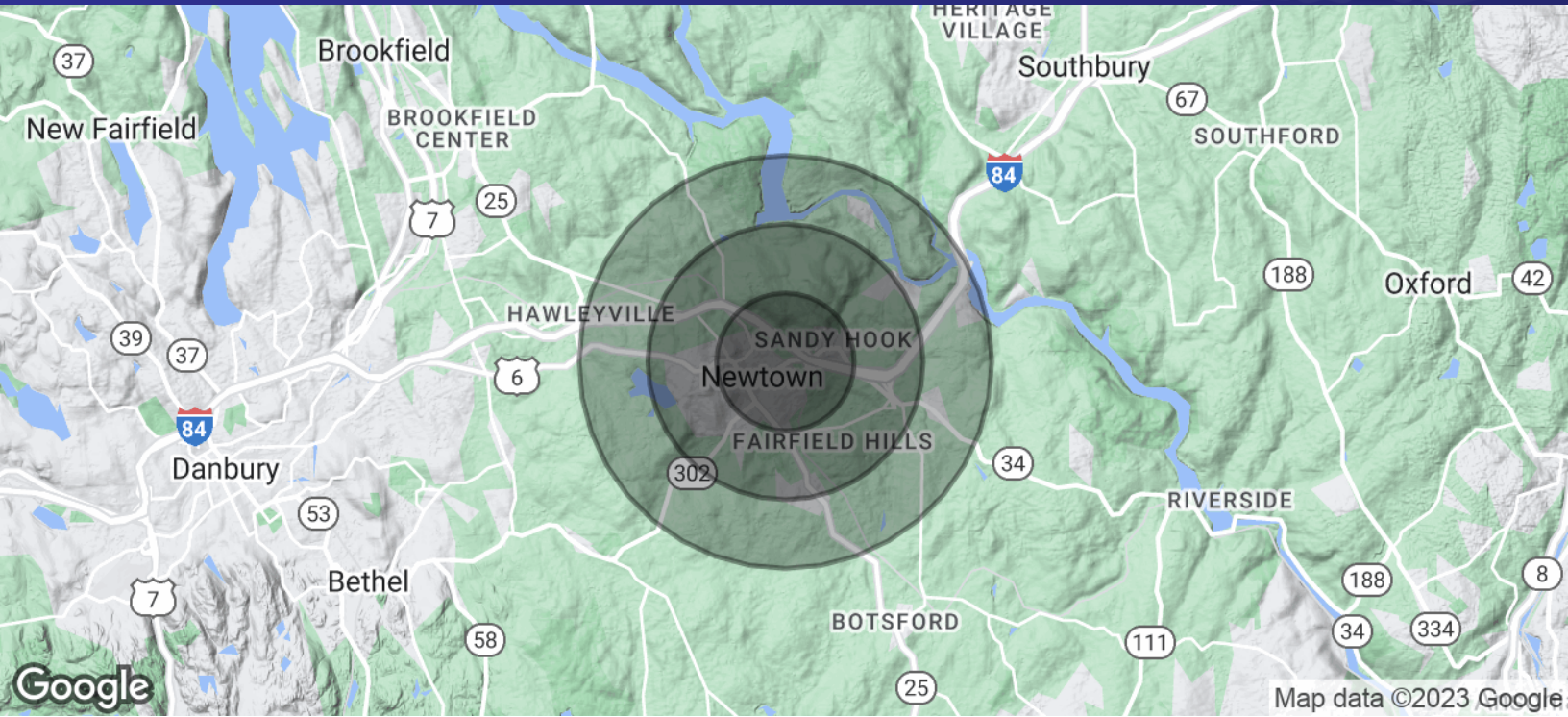
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,009	7,311	14,474
Average Age	49.0	47.1	45.7
Average Age (Male)	48.0	45.3	43.6
Average Age (Female)	49.5	48.5	47.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	853	2,998	5,671
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$134,622	\$133,391	\$135,257
Average House Value	\$384,583	\$378,146	\$381,949

* Demographic data derived from 2020 ACS - US Census



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