

94 South Main Street - Newtown

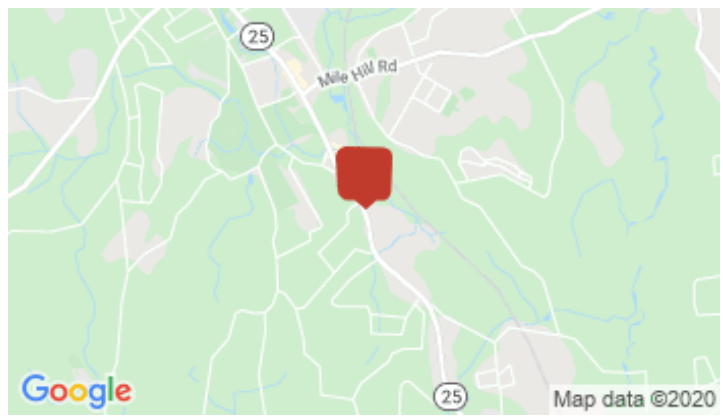
94 South Main Street, Newtown, CT 06470



Listing ID:	30507596
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Mixed Use, Street Retail
Contiguous Space:	3,612 SF
Total Available:	3,612 SF
Gross Land Area:	3.40 Acres
Lease Rate:	\$21.95 PSF (Annual)
Base Monthly Rent:	\$6,606
Lease Type:	NNN
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Tax ID/APN:	30-12-1
Zoning:	R-1 AND SPECIAL DESIGN DISTRICT
Road Type:	Paved, 2-Track, Highway
Property Visibility:	Excellent
Highway Access:	Route 25 to I-84 at Exit 9, Exit 10, or Exit 11
Tenancy:	Multiple Tenants
Year Built:	2020
Construction/Siding:	Block
Parking Type:	Surface



FRONT ELEVATION - SCHEME 2



Overview/Comments

The Pleasant Paws Pet Center building is currently under construction with anticipated occupancy in January of 2020. The pet center will include a veterinary clinic and a dogie day care center. For lease will be approximately 3,612 s.f. of retail space which the owner of the property envisions to be used as a retail store for pet supplies.

The Pleasant Paws Pet Center will have very high visibility on the very busy Route 25. Access for the property can be obtained either at Exit 9 - 10 or 11 off Interstate 84. The property is convenient to Monroe, Bethel, Southbury, and Newtown.

Please call the exclusive Brokers J. Michael Struna or Chris Cosio at 203-798-9345 with your interest to discuss the property and get the most up to date information.

More Information Online

<https://advantagerealtyinc.catylist.com//listing/30507596>

QR Code

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