



SCALZO
COMMERCIAL
NEW DEVELOPMENT

97 SOUTH MAIN STREET
Newtown, CT 06470
For Lease





PROPERTY DESCRIPTION

Explore the possibilities at 97 South Main Street, Newtown, CT, 06470. This prime commercial property offers modern amenities, customizable floor plans, and ample parking. The sleek architectural design and expansive windows create a bright and inviting workspace. With high visibility and accessibility, it's the ideal location to establish your business. Don't miss the opportunity to lease this versatile space and elevate your brand with a prominent address designed for success.

PROPERTY HIGHLIGHTS

- The entrance is in the rear
- Modern amenities and customizable floor plans
- Ample parking for tenants and visitors
- Sleek architectural design and expansive windows
- Flooded with natural light for an inviting atmosphere
- Versatile space to meet various business needs
- Professional and well-maintained premises
- Ideal canvas for creating a tailored workspace
- Prominent address for establishing your business

LOCATION DESCRIPTION

Immerse yourself in the vibrant commercial district surrounding the property in Newtown, CT. The area is teeming with an array of retail and dining options, including Hero Barbershop, Ricci Salon, and TIGI School of Cosmetology, creating a lively and bustling atmosphere for visitors and patrons. As a retail or strip center tenant, you'll have the opportunity to engage with the thriving local community and establish a prominent presence in this sought-after location. The area's vibrant ambiance, diverse businesses, and range of amenities make it an ideal setting for retail success.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (MG)
Available SF:	870 SF
Lot Size:	1.25 Acres
Building Size:	6,700 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	526	2,683	5,647
Total Population	1,683	7,470	15,192
Average HH Income	\$143,300	\$138,803	\$139,030

Property Details

**97 South Main Street
Newtown, CT 06470**

Lease Rate	\$9.00 SF/YR
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	B2
Lot Size	1.25 Acres
Corner Property	No
Waterfront	No
Power	Yes

LOCATION INFORMATION

Street Address	97 South Main Street
City, State, Zip	Newtown, CT 06470
County	Fairfield
Township	Newtown
Road Type	Paved
Nearest Highway	I-84

PARKING & TRANSPORTATION

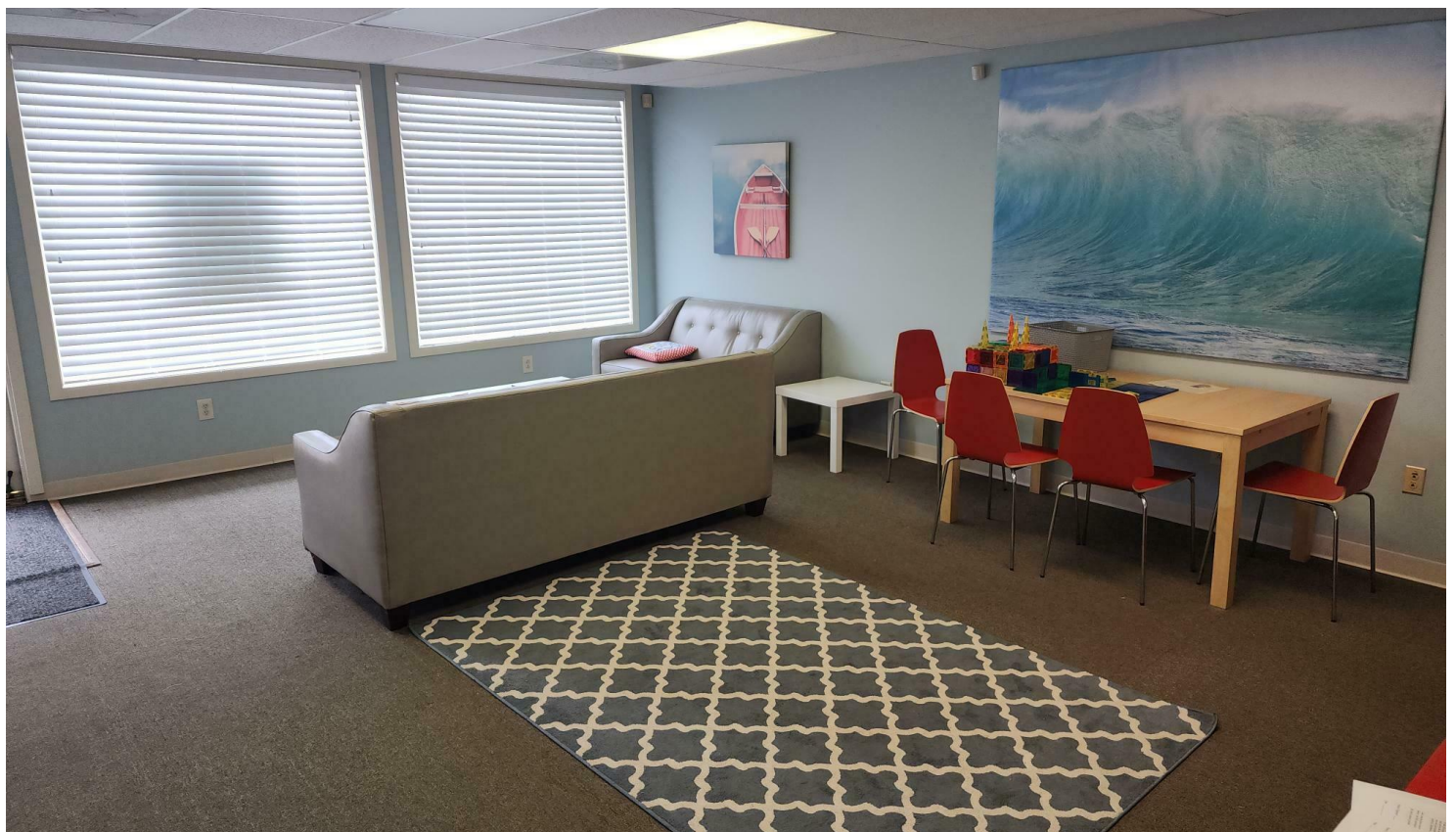
Street Parking	No
Parking Type	Surface

BUILDING INFORMATION

Building Size	6,700 SF
Tenancy	Multiple
Number of Floors	1
Gross Leasable Area	2,610 SF
Construction Status	Existing
Condition	Good
Free Standing	No

UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Number of Elevators	0
Number of Escalators	0



Lease Spaces

97 South Main Street
Newtown, CT 06470

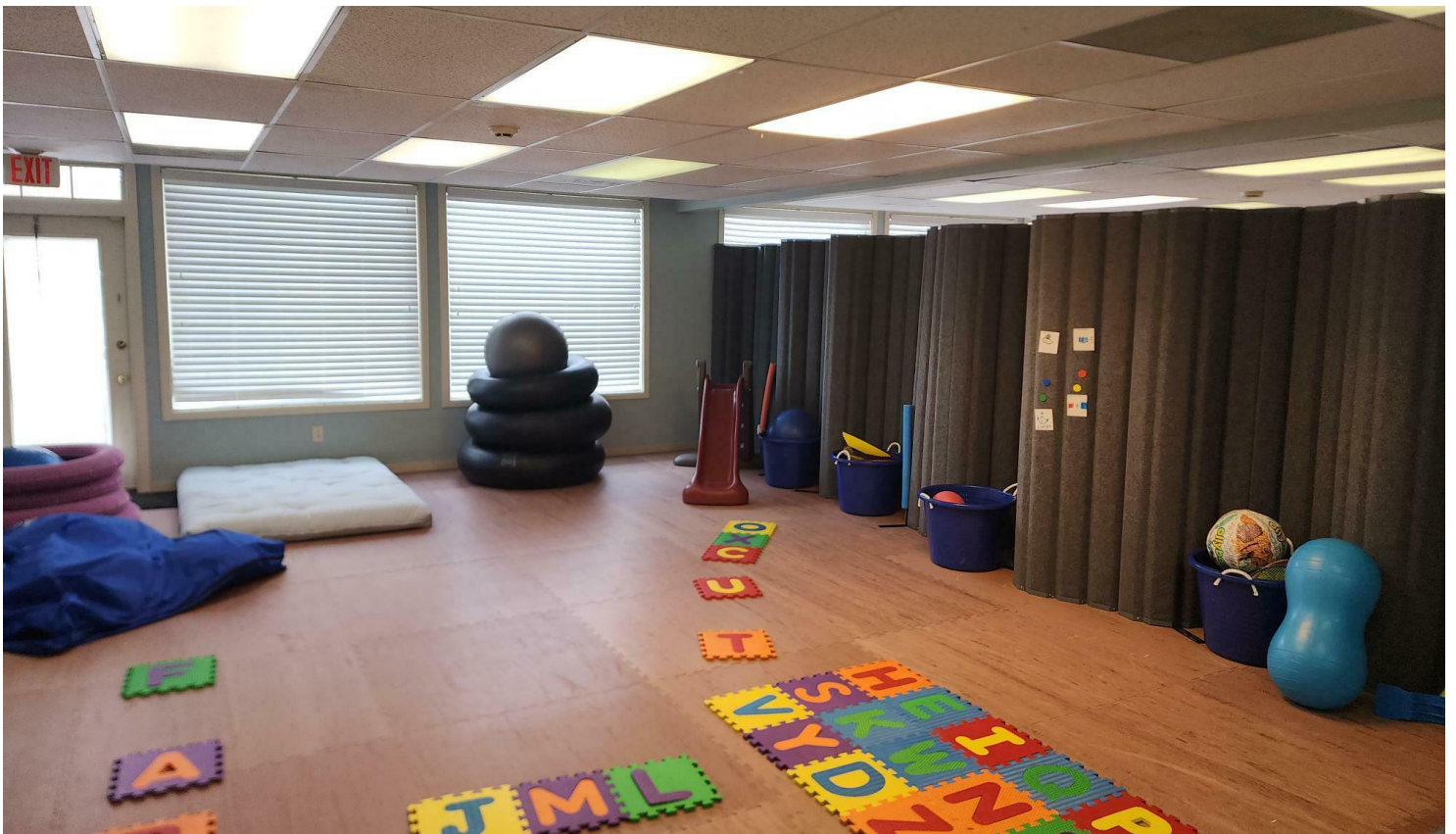


LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	870 SF	Lease Rate:	\$9.00 SF/yr

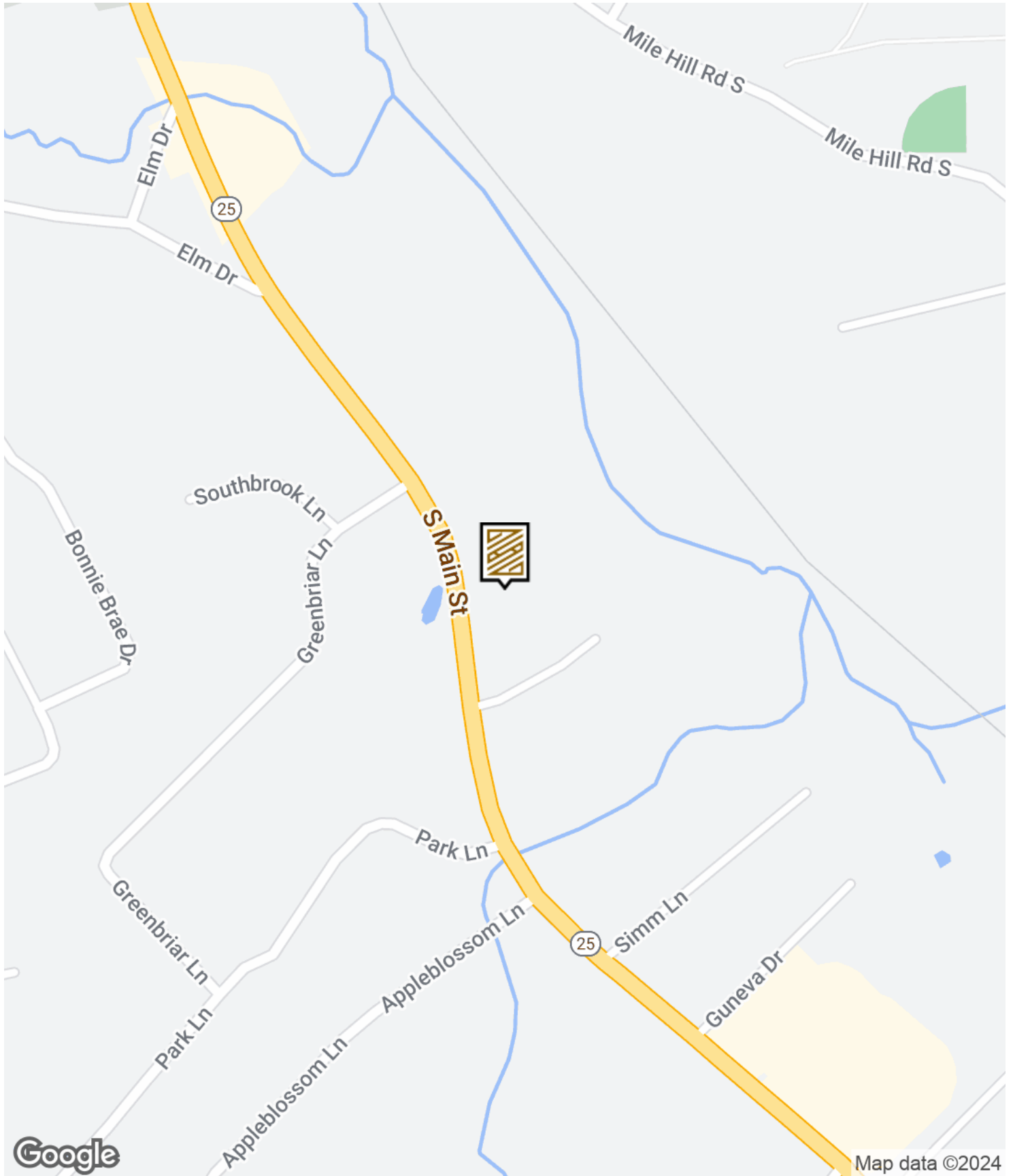
AVAILABLE SPACES

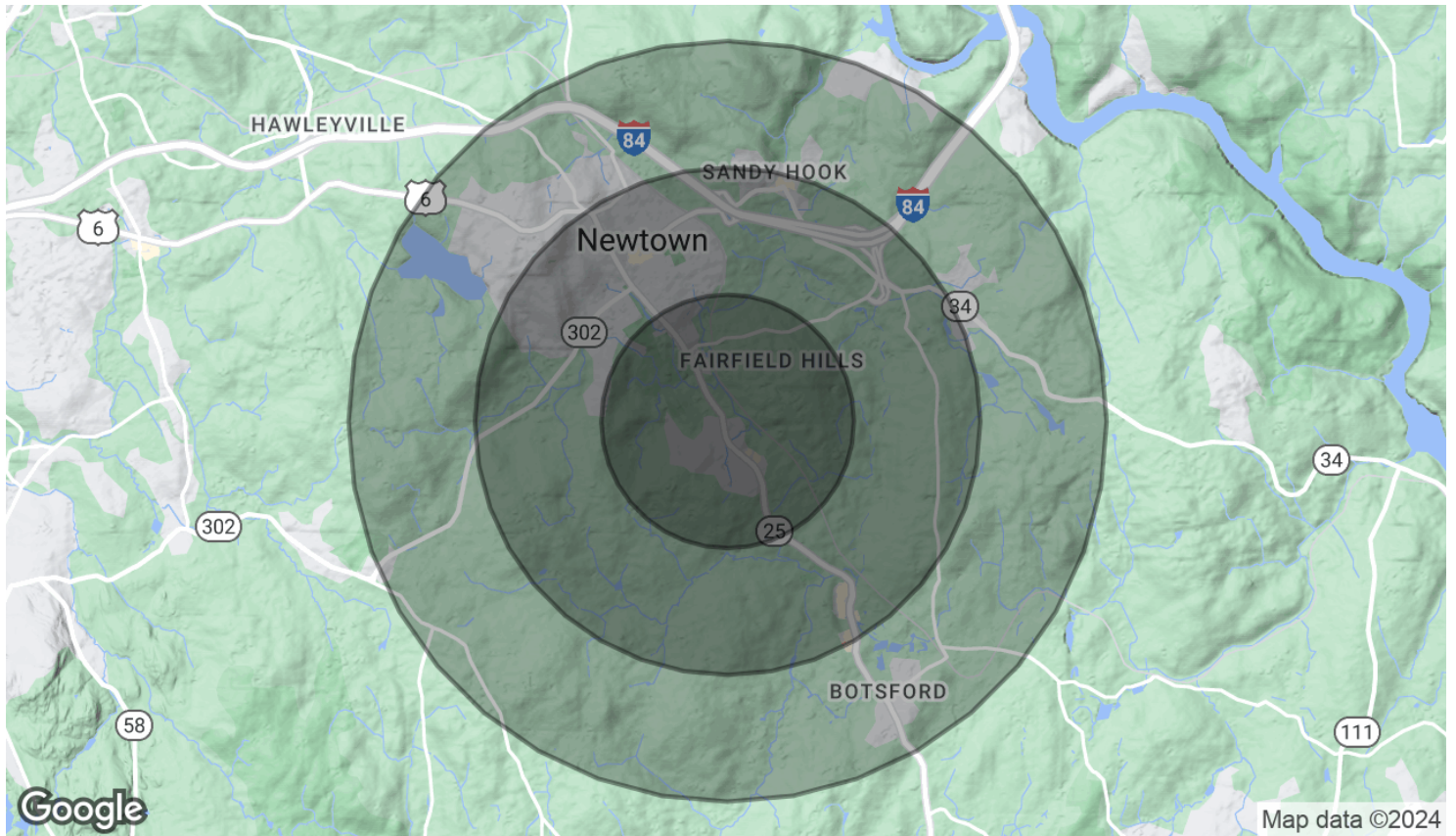
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8	Available	870 SF	Modified Gross	\$9.00 SF/yr	-
9	Available	870 SF	Modified Gross	\$9.00 SF/yr	-
10	Available	870 SF	Modified Gross	\$9.00 SF/yr	-



Location Map

**97 South Main Street
Newtown, CT 06470**

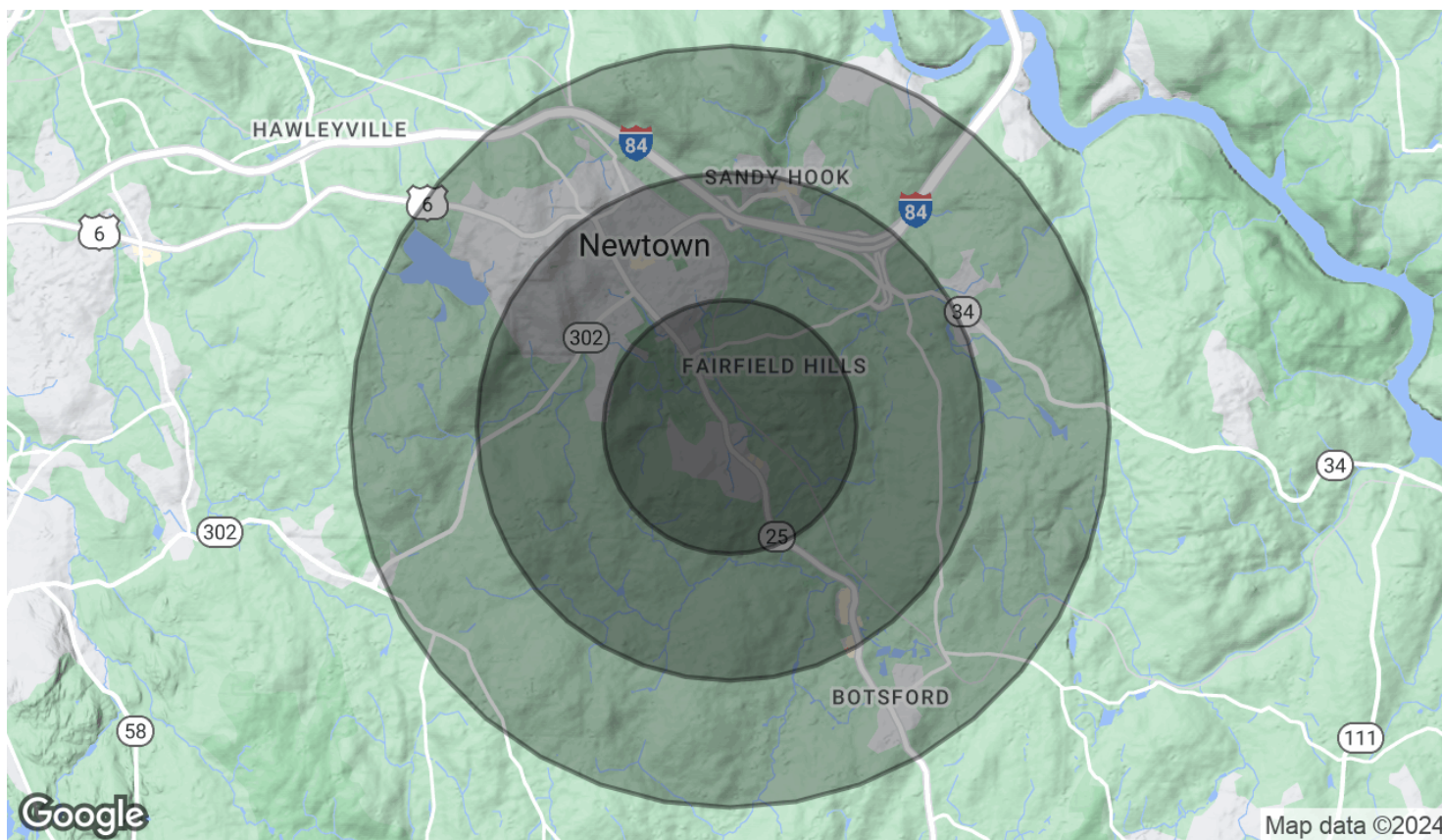




POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,683	7,470	15,192
Average Age	39.3	42.4	44.9
Average Age (Male)	36.3	39.5	42.3
Average Age (Female)	42.3	45.7	47.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	526	2,683	5,647
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$143,300	\$138,803	\$139,030
Average House Value	\$377,870	\$376,510	\$385,939

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	1,338	6,509	13,635
Total Population - Black	164	330	386
Total Population - Asian	16	143	326
Total Population - Hawaiian	0	38	46
Total Population - American Indian	0	0	3



Total Population - Other	105	226	286
<i>2020 American Community Survey (ACS)</i>			

Agents Contact

**97 South Main Street
Newtown, CT 06470**

NORMAN URQUHART

VP Client Executive

Scalzo Commercial & New Developments

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