

# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

AVAILABLE 1,710 SF - 17,710 SF

ANCHORED BY



STOP & SHOP

TJ-maxx

MATTRESS Warehouse

## PROPERTY INFORMATION

- Anchored by Super Stop & Shop, Sand Hill Plaza has a high-quality tenant roster including TJ Maxx, Mattress Warehouse, and Quest Diagnostics.
- Situated in a densely populated retail corridor.
- Located at a signalized intersection along the region's dominant north-south thoroughfare.
- Traffic Count:  
South Main Street - 16,740 vpd

## AVAILABLE SPACE

- Available 1,710 SF - 17,710 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,229	14,129	40,641
MEDIAN HH INC	\$164,355	\$153,087	\$158,020
AVERAGE HH INC	\$213,908	\$205,749	\$205,345



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## FOR MORE INFORMATION CONTACT:

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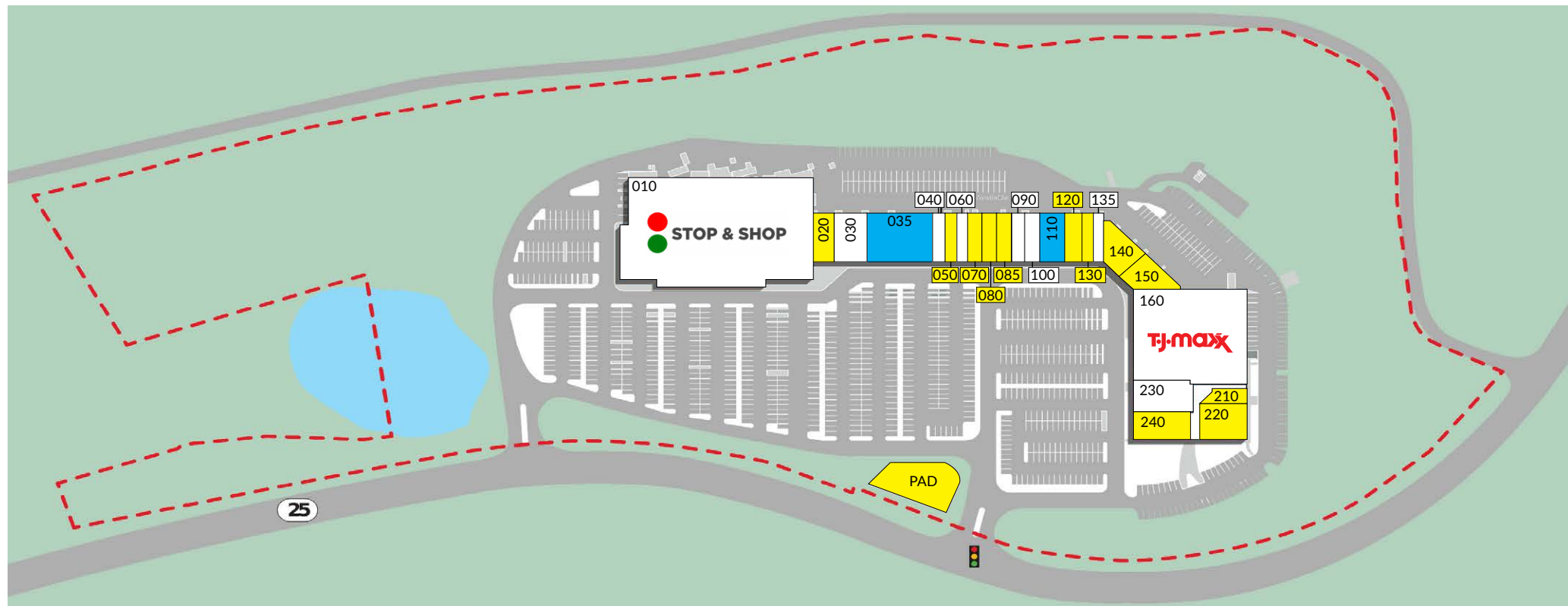
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## TENANTS / AVAILABILITY

010	Super Stop & Shop	61,452	060	New Wok Restaurant	1,707	110	Lease Out - Pilates Studio	3,863	160	TJ Maxx	33,077
020	Available	3,060	070	Available	2,495	120	Available	2,587	230	Mattress Warehouse	6,000
030	Fair Ground Wine & Spirits	5,030	080	Available	2,025	130	Available	1,710	210	Available	1,726
035	Lease Out - National Discount Retailer	10,000	085	Available	2,025	135	Quest Diagnostics	1,530	220	Available	5,000
040	MyEyeDr	1,800	090	Crystals Nails	1,999	140	Available	3,970	240	Available	4,500
050	Available	1,824	100	Franco's Pizza & Pasta	2,115	150	Available	4,050	PAD	Available	



Available
  Lease Out
  Signed LOI
  Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: 1,229

Households: 440

Daytime Population: 1,549

Median Age: 44.7



Average Household Income: \$213,908

Median Household Income: \$164,355

### 3 MILE RADIUS:



Total Population: 14,129

Households: 5,090

Daytime Population: 11,938

Median Age: 43.9



Average Household Income: \$205,749

Median Household Income: \$153,087

### 5 MILE RADIUS:



Total Population: 40,641

Households: 14,839

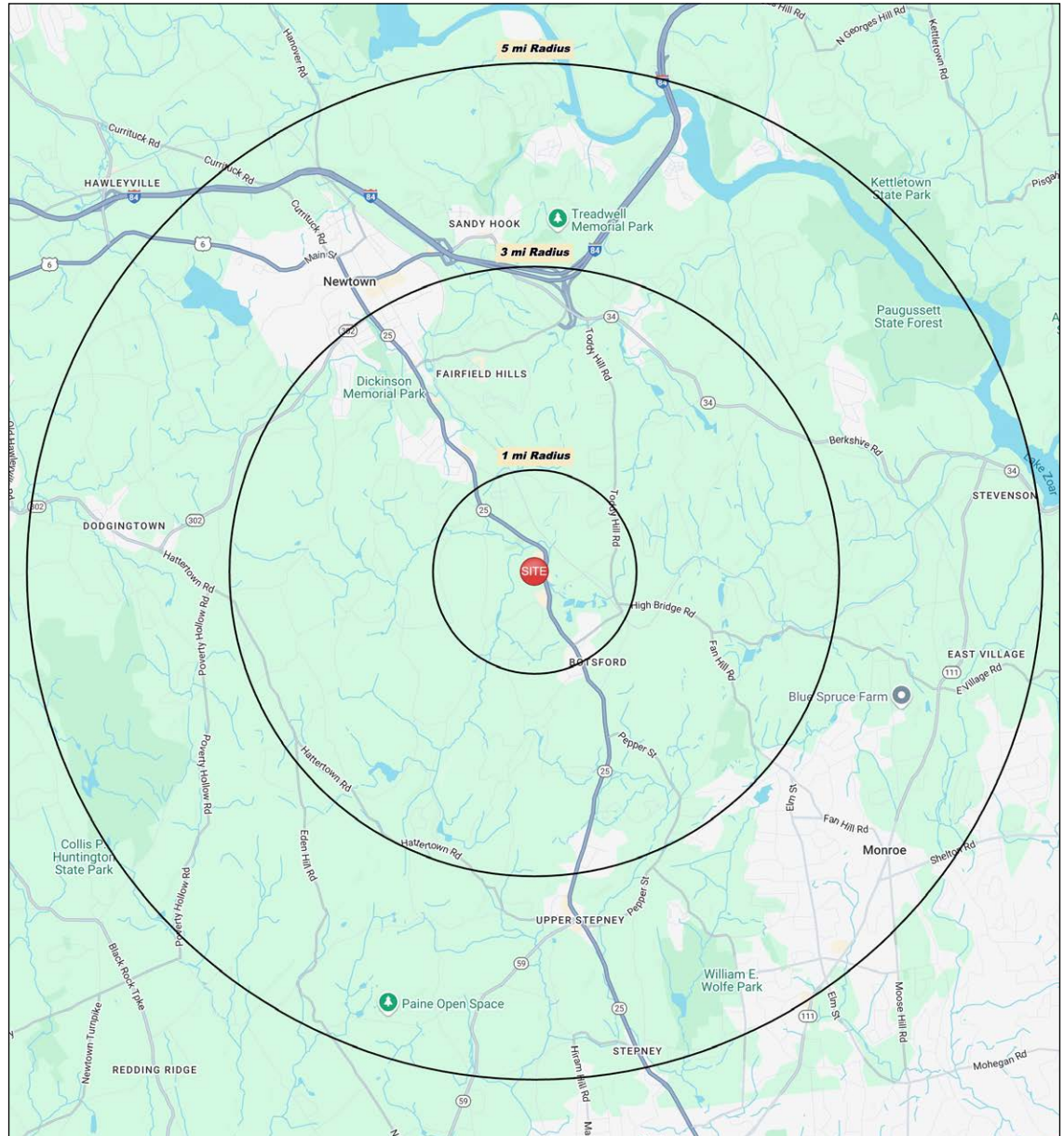
Daytime Population: 26,666

Median Age: 44.8



Average Household Income: \$205,345

Median Household Income: \$158,020



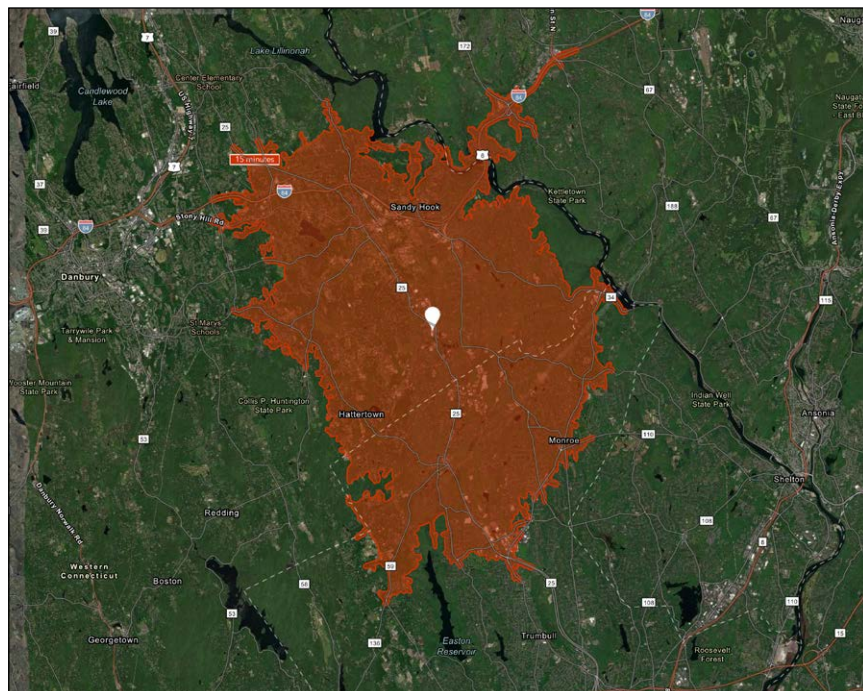
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15 MINUTE DRIVE TIME



## KEY FACTS

31,372

Population

44.9

Median Age

\$156,629

Median Household Income

29,231

Daytime Population

## TAPESTRY SEGMENTS

### Savvy Suburbanites

8,385 households

#### Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Top Tier

1,017 households

#### Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Burbs and Beyond

839 households

#### Socioeconomic Traits

Predominantly in the West, these affluent, older communities feature married couples without children, high self-employment, and second homes near nature. Many homes exceed \$500K, with seasonal vacancies and multiple vehicles.

#### Household Types

Married couples with no kids

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$494,151,899

## EDUCATION

Bachelor's Degree or Higher



59%

## OWNER OCCUPIED HOME VALUE

Average



\$630,614

## ANNUAL HOUSEHOLD SPENDING

\$6,867

Eating Out

\$4,084

Apparel & Services

\$12,126

Groceries

\$384

Computer & Hardware

\$13,307

Health Care

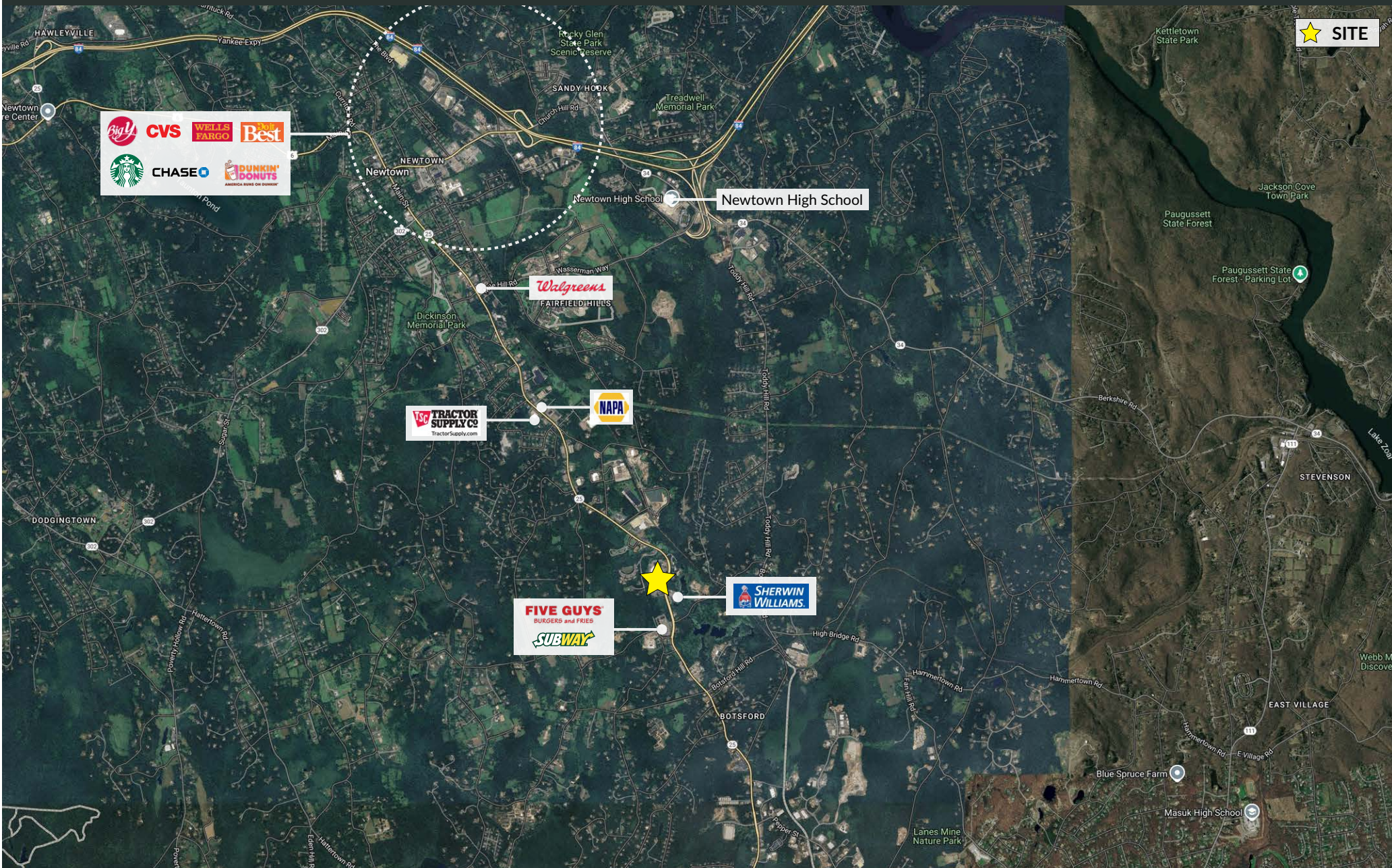


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