

SALE

OUTSTANDING ACCESSIBILITY / VISIBILITY - IMMEDIATE INTERSTATE ACCESS

10 Hawleyville Road Newtown , CT 06776



SALE PRICE

\$9,500,000

Joseph Wrinn, SIOR
203 417 4888
joe.wrinn@cbcrt.com



COLDWELL BANKER
COMMERCIAL
REALTY

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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for Sale 10 Hawleyville Road in Newtown, Connecticut. This outstanding Corporate/Commercial property is the last parcel bordering an interchange on I-84 capable of sustaining significant development.

PROPERTY HIGHLIGHTS

- Manufacturing/Warehouse Development Site
- Inland/Wetland Approvals for 344,880 SF
- Population of 19M+ Within 120 Min. Drive Time
- Flexible M2-A Zone Allowing a Variety of Uses
- Public Water, Sewer, and Gas
- Local Economic Incentives Available
- Approvals Contingent on Purchase of Abutting Parcel

OFFERING SUMMARY

Sale Price:	\$9,500,000
Lot Size:	102.71 Acres
Zoning:	M2-A

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	448	17,955	79,374
Total Population	1,303	51,111	216,846
Average HH Income	\$133,679	\$122,082	\$103,818

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Overall Site Plan



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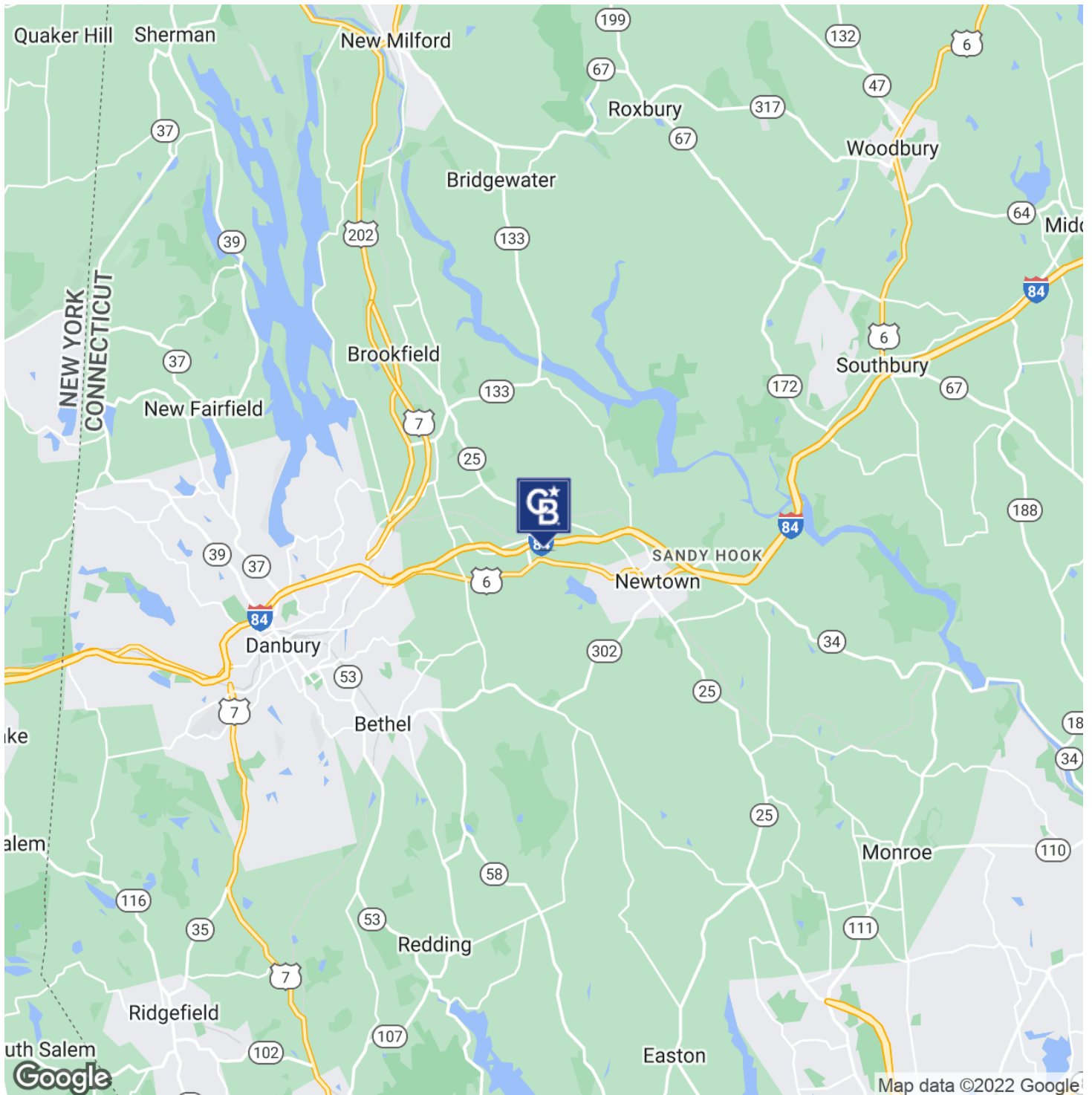
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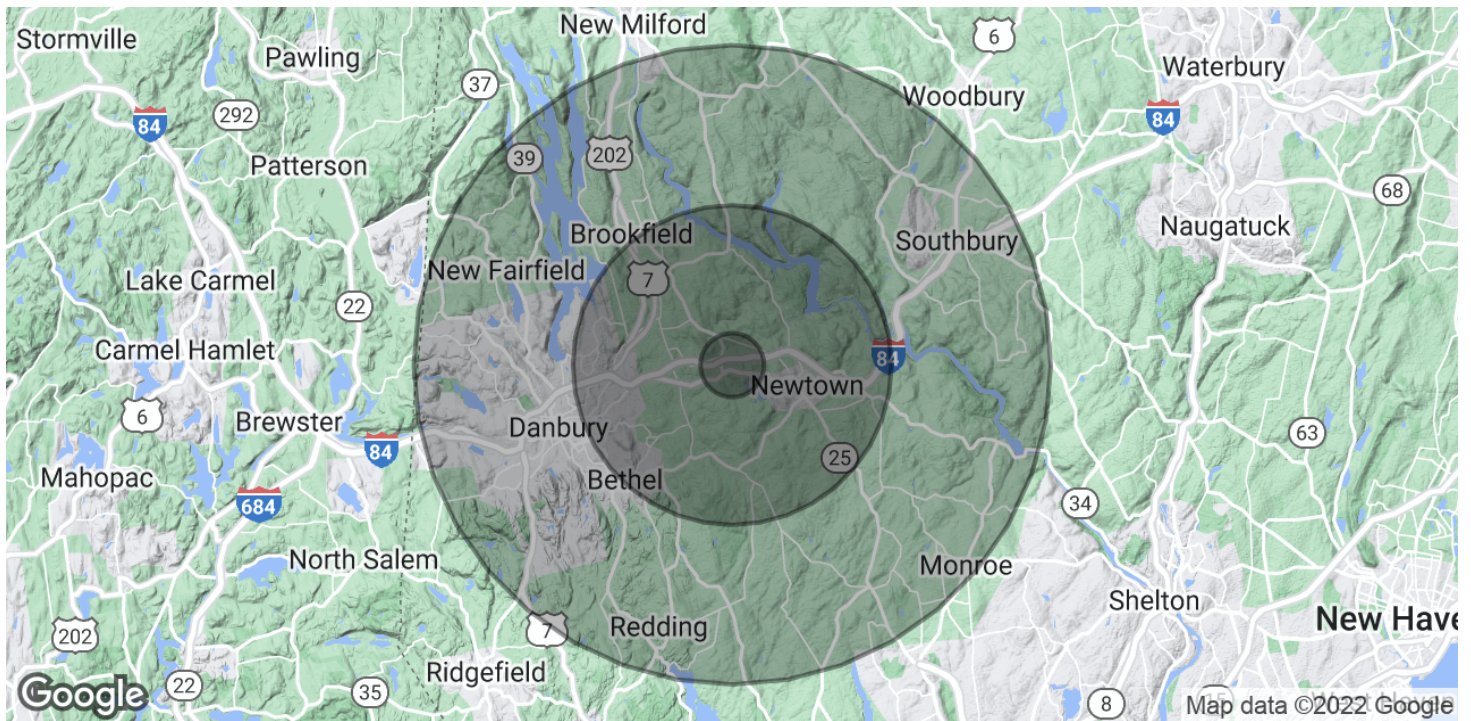
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,303	51,111	216,846
Average Age	43.2	42.3	40.9
Average Age (Male)	42.6	40.8	39.8
Average Age (Female)	44.2	43.7	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	448	17,955	79,374
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$133,679	\$122,082	\$103,818
Average House Value	\$525,489	\$478,676	\$435,984

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