

# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

AVAILABLE 1,710 SF - 10,000 SF

ANCHORED BY



STOP & SHOP

TJ-maxx

MATTRESS FIRM

## PROPERTY INFORMATION

- Anchored by Super Stop & Shop, Sand Hill Plaza has a high-quality tenant roster including TJ Maxx, Mattress Firm, 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- 10,000 SF

## AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,204	13,830	39,597
MEDIAN HH INC	\$152,380	\$148,167	\$152,968
AVERAGE HH INC	\$211,595	\$202,172	\$206,322



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## FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

01	Super Stop & Shop	61,452
02	Available	3,060
03	Fair Ground Wine & Spirits	5,030
04	Available	10,000
05	MyEyeDr	1,800
06	Available	1,824

07	New Wok Restaurant	1,707
08	Available	2,495
09	Available	2,025
10	Available	2,025
11	Crystals Nails	1,999
12	Franco's Pizza & Pasta	2,115

13	Available	3,863
14	Available	2,587
15	Available	1,710
16	Quest Diagnostics	1,530
17	Available	3,970
18	Boost Indoor Cycling	4,050

19	TJ Maxx	33,077
20	Mattress Firm	6,000
21	Available	4,500
22	Available	5,000
23	Available	1,726
PAD	Available	



Available
  Lease Out
  Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **1,204**

Households: **434**

Daytime Population: **1,608**

Median Age: **45.1**



Average Household Income: **\$211,595**

Median Household Income: **\$152,380**

### 3 MILE RADIUS:



Total Population: **13,830**

Households: **5,043**

Daytime Population: **12,538**

Median Age: **45.4**



Average Household Income: **\$202,172**

Median Household Income: **\$148,167**

### 5 MILE RADIUS:



Total Population: **39,597**

Households: **14,607**

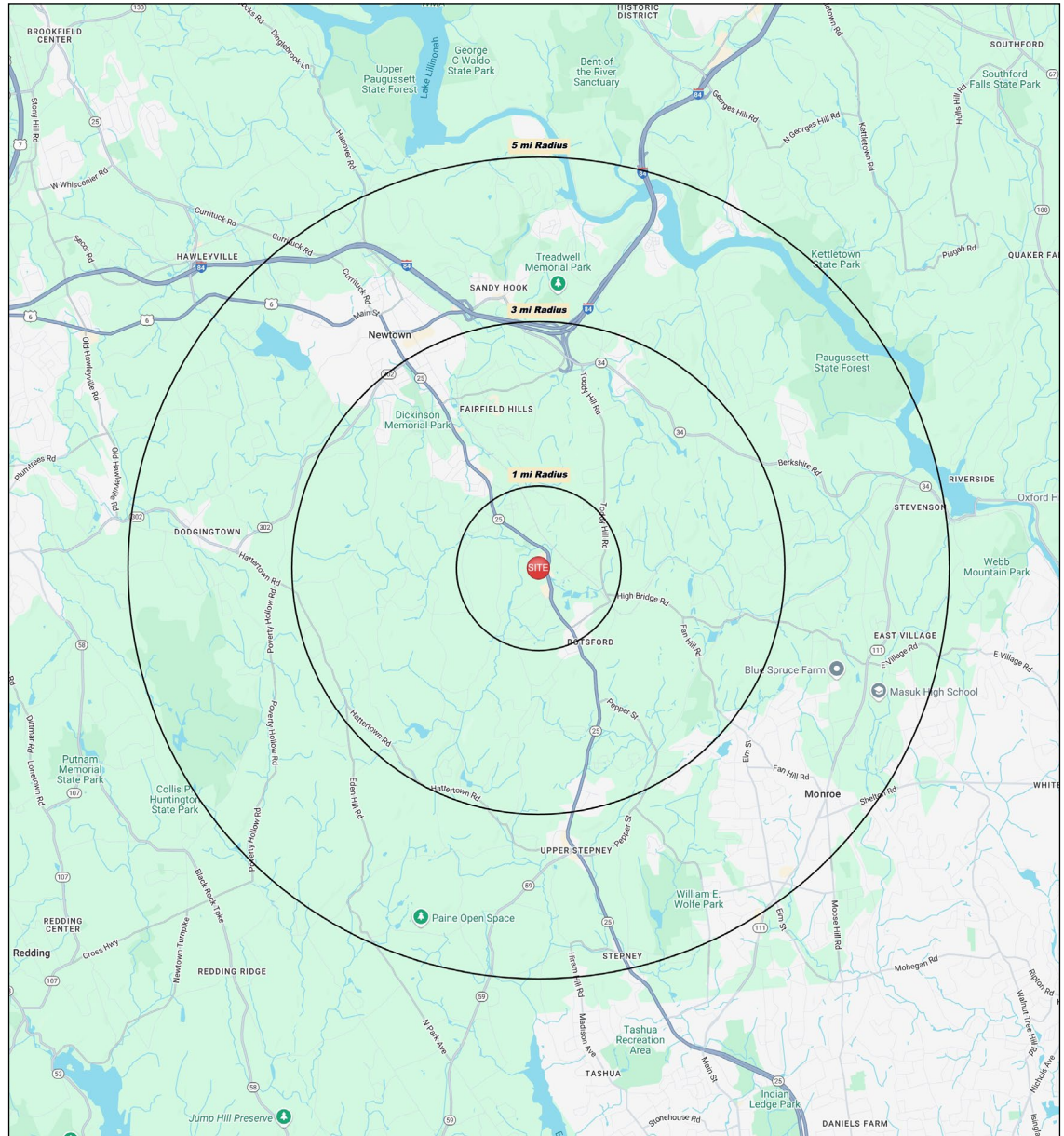
Daytime Population: **28,204**

Median Age: **45.6**



Average Household Income: **\$206,322**

Median Household Income: **\$152,968**



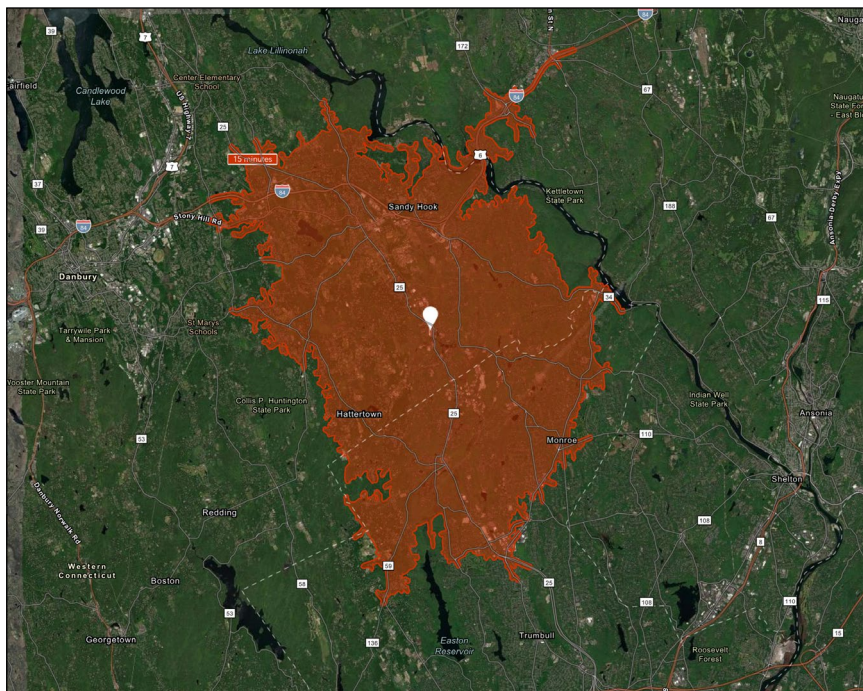
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15 MINUTE DRIVE TIME



## KEY FACTS

37,627

Population

\$136,261

Median Household Income

46.0

Median Age

34,305

Daytime Population

## TAPESTRY SEGMENTS

**Savvy Suburbanites**  
5,527 Households

**Socioeconomic Traits**  
Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

**Household Types**  
Married couples with no children or older children; average household size is 2.85.

**Typical Housing**  
Single Family

**Pleasantville**  
2,725 Households

**Socioeconomic Traits**  
66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

**Household Types**  
Older married-couple families, more w/o children under 18, but many w/ children over 18. years

**Typical Housing**  
Single Family

**Exurbanites**  
1,659 Households

**Socioeconomic Traits**  
This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.

**Household Types**  
A larger market of empty nesters, married couples with no children; average household size is 2.50.

**Typical Housing**  
Single Family

### TOTAL RETAIL SALES

Includes F&B



\$510,447,602

### EDUCATION

Bachelor's Degree or Higher



57%

### OWNER OCCUPIED HOME VALUE

Average



\$489,796

## ANNUAL HOUSEHOLD SPENDING

\$5,945  
Eating Out

\$3,570  
Apparel & Services

\$10,857  
Groceries

\$413  
Computer & Hardware

\$11,819  
Health Care



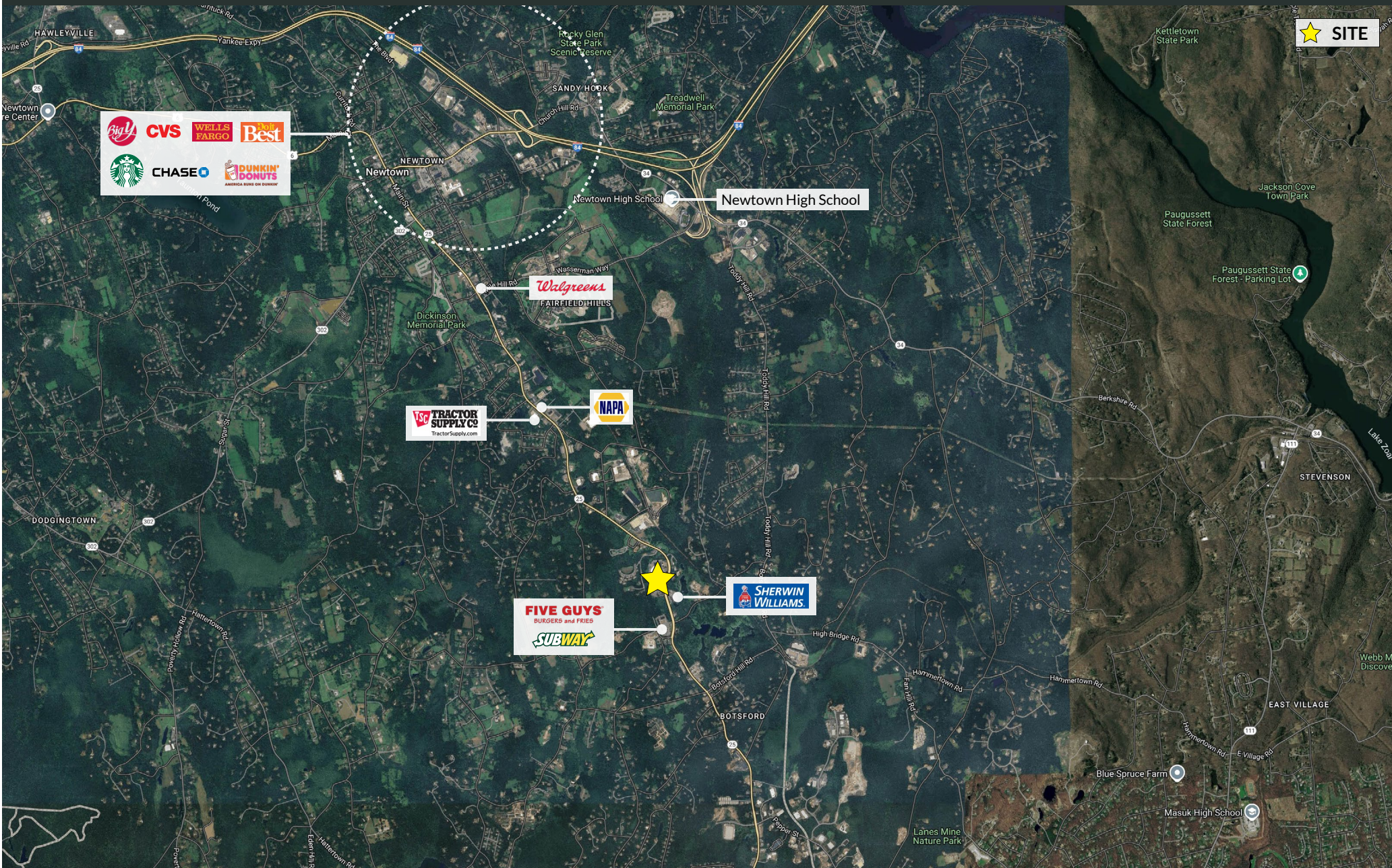
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