

# 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

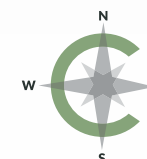
- Anchored by Super Stop & Shop, Sand Hill Plaza has a high-quality tenant roster including TJ Maxx, Mattress Firm, and Quest Diagnostics.
- Situated in a densely populated retail corridor.
- Located at a signalized intersection along the region's dominant north-south thoroughfare.
- Traffic Count: 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



CHARTER  
REALTY

www.CharterRealty.com

## FOR MORE INFORMATION CONTACT:

ASHER ZELSON | 203.653.8186 | [Asher@CharterRealty.com](mailto:Asher@CharterRealty.com)

EVERETT ZELSON | 203.614.1109 | [Everett@CharterRealty.com](mailto:Everett@CharterRealty.com)

# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

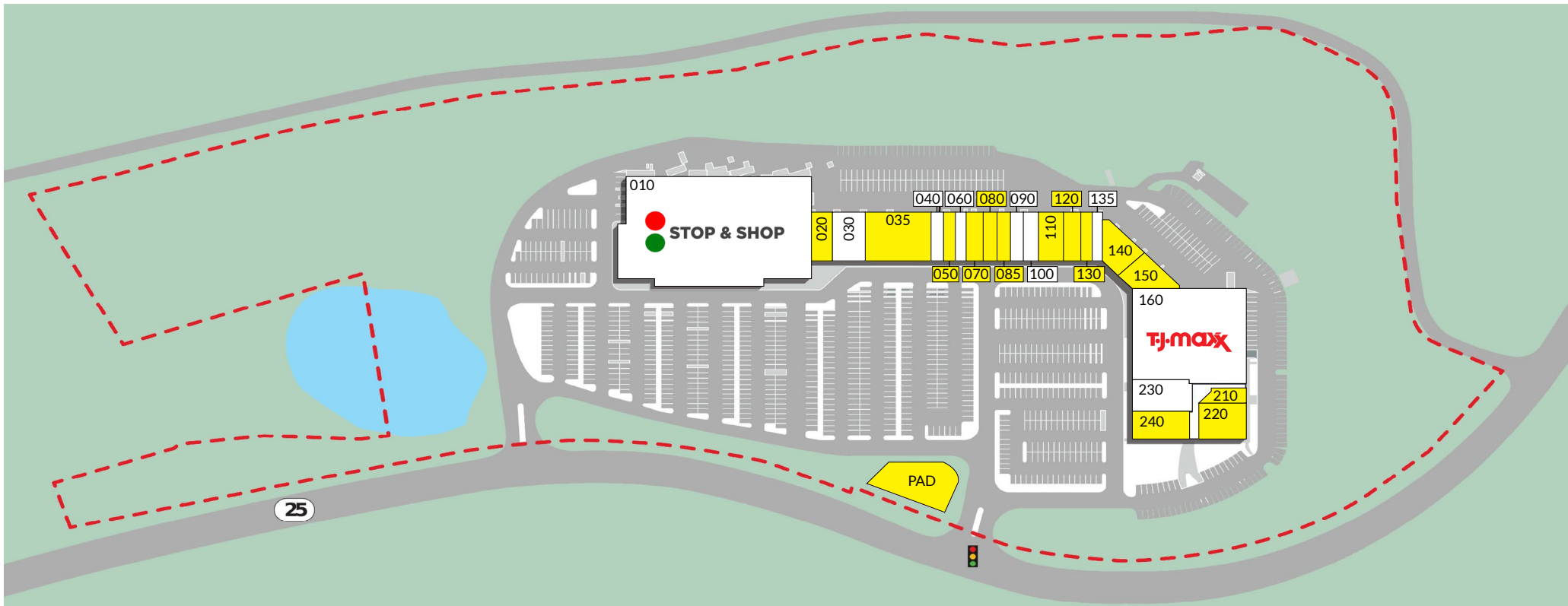
## TENANTS / AVAILABILITY

010	Super Stop & Shop	61,452
020	Available	3,060
030	Fair Ground Wine & Spirits	5,030
035	Available	10,000
040	MyEyeDr	1,800
050	Available	1,824

060	New Wok Restaurant	1,707
070	Available	2,495
080	Available	2,025
085	Available	2,025
090	Crystals Nails	1,999
100	Franco's Pizza & Pasta	2,115

110	Available	3,863
120	Available	2,587
130	Available	1,710
135	Quest Diagnostics	1,530
140	Available	3,970
150	Available	4,050

160	TJ Maxx	33,077
230	Mattress Firm	6,000
240	Available	4,500
210	Available	1,726
220	Available	5,000
PAD	Available	



Available Lease Out Occupied



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

## 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**

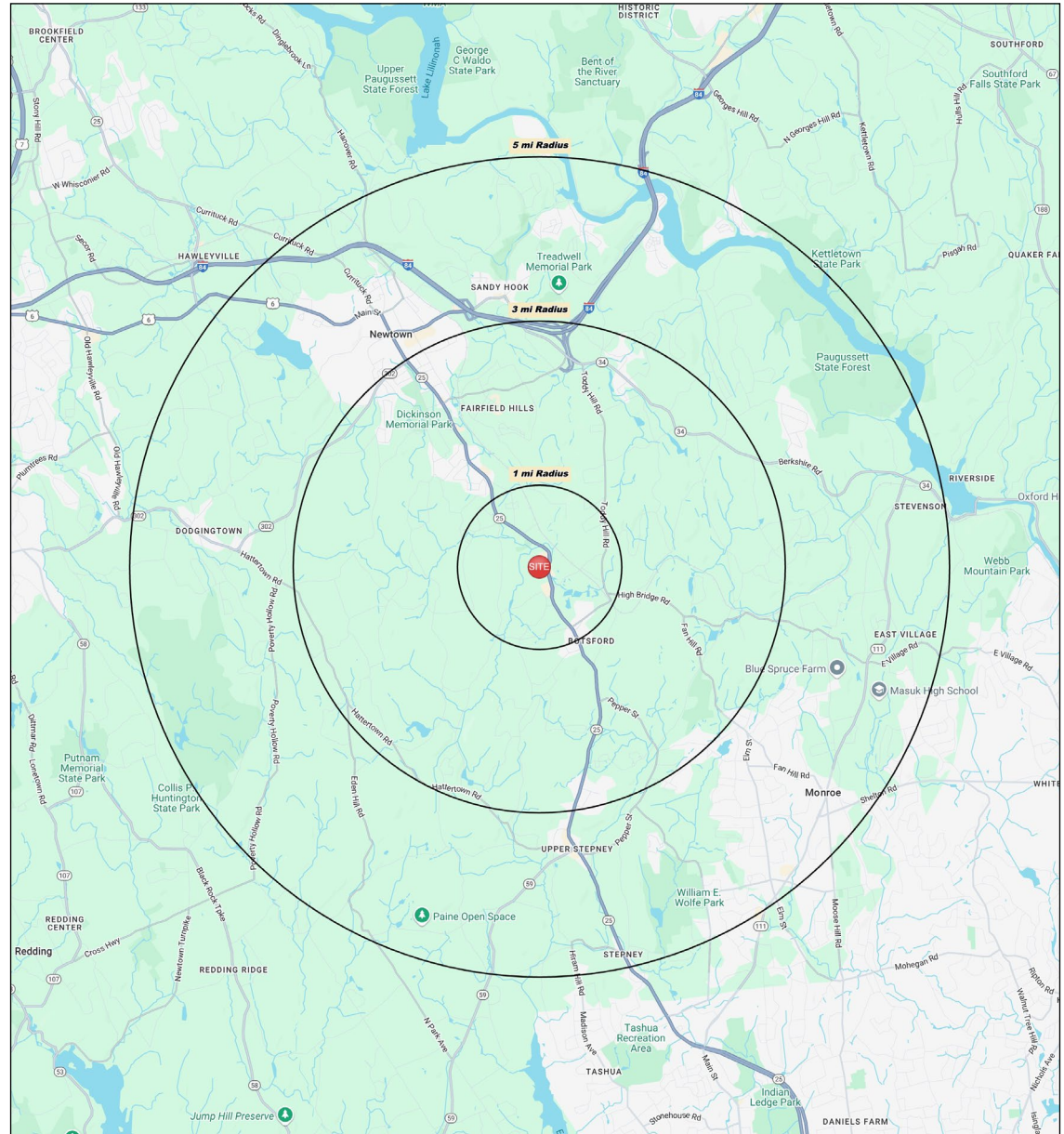
Daytime Population: **28,204**

Median Age: **45.6**



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

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



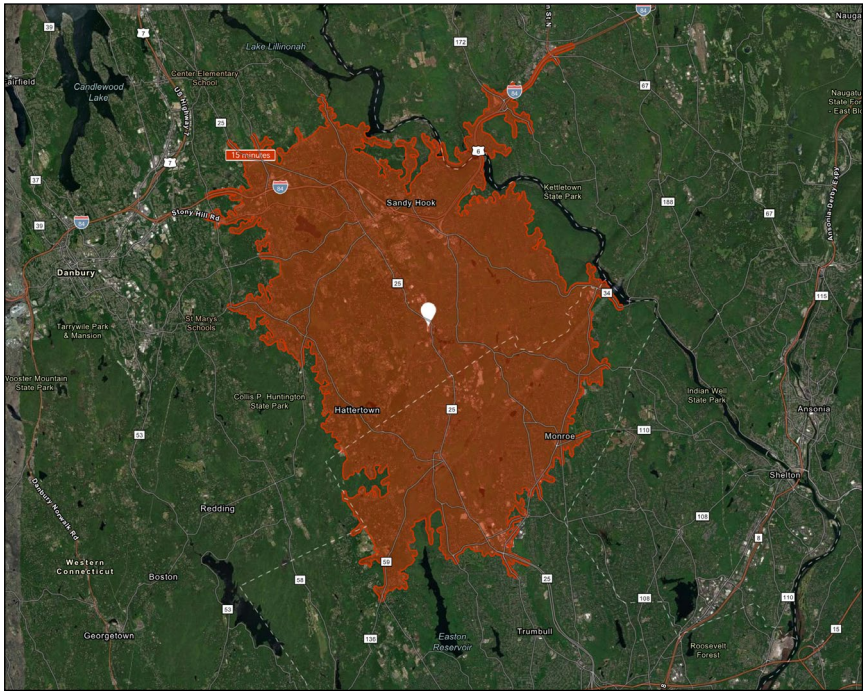
#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

15 MINUTE DRIVE TIME



## KEY FACTS

37,627

Population

46.0

Median Age

\$136,261

Median Household Income

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



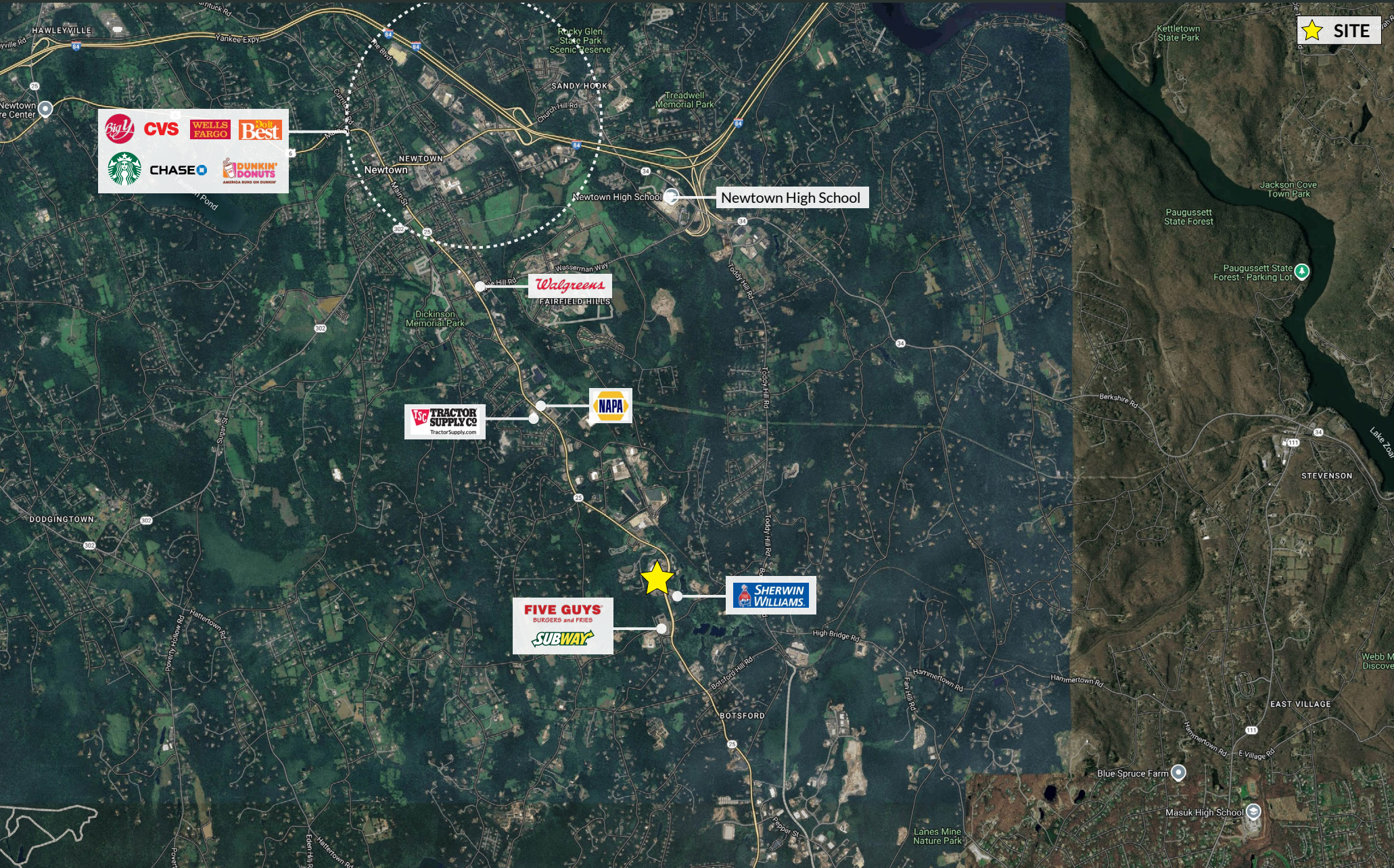
### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.