



**FOR SALE**

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201 SOUTH MAIN STREET

201 SOUTH MAIN STREET NEWTOWN, CT 06470

**N** **RTHEAST**  
INVESTMENT REALTY

FOR MORE INFORMATION:

**Bryan Atherton, CCIM**

203.924.9400

[batherton@northeastir.com](mailto:batherton@northeastir.com)

**Newtown, CT 06470**



**OFFERING SUMMARY**

**Sale Price:** \$2,500,000

**Price / Acre:** \$111,111

**Lot Size:** 22.5 Acres

**PROPERTY HIGHLIGHTS**

- 22.5 Acre parcel can accommodate large development
- Zoning M-1 Permits Light Industrial and Certain Commercial Uses
- Feasibility Study in Hand Supporting 300,000 SF Industrial Building
- Short Distance from Major East-West Highway I-84
- Quick Access to Danbury and Waterbury; and State Route 25

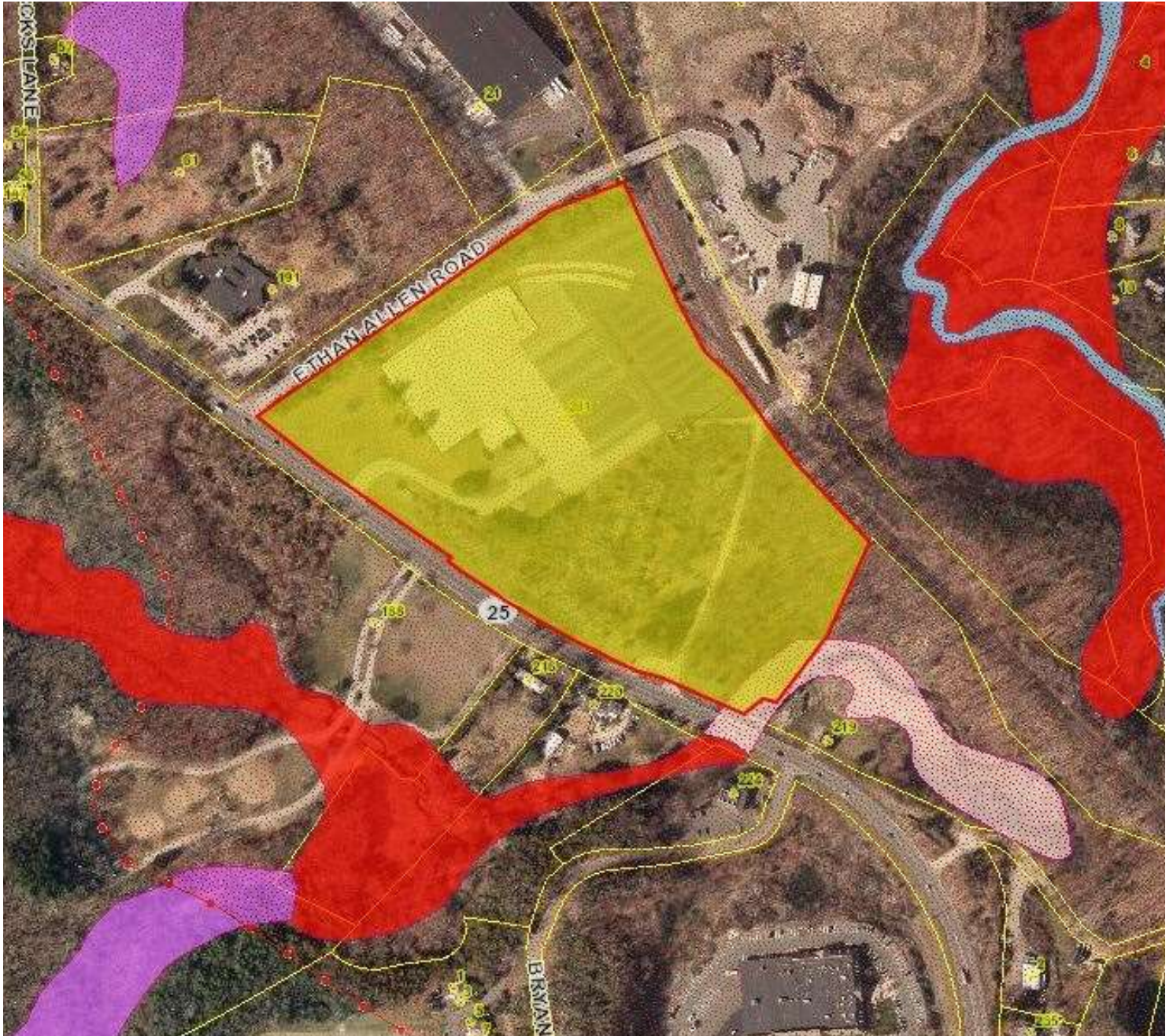
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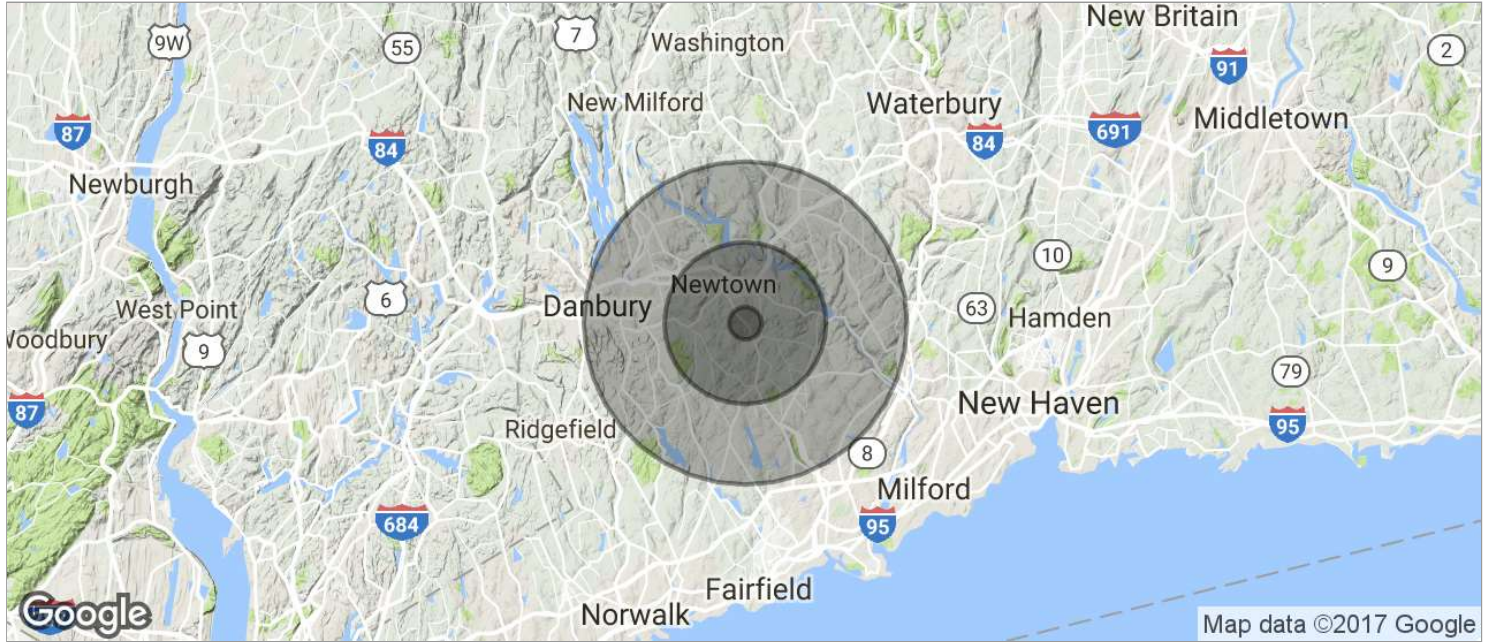
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,397	38,752	185,184
MEDIAN AGE	42.5	42.0	43.9
MEDIAN AGE (MALE)	41.2	40.8	42.3
MEDIAN AGE (FEMALE)	43.6	42.7	44.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	430	12,811	64,026
# OF PERSONS PER HH	3.2	3.0	2.9
AVERAGE HH INCOME	\$128,825	\$135,639	\$126,460
AVERAGE HOUSE VALUE	\$555,536	\$524,972	\$477,450

\* Demographic data derived from 2010 US Census

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