



Newtown S.C.

Danbury, CT

Bridgeport-Stamford-Norwalk (CT)



Ian Zimmerman

Leasing Representative

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As of 06/21/23

AERIAL

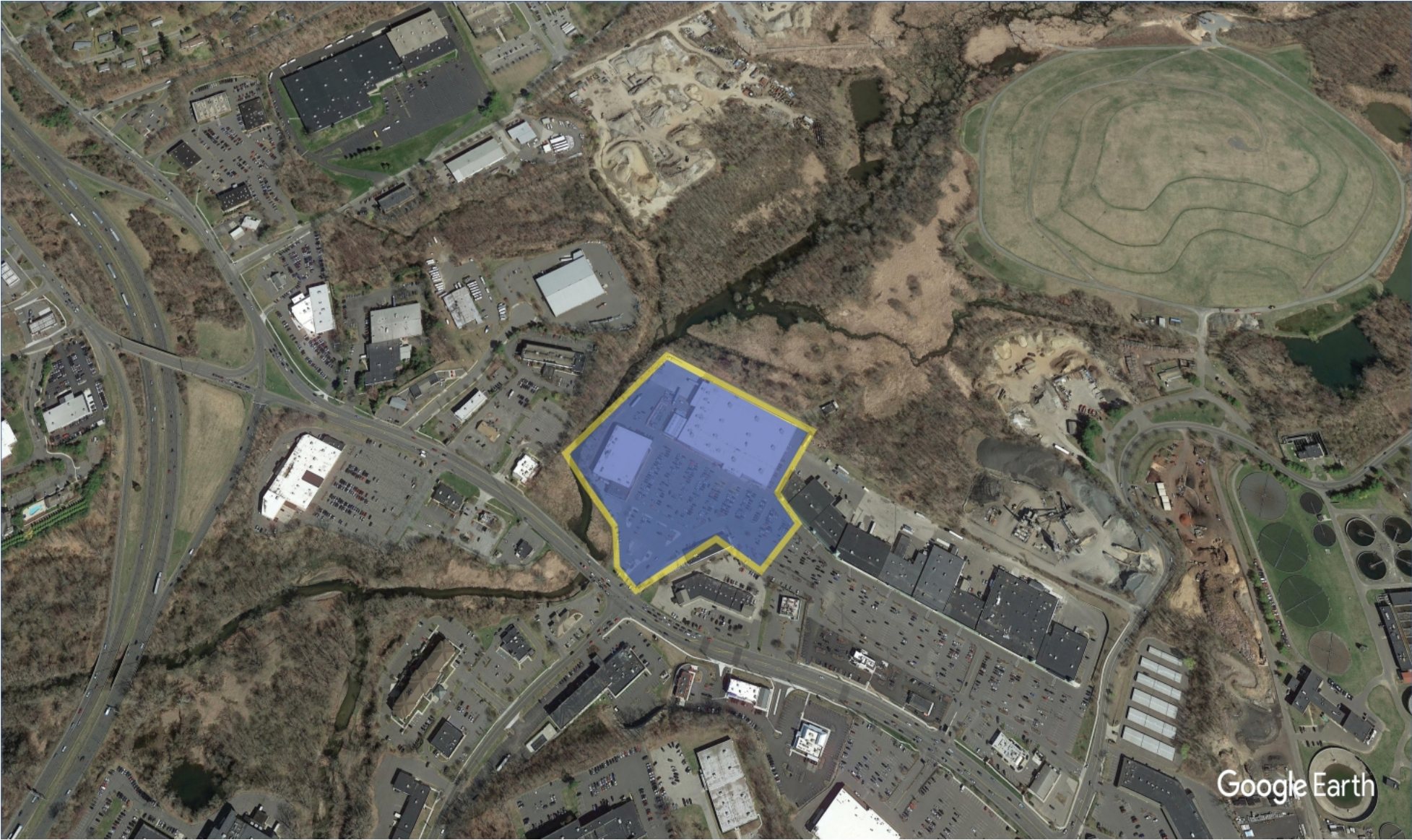


GROSS LEASABLE AREA (GLA)	136,209 SF
PARKING SPACES	557

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DENSITY AERIAL

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■ Non-Controlled

	TENANT	SQ FT
1	Marshalls	30,954
2	Walmart	105,255



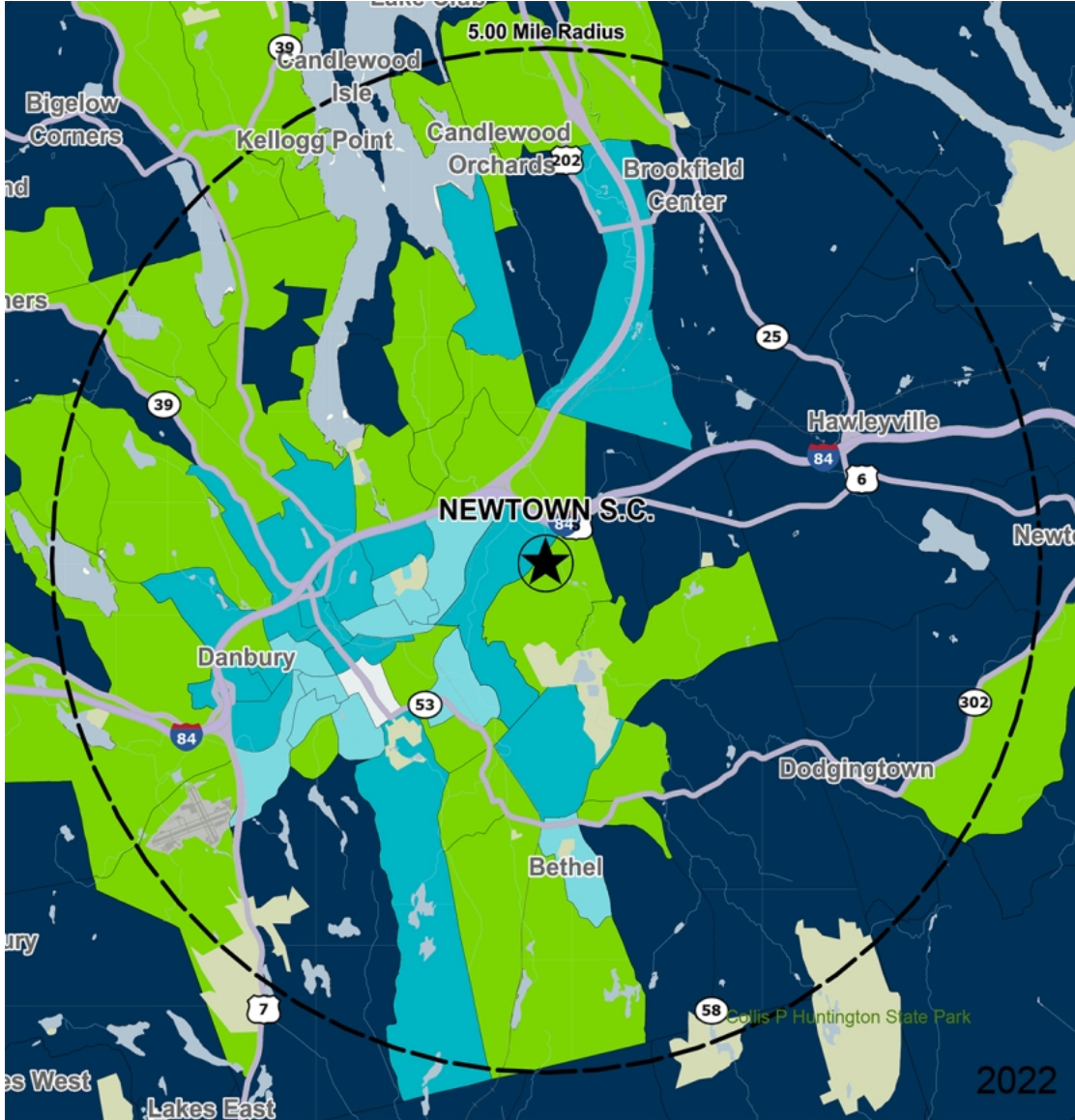
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



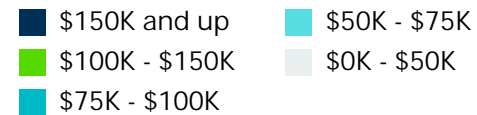
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,831	75,039	117,715
Daytime Pop	7,993	79,140	114,009
Households	2,567	27,817	42,742
Average HH Income	\$107,708	\$103,954	\$114,692
Median HH Income	\$90,265	\$74,943	\$83,850
Per Capita Income	\$41,119	\$39,094	\$42,440

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Newtown Rd. & Eagle St., Danbury, CT



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