

# SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

AVAILABLE 1,710 SF - 20,000 SF

ANCHORED BY



## PROPERTY INFORMATION

- Anchored by Super Stop & Shop, Sand Hill Plaza has a high-quality tenant roster including TJ Maxx, Mattress Warehouse, 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 - 20,000 SF

## AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 1,229     | 14,129    | 40,641    |
| MEDIAN HH INC     | \$164,355 | \$153,087 | \$158,020 |
| AVERAGE HH INC    | \$213,908 | \$205,749 | \$205,345 |



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## FOR MORE INFORMATION CONTACT:

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

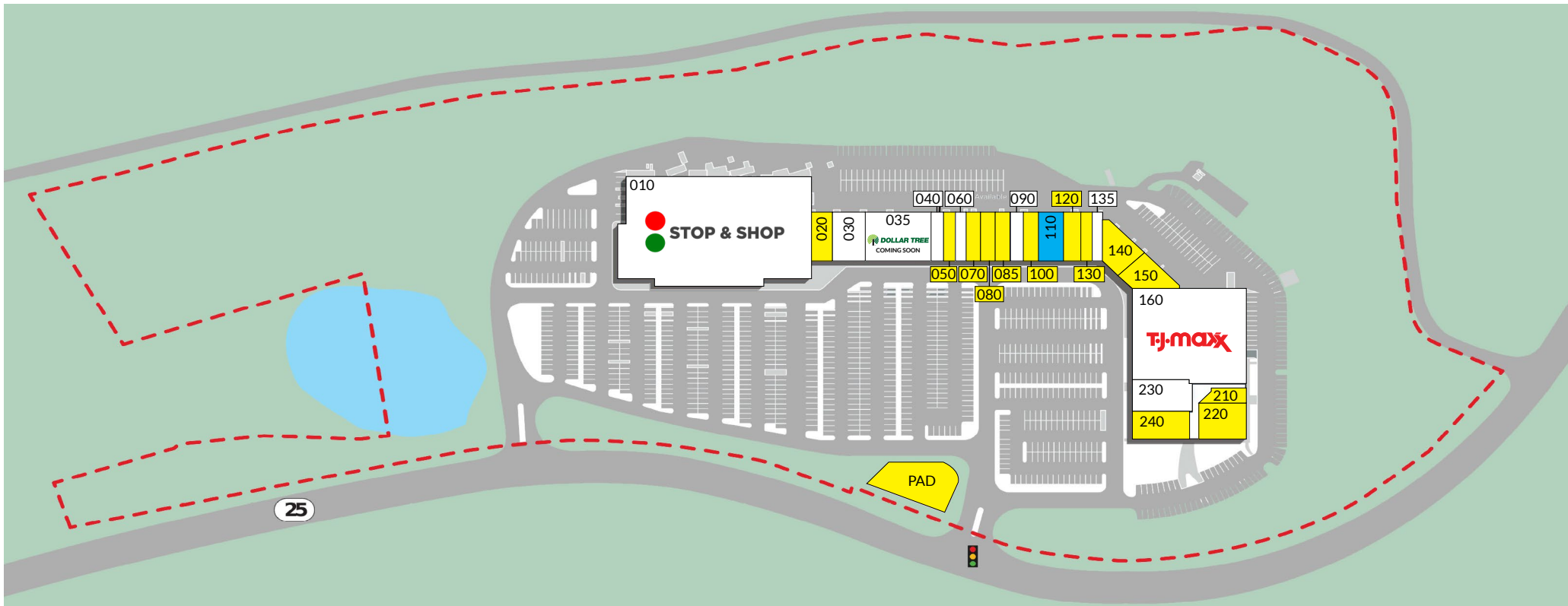
EVERETT ZELSON | 203.614.1109 | [Everett@CharterRealty.com](mailto:Everett@CharterRealty.com)

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## TENANTS / AVAILABILITY

|     |                            |        |     |                                   |       |     |                            |       |     |                    |        |
|-----|----------------------------|--------|-----|-----------------------------------|-------|-----|----------------------------|-------|-----|--------------------|--------|
| 010 | Super Stop & Shop          | 61,452 | 060 | New Wok Restaurant                | 1,707 | 110 | Lease Out - Pilates Studio | 3,863 | 160 | TJ Maxx            | 33,077 |
| 020 | Available                  | 3,060  | 070 | Available                         | 2,495 | 120 | Available                  | 2,587 | 230 | Mattress Warehouse | 6,000  |
| 030 | Fair Ground Wine & Spirits | 5,030  | 080 | Available                         | 2,025 | 130 | Available                  | 1,710 | 210 | Available          | 1,726  |
| 035 | Dollar Tree - Coming Soon  | 10,000 | 085 | Available                         | 2,025 | 135 | Quest Diagnostics          | 1,530 | 220 | Available          | 5,000  |
| 040 | MyEyeDr                    | 1,800  | 090 | Crystals Nails                    | 1,999 | 140 | Available                  | 3,970 | 240 | Available          | 4,500  |
| 050 | Available                  | 1,824  | 100 | Franco's Pizza - Available 8/1/26 | 2,115 | 150 | Available                  | 4,050 | PAD | Available          |        |



Available
  Lease Out
  Signed LOI
  Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **1,229**

Households: **440**

Daytime Population: **1,549**

Median Age: **44.7**



Average Household Income: **\$213,908**

Median Household Income: **\$164,355**

### 3 MILE RADIUS:



Total Population: **14,129**

Households: **5,090**

Daytime Population: **11,938**

Median Age: **43.9**



Average Household Income: **\$205,749**

Median Household Income: **\$153,087**

### 5 MILE RADIUS:



Total Population: **40,641**

Households: **14,839**

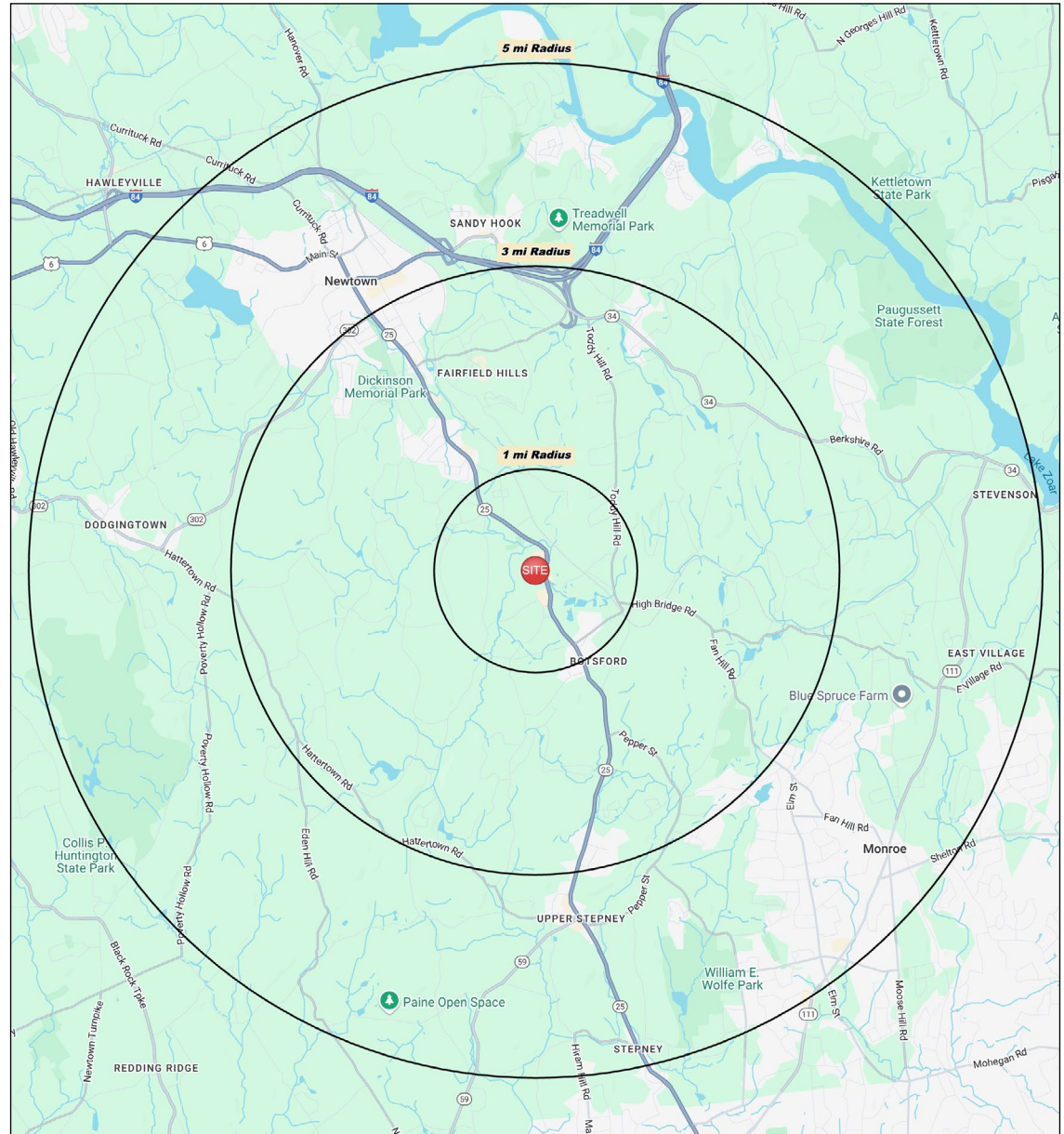
Daytime Population: **26,666**

Median Age: **44.8**



Average Household Income: **\$205,345**

Median Household Income: **\$158,020**



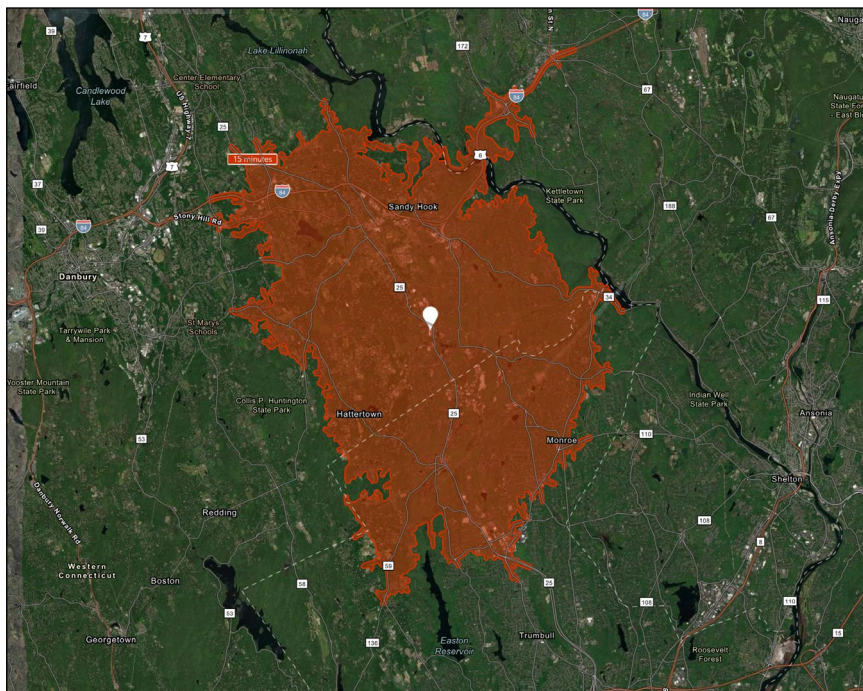
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15 MINUTE DRIVE TIME



## KEY FACTS

31,372

Population

\$156,629

Median Household Income

44.9

Median Age

29,231

Daytime Population

## TAPESTRY SEGMENTS

### Savvy Suburbanites

8,385 households

#### Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Top Tier

1,017 households

#### Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Burbs and Beyond

839 households

#### Socioeconomic Traits

Predominantly in the West, these affluent, older communities feature married couples without children, high self-employment, and second homes near nature. Many homes exceed \$500K, with seasonal vacancies and multiple vehicles.

#### Household Types

Married couples with no kids

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$494,151,899

## EDUCATION

Bachelor's Degree or Higher



59%

## OWNER OCCUPIED HOME VALUE

Average



\$630,614

## ANNUAL HOUSEHOLD SPENDING

\$6,867

Eating Out

\$4,084

Apparel & Services

\$12,126

Groceries

\$384

Computer & Hardware

\$13,307

Health Care

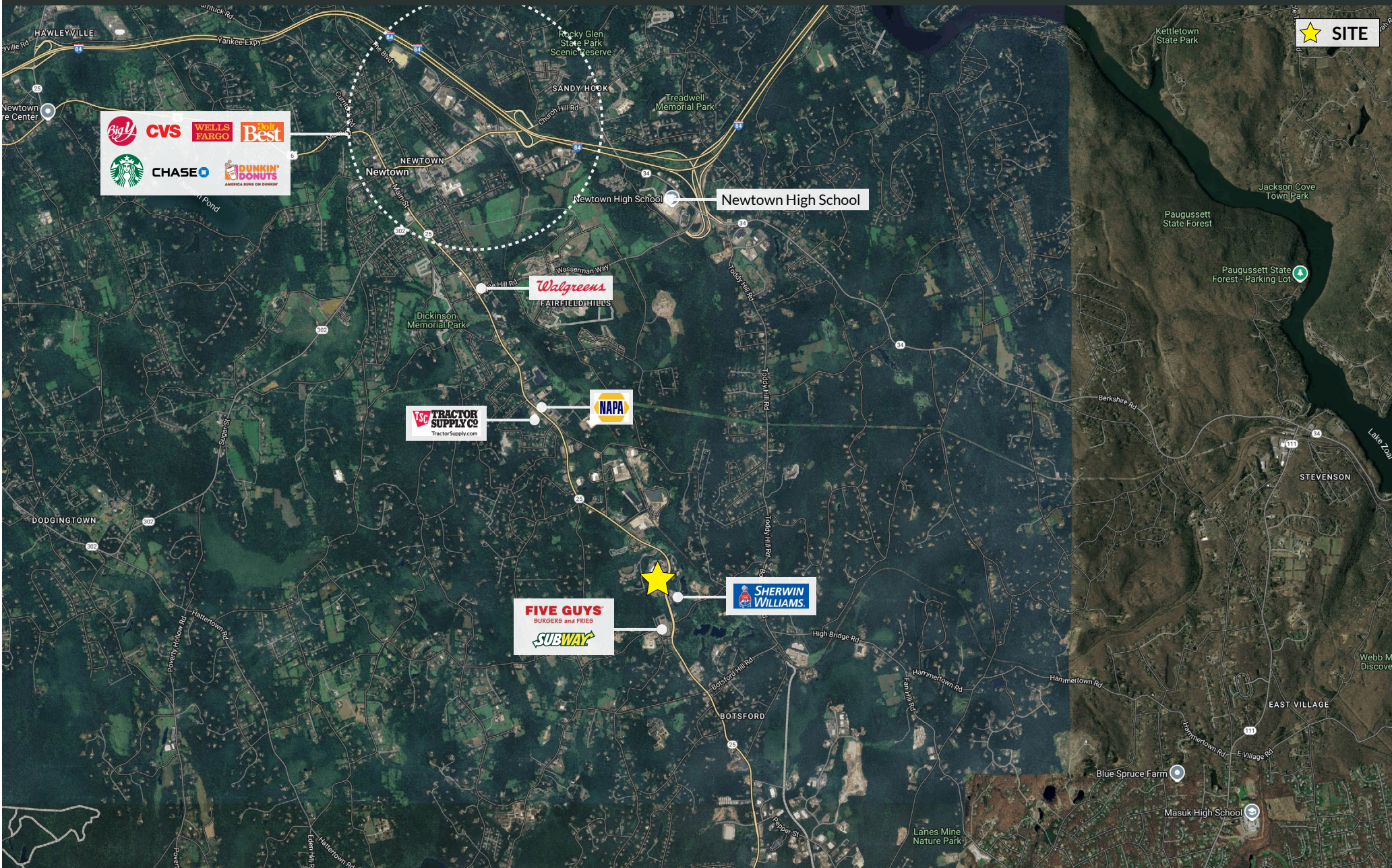


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