

SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

AVAILABLE 1,710 SF - 11,226 SF

ANCHORED BY



T.J. maxx
MATTRESS Warehouse

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 - 11,226 SF

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,208	14,002	40,543
MEDIAN HH INC	\$173,565	\$165,394	\$170,003
AVERAGE HH INC	\$223,259	\$224,465	\$224,025



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

ASHER ZELSON | 203.653.8186 | Asher@CharterRealty.com

EVERETT ZELSON | 203.614.1109 | Everett@CharterRealty.com

SAND HILL PLAZA

228 SOUTH MAIN STREET | NEWTOWN, CT 06470

TENANTS / AVAILABILITY

010	Super Stop & Shop	61,452	060	New Wok Restaurant	1,707	110	KAR Pilates - Coming Soon	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	

*Spaces 210, 220 & 240 can be combined



Available
 Lease Out
 LOI Out
 Signed LOI
 Occupied



Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker
5 Church Lane, Suite 300, Westport, CT 06880, 203-227-2922

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: **1,208**

Households: **434**

Daytime Population: **1,364**

Median Age: **44.1**



Average Household Income: **\$223,259**

Median Household Income: **\$173,565**

3 MILE RADIUS:



Total Population: **14,002**

Households: **5,058**

Daytime Population: **11,662**

Median Age: **43.6**



Average Household Income: **\$224,465**

Median Household Income: **\$165,394**

5 MILE RADIUS:



Total Population: **40,543**

Households: **14,853**

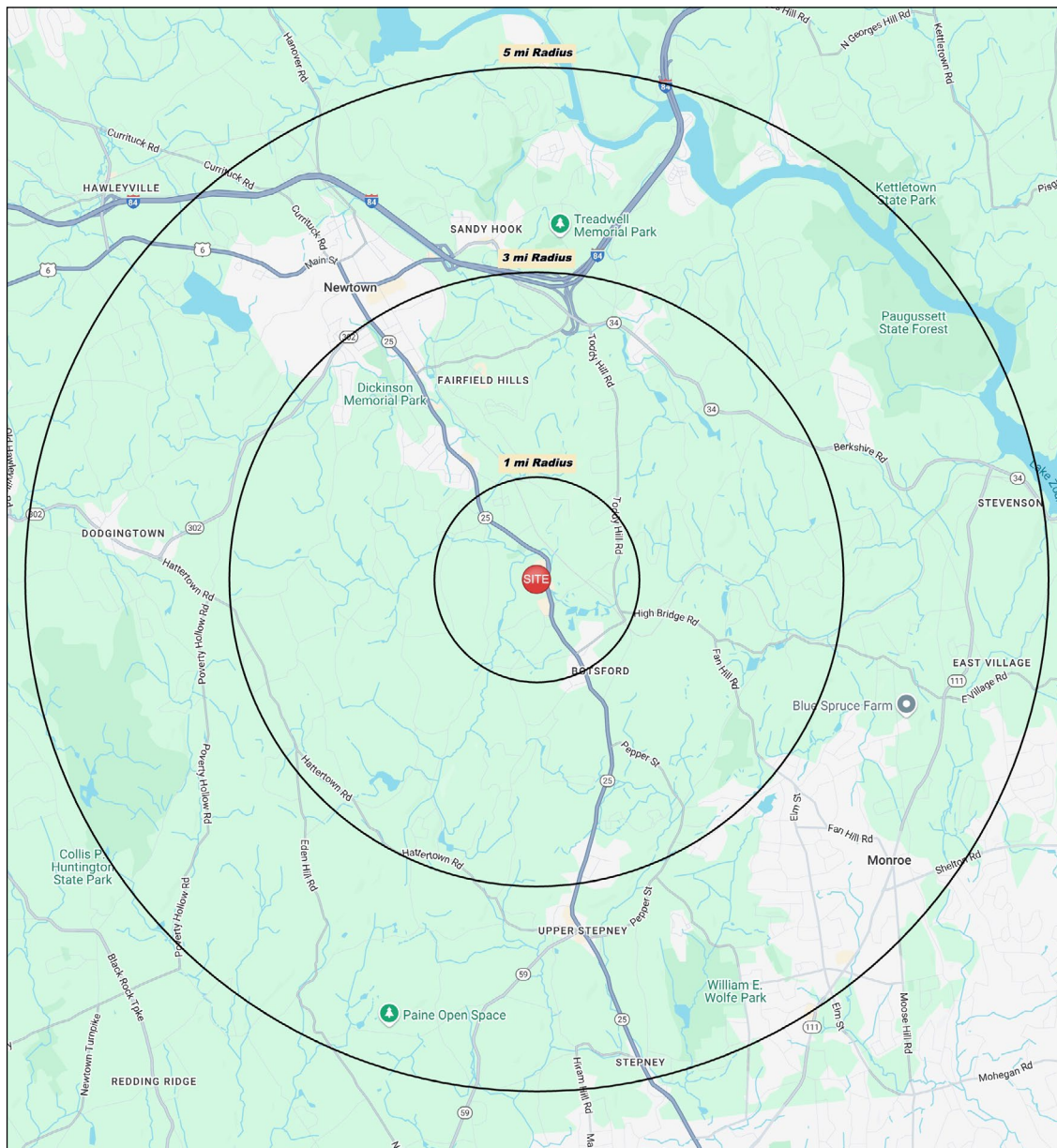
Daytime Population: **27,896**

Median Age: **44.4**



Average Household Income: **\$224,025**

Median Household Income: **\$170,003**



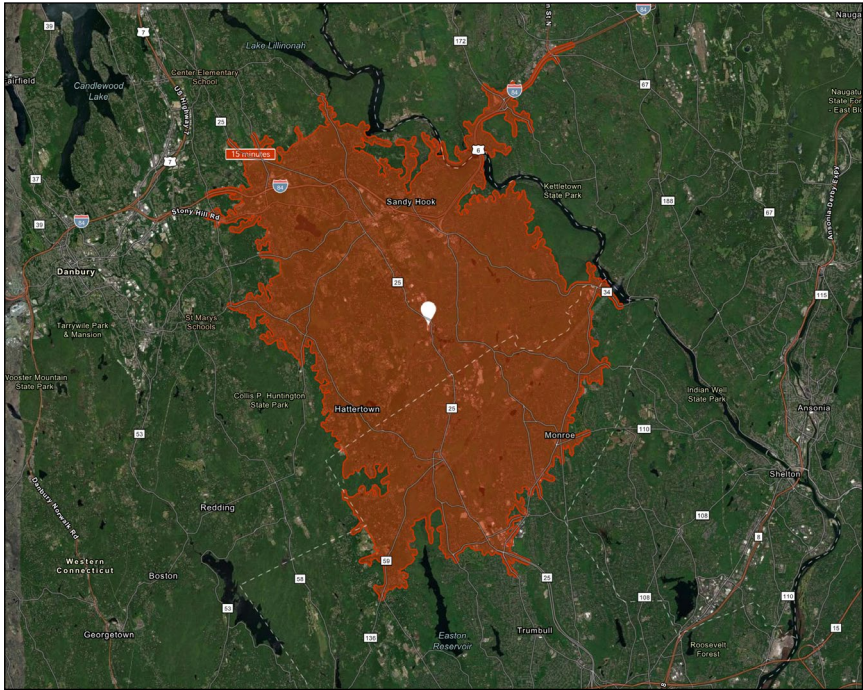
Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker
5 Church Lane, Suite 300, Westport, CT 06880, 203-227-2922

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

31,372

Population

44.9

Median Age

\$156,629

Median Household Income

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

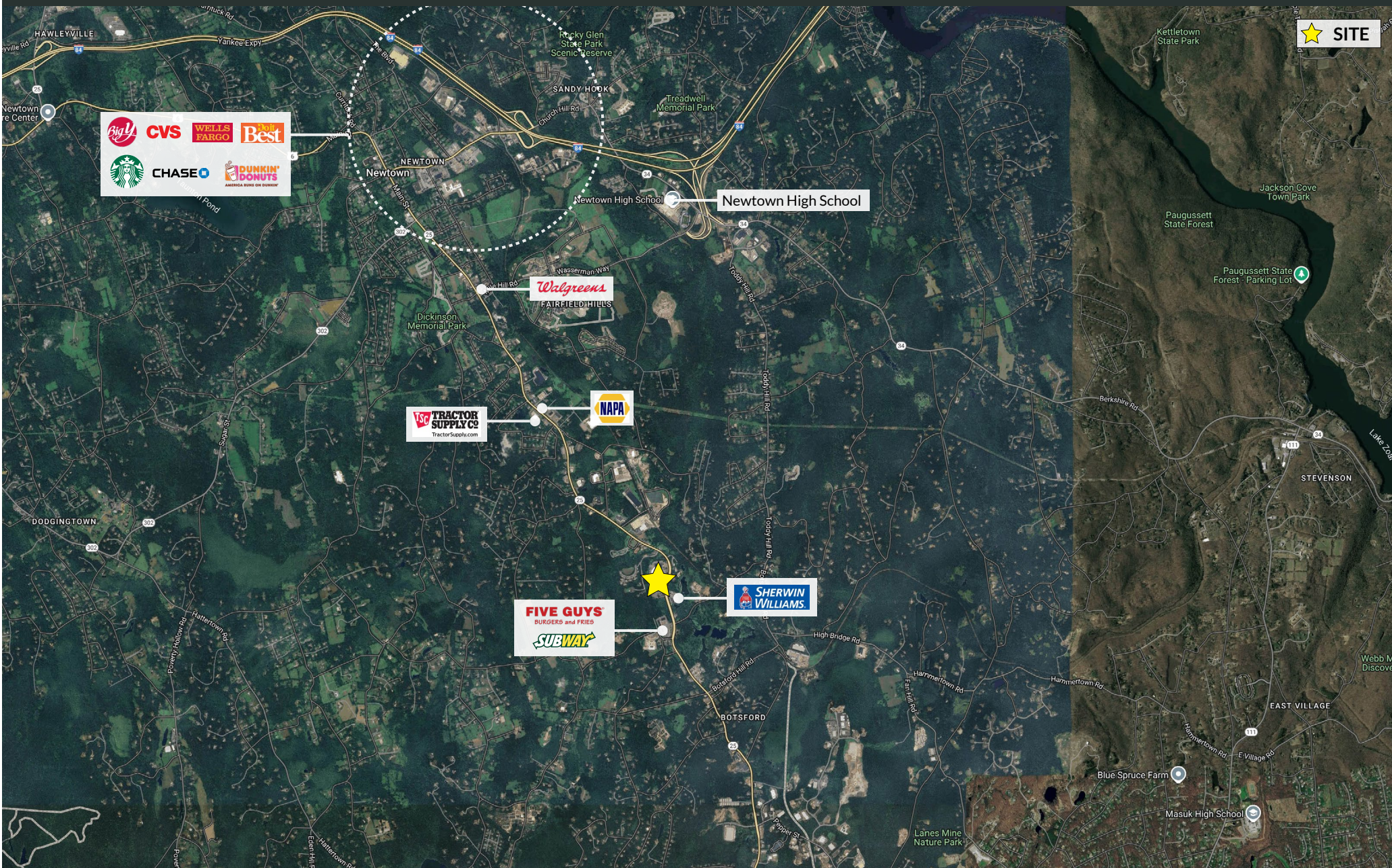


Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker
5 Church Lane, Suite 300, Westport, CT 06880, 203-227-2922

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



Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker
5 Church Lane, Suite 300, Westport, CT 06880, 203-227-2922

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



Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker
5 Church Lane, Suite 300, Westport, CT 06880, 203-227-2922

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.