

SAND HILL PLAZA

228 South Main Street, Newtown, CT 06470

FIRST NATIONAL
REALTY PARTNERS



HIGHLIGHTS

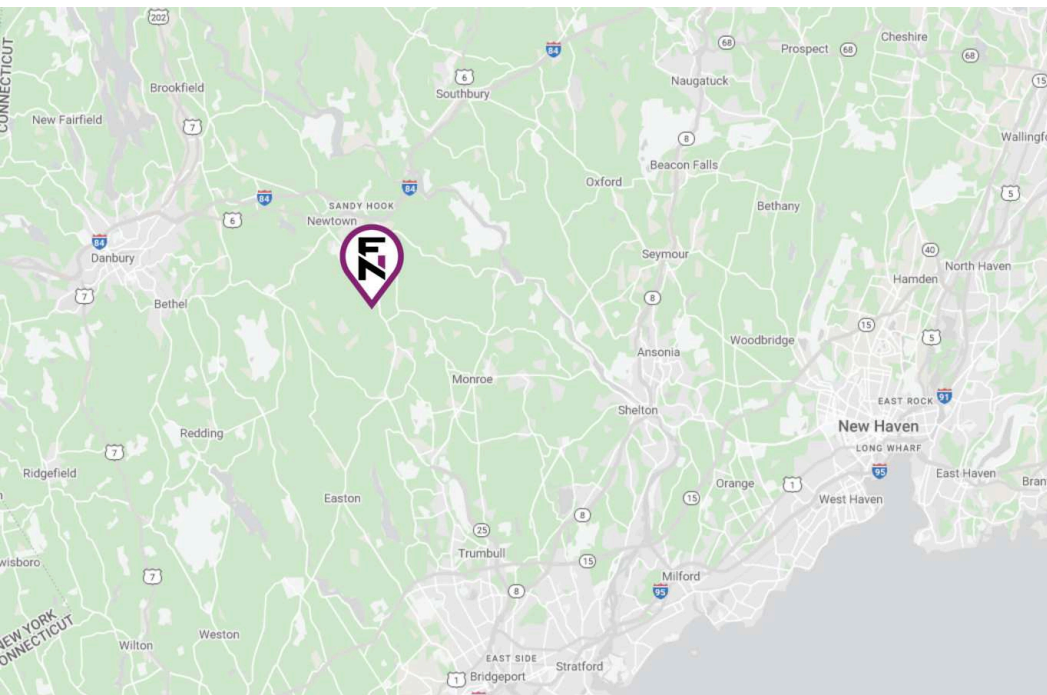
| | |
|---------|-----------|
| MSA | Danbury |
| COUNTY | Fairfield |
| GLA | 163,545 |
| ACRES | 37.33 |
| PARKING | 995 |

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|-----------|
| | 1,204 | 13,830 | 39,597 |
| | 434 | 5,043 | 14,607 |
| | \$211,595 | \$202,172 | \$206,322 |

PROPERTY FEATURES

- Sand Hill Plaza is a 163,545 SF shopping center anchored by a 61,452 SF Super Stop and Shop.
- High-quality tenant roster including TJ Maxx, Mattress Firm and Quest Diagnostics.
- Situated in a densely populated retail corridor approximately 30-miles northwest of downtown New Haven.
- Located at a signalized intersection along the region's dominant north-south thoroughfare which combined traffic of over 17,000 vehicles per day.
- Highly affluent demographics with population over 41,000 and an average HHI over \$192,000 within a 5-mile radius.



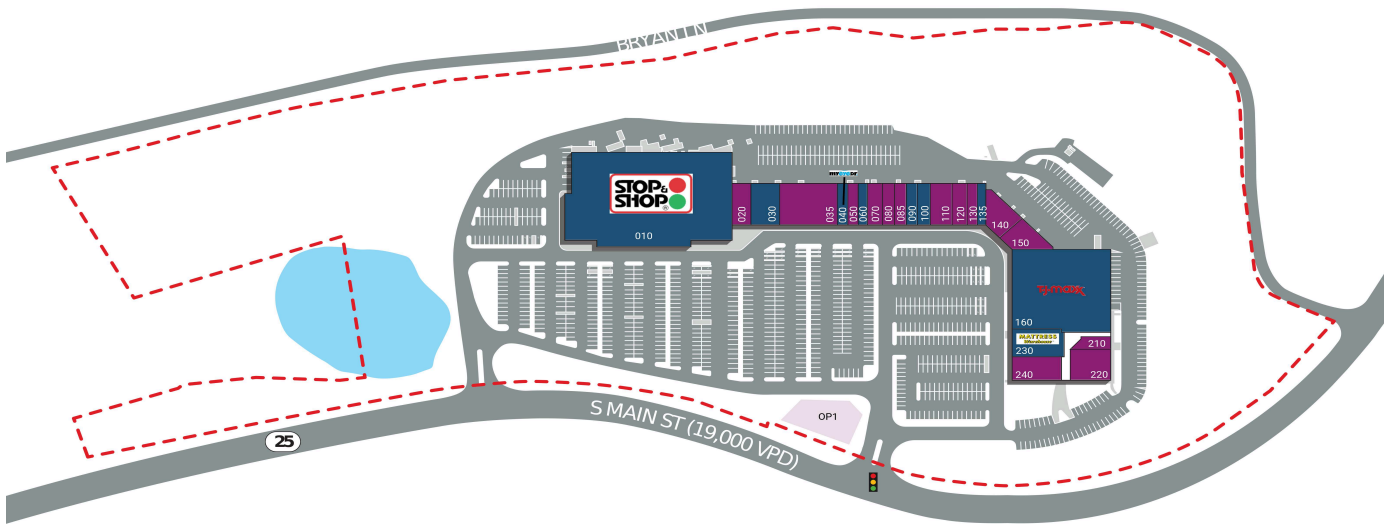
**PROPERTY
WEBSITE**

Candace Gschwind | 513-292-2652 | cgschwind@fnrpusa.com

fnrpusa.com

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| SUITE | TENANT NAME | SF |
|-------|----------------------------|--------|
| OP1 | OUTPARCEL AVAILABLE | |
| 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 | Crystal 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 | T.J. Maxx | 33,077 |
| 210 | Available | 1,726 |
| 220 | Available | 5,000 |
| 230 | Mattress Warehouse | 6,000 |
| 240 | Available | 4,500 |

■ AVAILABLE ■ AVAILABLE SOON ■ LEASED ■ NAP (NOT A PART)



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