

Real Estate Journal

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Newtown has readily available commercial and industrial properties for development

es Elizabeth Stocker



Town of
Newtown

Located in northeastern Fairfield County along I-84 the town of Newtown has readily available commercial and industrial properties for commercial and industrial development at interchanges 9, 10 and 11. CT Rtes. 6, 25, 34 and 302 provide excellent transportation access to lower Fairfield and New Haven Counties as well as to the northeast by way of I-95. In addition to major state roads, Newtown is readily accessible for commuters and air travel. These transportation corridors and options offer ease of access for workers, services and for shipment of goods to and from their markets. Newtown attracts residents and companies who recognize the benefits of this infrastructure and the proximity of this area to resources within the state.

The selection of available commercial real estate in Newtown ranges widely from Curtis Corporate Park to the compact village neighborhoods in the Borough and Sandy Hook Center where restaurants, a bakery, coffee shops, offices, retail shops, banks and schools combine nicely to serve

nearby residents and visitors who walk and socialize between errands. Land is available for development in the Newtown Technology Park, along Rte. 25 and Rte. 6 and for redevelopment at Fairfield Hills Campus. The Hawleyville section near exit 9 has options including approved building projects ready to go. Additionally, there is existing space in many industrial buildings that are available for sale or lease. The options are numerous.

The Newtown Economic Development Commission and I are optimistic that the recent activity in job growth, construction, commercial leasing and new business openings will continue into the fall and the new year ahead. Numerous business openings have been celebrated this past summer along South Main St. (Rte. 25), in the Borough Village, Sandy Hook Center, Hawleyville, Plaza South and in Sand Hill Plaza. Tenants have been filling existing and newly constructed buildings and activity continues to increase.

Projects of note include Advanced Fusion Systems who received approvals to move forward with renovations and additions to a former Pitney Bowes building off exit 10. Principal William Joyce of Newtown projects that the company will employ over 200 people in the manufacturing and research and development divisions of the company. Likewise, Newtown Savings Bank has its approvals for a new branch

building in Sandy Hook Center. Construction of a new 15,000 s/f Walgreens store on South Main St. is underway and the fourth building at Plaza South is speeding to completion.

The Pacific Asian Bistro & Hibachi Restaurant joined Snap Fitness, Nanavaty, Nanavaty & Davenport Certified Public Accountants and the Highland Storage Company at the Highland Plaza on South Main St. The Learning Experience, Union Savings Bank, A Bead of Roses, The Meat House, Subway and Cork-N Barrel have opened in Plaza South while Simply Baby and Kids and Gold Crown Hallmark have both opened at Sand Hill Plaza. All of these new businesses are contributing to the job growth in Newtown while many existing businesses have also increased their work forces this past summer.

The commission has a new strategy that is helping support local business expansions and is attracting new businesses. The key element in the commission's strategy to stimulate business growth and development in Newtown is to provide personal services and project assistance. The commission has a number of active subcommittees that interface one-on-one with established and potential businesses. The commission members are proactive and their strategy is working well. In addition to this personal attention, the commission's web site provides

the tools necessary to learn more about available commercial real estate and the local business climate. Links to CERC's Site Finder allows visitors to search for properties in Newtown and provides detailed data on the area labor force, housing, consumer spending and other demographic information needed to help make business location decisions. Our innovative strategies are attracting businesses that seek a community with a pro-business attitude that will help assure the growth and prosperity of their businesses. The commission will be working with Newtown businesses by way of an online survey that opened on September 15th. The commission expects to use the responses to guide them with new initiatives that will continue the business friendly climate, address the concerns, remove barriers and help businesses grow and prosper in Newtown.

Newtown's Economic Development Commission and I are dedicated to supporting and encouraging business growth in town and are only a phone call or mouse-click away! We will help you get your business up and running as quickly as possible in the perfect Newtown location and welcome the opportunity to show you how Newtown can help your bottom line. Visit www.newtown.org.

Elizabeth Stocker, AICP is director of economic and community development for the Town of Newtown.