

**newtown economic development commission**

Newtown's Economic Development Commission is dedicated to supporting, encouraging business

es Elizabeth StockerTown of
Newtown

Our location in western Connecticut along I-84 provides Newtown with excellent transportation access to New York, lower Fairfield County and New England. In addition to major state roads, Newtown is convenient for commuters, air travel and is served by freight rail. These transportation and travel options offer ease of access for workers, services and the shipment of goods. Newtown attracts residents

and companies who recognize the benefits of this infrastructure and the proximity of this area to a highly skilled labor force and the markets of the northeastern U.S.

Newtown's strategic location relative to markets, its high ranking quality of life factors including its small town New England setting, excellent school system, low crime rate and access to a skilled workforce attract businesses and residents alike. Additionally, the availability of broadband coverage at speeds of 1 GBPS along with an available skilled workforce add to its attributes. 88% of the adult population within a 25-minute drive to Newtown hold high school degrees or better, while 42% have a college or post graduate degree or better. Newtown's labor force area

(25-minute drive) includes a total of 289,978 workers.

Newtown has commercial and

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industrial properties – both land and buildings at interchanges 9, 10 and 11 of I-84 making it easy for us to help match your need with the right property. There are options

for purchase or leasing of land in Hawleyville at exit 9 where a 100 acre parcel recently came onto the market and where several building projects are ready to go with permits in hand. A few lots remain at Curtis Corporate Park and on Commerce Rd. where small businesses may locate. The Fairfield Hills Campus offers a variety of options for leasing buildings for reuse or redevelopment. Several of the reuse buildings have been cleared of asbestos making them ready for renovation and occupancy.

Additionally, the compact village neighborhoods in the borough of Newtown, Hawleyville and Sandy Hook Center provide options for service businesses and infill development to serve the local market. The many restaurants, retail shops,

banks, bakeries and schools combine nicely providing many choices for residents, businesses and visitors. I welcome your call or visit and will work with you confidentially to help find you the right Newtown location. Whether you are seeking land along Rte. 25 or Rte. 6, a building to lease or redevelopment options at Fairfield Hills Campus, I will help you explore.

Newtown has the staff with a can do attitude and we work as a team so that businesses can get up and running as quickly as possible. If you don't know what utilities are available or if you don't know if the zoning is right for your use then give us a call and we will help you. Our staff is proficient in its knowledge of the regulations, the real estate and we can usually provide an immediate answer. We have the knowledge to assist and we are at the ready. Newtown has the right tools!

Should your project need permitting and review, you can count on me and the Newtown Economic Development Commission to stay with your team during the permitting process and project review. Our strategy supports local business expansions and new business development and has been a key factor in recent business growth in Newtown.

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 and provides detailed data on the labor force, housing, consumer spending and other demographic information. Our pro-business attitude is designed to help assure the growth and prosperity of your business and our community. We are committed to initiatives that promote a healthy business climate, will address concerns as needed and will work to 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.

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Elizabeth Stocker, AICP, is the director of economic and community development, town of Newtown, Conn.

Wasserman Way

Woodbury

Newtown

+/- 13.2 Acres

Stratford

+/- 9.3 Acres

Fairfield Hills Campus
Redevelopment

NEWTOWN HALL



Newtown
CONNECTICUT

*1 minute from
I-84, exit 11
apx 20 minutes
from I-684*

Newtown
Municipal
Center

- Public sewer, water & natural gas on site
- Existing buildings: reuse/redevelopment
- Campus setting: many site amenities
- Shared parking/publicly maintained roads
- 22.5 acres for private use
- Flexible zoning (FHAR) permits commercial uses including offices, retail, educational, restaurants, recreation, creative arts, research & development, conference center and more

Contact Elizabeth Stocker
203-270-4271
Newtown Economic
Development Commission
www.newtown.org
www.FairfieldHills.org