



Town of Newtown Connecticut



Commercial Development Update

January 2011



Projects Recently Completed and Under Construction



Advanced Fusion Systems

211,576 sf- 11 Edmond Road



**Plant was formerly occupied by Pitney Bowes
Renovations underway for April 2011 occupancy
Approvals in place for 30,800 sf addition – 200+ jobs in
Research & Development - Manufacturing**



Walgreens

15,000 sf 47-49 South Main Street



Site Redevelopment \$ 3.153 million investment – Spring 2011 occupancy



Plaza South Neighborhood Shopping Center

72,000 sf - 266-274 South Main Street



Tenants:

- Union Savings Bank (opened April 2010)
- The Learning Experience (opened July 2010)
- Building 3 – Good Ideas, The Meat House, J. Koo Restaurant, Bead of Roses (opened Fall 2010)
- Building 4 – Cork-N-Barrel Liquors, Z's Place, Pub 25 (opened winter 2010)
- Building 5 – Work to commence in Spring 2011





Toll Brothers Regency at Newtown

54 Age-Restricted Homes



15 units sold between Jan. - August 2010 with \$4,000 price increase



Toro Restaurant

7,500 sf - 28 Church Hill Road



Expansion to second level underway



Highland Plaza

**33,000 sf- 121-125 South Main Street
Phase 1 of 3 completed & occupied**



Tenants:

Highland Self Storage

Nanavaty, Nanavaty & Davenport, CPA

Pacific Asian Bistro & Hibachi (opened June 2010)



Newtown High School Addition

27,000 sf - Berkshire Road



Opened January 2011



Sandy Hook Center Revitalization



Pilot Streetscape Completed in 2007

\$1 million planned over next 5 years – water line extension underway



Sandy Hook Center Revitalization

15,000 sf- 107 Church Hill Road



Before streetscape

Phase 1 (of 2) occupied with tenants
Phase 2 includes rental housing over commercial



Projects Approved for Construction



Newtown Savings Bank - Sandy Hook Branch

5,000 sf 1 Riverside Road



NEWTOWN
SAVINGS BANK
NEWTOWN, CONNECTICUT

PROPOSED SANDY HOOK BRANCH

ARTISTIC RENDITION

NEWTOWN, CONNECTICUT


ANTINZEI ASSOCIATES
ARCHITECTURE & INTERIORS



The Woods at Newtown

132 Age Restricted Condominiums & 46 Independent Condominiums

The Woods at Newtown
NEWTON • CONNECTICUT



Architectura

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Mixed Commercial Building

26,400 sf- 164 Mount Pleasant Road



Approach
164 Mt. Pleasant Road



Professional Office Building

20,000 sf - 174 Mount Pleasant Road





Flex Industrial Space

34,900 sf- 352 South Main Street

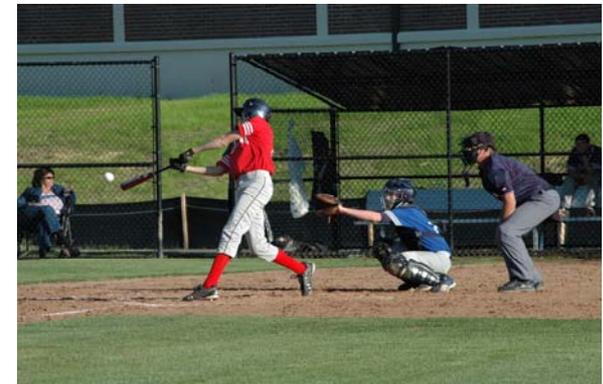




Fairfield Hills Campus

Master Plan Allows Commercial Reuse & Redevelopment

Commercial Broker Engaged





Projects Approved for Construction

- The Villa- 4-8 Riverside Road- 22,000 sf – multi-phased mixed commercial & rental uses
- Brom Enterprises LLC – 183 Mt. Pleasant Road – 17,000 sf medical office building – new construction (site is cleared)
- Dr. Beck – 12 Queen Street – 6,500 sf medical office building
- Tom Brook LLC- 75 Church Hill Road- 7,500 sf new construction (site is cleared)
- Newtown Animal Hospital – 164 Mt. Pleasant Road – 16,500 sf new construction (larger mixed use building also approved)
- Newtown Self Storage- 137 South Main Street- 3,000 sf addition
- Braun Moving- 46 Barnabas Road- 81,000 sf addition
- Gas Stop- 47 Church Hill Road- 3,200 sf new construction
- Mathison Flooring- 133 South Main Street- 3,500 sf addition
- Seven Berkshire LLC- 7 Berkshire Road- 7,500 sf new construction
- 50 South Main Street Association- 50 South Main Street- 7,800 sf new construction (across from Walgreens)
- Berkshire Plaza- 146-148 South Main Street- 17,000 sf new construction
- Grace Christian Fellowship Church- Covered Bridge Road- 42,300 sf new construction



Projects on the Drawing Board



Planned Projects

New Construction:

- **H & Y Construction- 27 Church Hill Road- 6,500 sf - medical office building**
- **Taunton Hill Road LLC – 25 acre equestrian estate**
- **International Tennis Center – Mt. Pleasant Road – 100,000 tennis training facility**
- **Newtown Technology Park – 6-8 Commerce Road – 100,000 sf – 25 acres industrial/business park (wetlands permits pending)**
- **River Park Properties – 19 Commerce Road – 14,000 sf industrial flex space**
- **Goodhouse Flooring LLC- 3 Turnberry Lane- 5,000 sf**

Renovations:

- **Duplex 58 at Fairfield Hills – Kevin’s Community Center – 4,200 sf - \$500,000 grant approved for medical clinic facility – Environmental Cleanup Completed**
- **Stratford Hall at Fairfield Hills – Commercial – 9,000 sf – Environmental Clean Up Completed**
- **Duplex 59 at Fairfield Hills – 4,200 sf – Environmental Clean Up Completed**
- **Duplexes 60, 61 & 63 at Fairfield Hills – Environmental Clean Up Underway**
- **Town of Newtown Parks & Recreation Facility Concept Design Underway**



International Tennis Center

100,000 sf – 90 Mt. Pleasant Road



Perspective
International Tennis Center
Newtown, Connecticut



Job Growth – Major Employers

	Jan. 2011	Jan. 2010	Diff.2010- 11
Town of Newtown, Board of Education	796	880	-84
Masonicare at Newtown	315	282	33
State of CT-Dept. of Corrections	294	305	-11
Taunton Press	245	250	-5
Charter Communications	222	222	0
Newtown Savings Bank	203	126	77
Town of Newtown	174	173	1
Stop & Shop	160	125	35
Curtis Packaging Corp	153	145	8
Big Y Supermarket	151	125	26
Hubbell Wiring Devices-Kellems	150	130	20
Caraluzzi's Newtown Market	133	108	25
TNT Partners	94	75	19
UConn Health Center@Garner Correctional Facility	87	93	-6
Rand-Whitney Corp.	75	74	1
Sonics & Materials, Inc.	68	62	6
Tier One	65	65	0
C L & P	65	61	4
Forecast Int'l.	53	51	2
TUV Rheinland,	47	58	-11
Pitney Bowes	25	100	-75
	3550	3510	65



Strategy

Marketing Plan in Place for Continued Economic Growth

The screenshot shows the homepage of the Newtown Economic Development Commission website. The navigation bar includes links for Home, Site Selection, Doing Business Here, Living Here, Newtown Businesses, News Center, and About the EDC. The main content area features a large banner with the text "Newtown is the right choice for my business!" and a photo of a man in a white shirt. Below the banner are sections for "WHY NEWTOWN?", "WHERE IS NEWTOWN?", and "LIVE. WORK. GROW." The "LIVE. WORK. GROW." section includes a sub-section "NEWTOWN FACTS" with a "PROPERTY SEARCH" button and "FEATURED PROPERTY" listings. The footer contains copyright information for 2009 and contact details for the commission.

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Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

Newtown has readily available commercial and industrial properties for development

By 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

construction in Sandy Hook Center. Building of a new 15,000 sq ft 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 & Daventport 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 CER'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.

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