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Newtown is the land of opportunity: Providing unique benefits to business owners and developers

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Newtown
EDC

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Newtown, Connecticut, located in northern Fairfield County, has seen a busy development season. The town continues to successfully combine rural charm of New England with the sophistication and amenities of metropolitan suburbs. Touting 60 square miles of sprawling hills, rivers, parks, along with vacant or under developed tracts of commercial and industrial zoned land, making Newtown a great place live, work and grow. Many developmental opportunities are located along major thoroughfares such as Interstate 84 along Exits 9, 10 & 11 and U.S. Routes 25, 6 and 34. An ideal location, centrally located between the metropolitan regions of Boston and New York City.

Within the seven key business districts, Newtown provides unique benefits and opportunities to business owners and developers. Infrastructure enhancements, including a sewer extension, are underway in the Hawleyville business district, along Rte. 6, off Exit 9 of I-84. Here, vacant commercial and industrial land, provide opportunity in the newly marketed Newtown's "Medical Mile." Western Connecticut Health Network has secured 15,000 s/f of

medical space and DaVita Dialysis is preparing for their grand opening. Along with these key anchors, Newtown's Medical Mile is poised to attract additional medical services and providers to the area.

Over the summer, Newtown's planning and zoning commission approved a 64-unit Incentive Housing development in the heart of Sandy Hook Village, The Riverwalk at Sandy Hook Village. The development was supported by the Economic Development Commission and Sandy Hook Organization for Prosperity (SHOP), a private business association that supports the commercial area of the village. The development will bring the needed population density within the commercial district of Sandy Hook Village. Many restaurants and businesses are established and growing within the village and the surrounding area. Sandy Hook's streetscape, including sidewalks, street lighting and enhancements, create a growing destination for young professionals and "empty nesters." A Signage

and Wayfinding study, funded by a Preservation Place Grant from Connecticut Main Street Center, has been in development for Sandy Hook. A few preliminary outcomes from the study include highlighting the natural resources within the village such as the Pootatuck River, a beautiful trout fishing location and the various hiking trails within the area. Restaurants offer outdoor dining overlooking the river and there are trail heads located within the village. Soon, we hope to have additional signage to direct visitors to the growing restaurant cluster and natural resources within Sandy Hook.

Newtown's "Gateway," off Exit 10 of I-84, Church Hill Road, is transforming after the summer's development. Consumers Petroleum hosted a ribbon cutting for their newly constructed 3,400 s/f gas station and convenience store off the exit. This welcomed service for travelers and residents also provides enhancements to the entry into Newtown. The Shoppes at Lexington Village, a redevelopment project bringing

61,000 s/f of new retail, restaurant and office space to Newtown's central business, is blossoming with new construction. Tenants will begin to occupy the new buildings over the winter months. Dental Associates and Newtown Savings Bank are a few of the anchor tenants within the development. The Edmond Rd. realignment is still on schedule for 2016 which will create an improved intersection with Commerce Rd., entry to Commerce Park Industrial Park, and Edmond Rd. This effort will create a safer route for truck traffic supporting the various businesses along Edmond Road and the flow of local traffic.

Newtown offers opportunity for developers, businesses and families. We welcome you to learn more about our community of businesses and residents by visiting our website www.newtown.org.

Betsy Paynter is economic development coordinator for the town of Newtown, Conn.