

Light Industrial/Warehouse/Garage

77 South Main Street Unit 5A, Newtown, CT



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VIDAL/WETTENSTEIN, LLC



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77 South Main Street Unit 5A, Newtown, CT

Light Industrial/Warehouse/Garage with Office Space

PROPERTY DETAILS

Available area: 1,484± SF

Ind: 874 Sq. Ft., Office: 610 Sq. Ft.

Acres: 4.61

Zoning: M-5

Parking: 2 reserved

Clear height: 16' to 18' clear

Drive in door: 12' x 14'

Age: 1987±

Amps: 200 Phase 3 power

Heating: Electric, propane

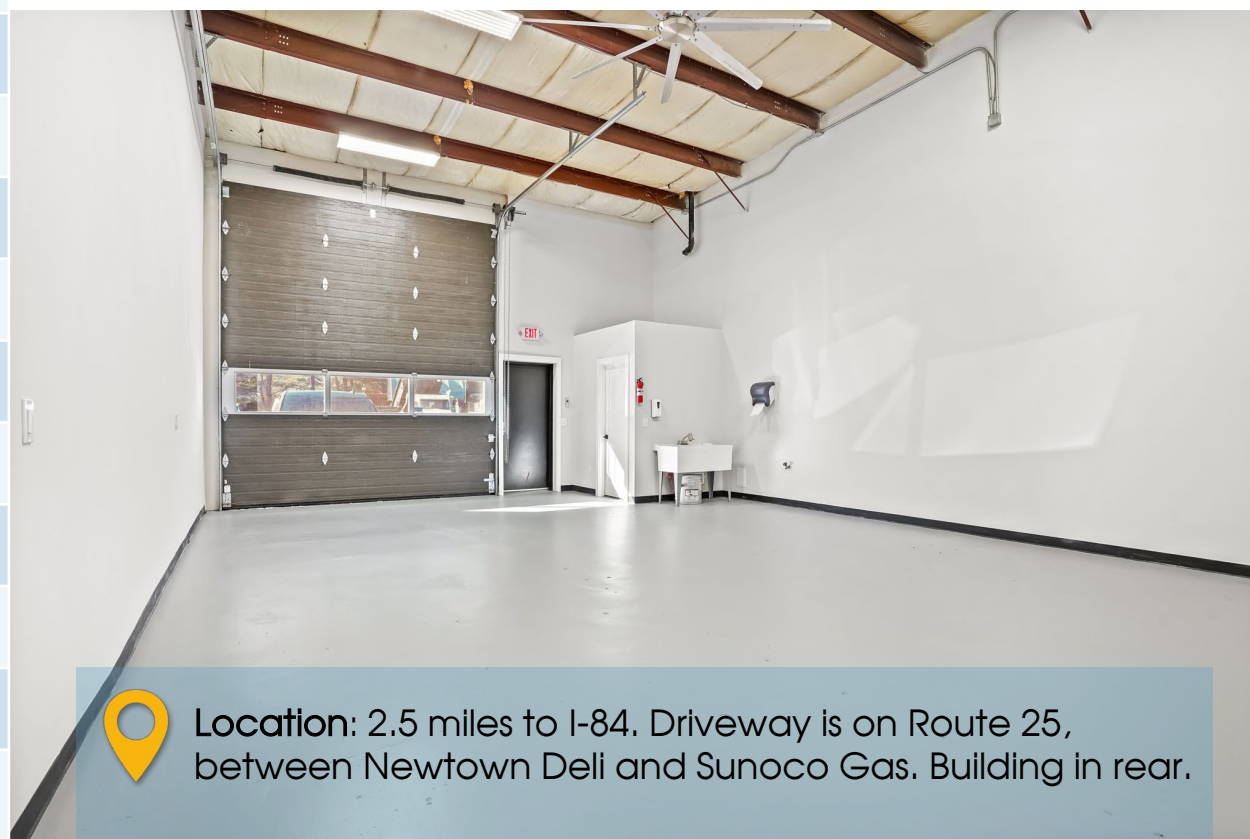
Gas: Yes

Water/ Sewer: shared well and septic

Lavatory: one

Recently renovated

\$2,350/month + electric + gas

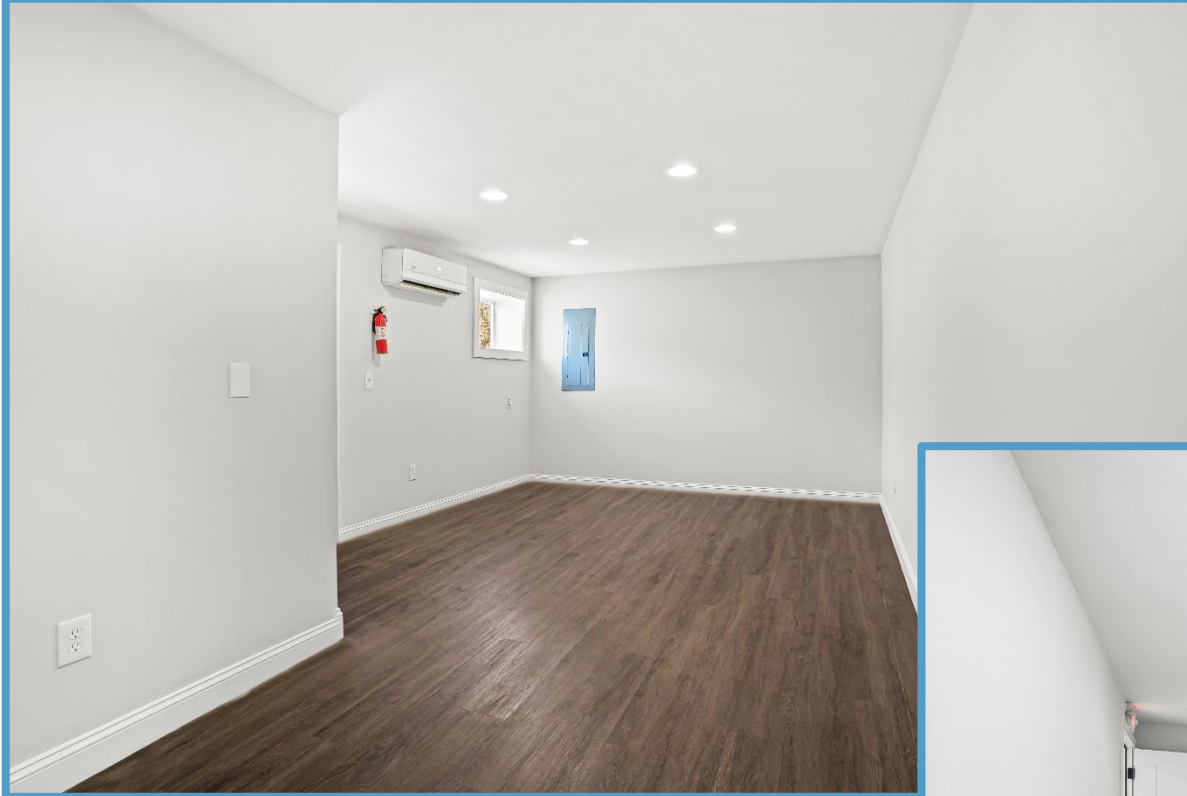


Location: 2.5 miles to I-84. Driveway is on Route 25, between Newtown Deli and Sunoco Gas. Building in rear.

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Upstairs office area 334 sq. ft.
Downstairs office area 276 sq. ft.

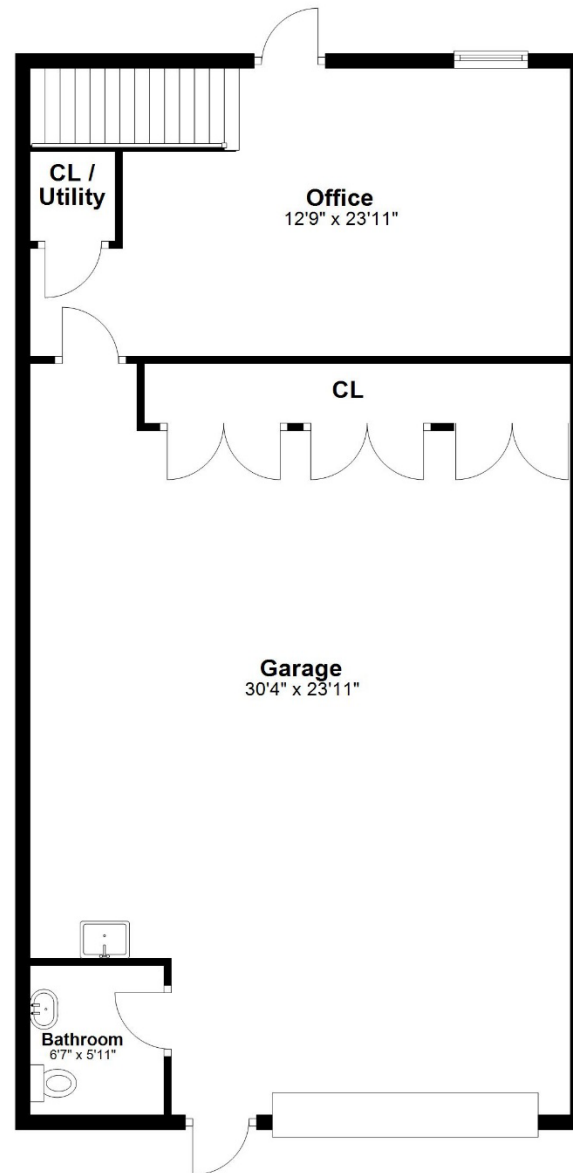


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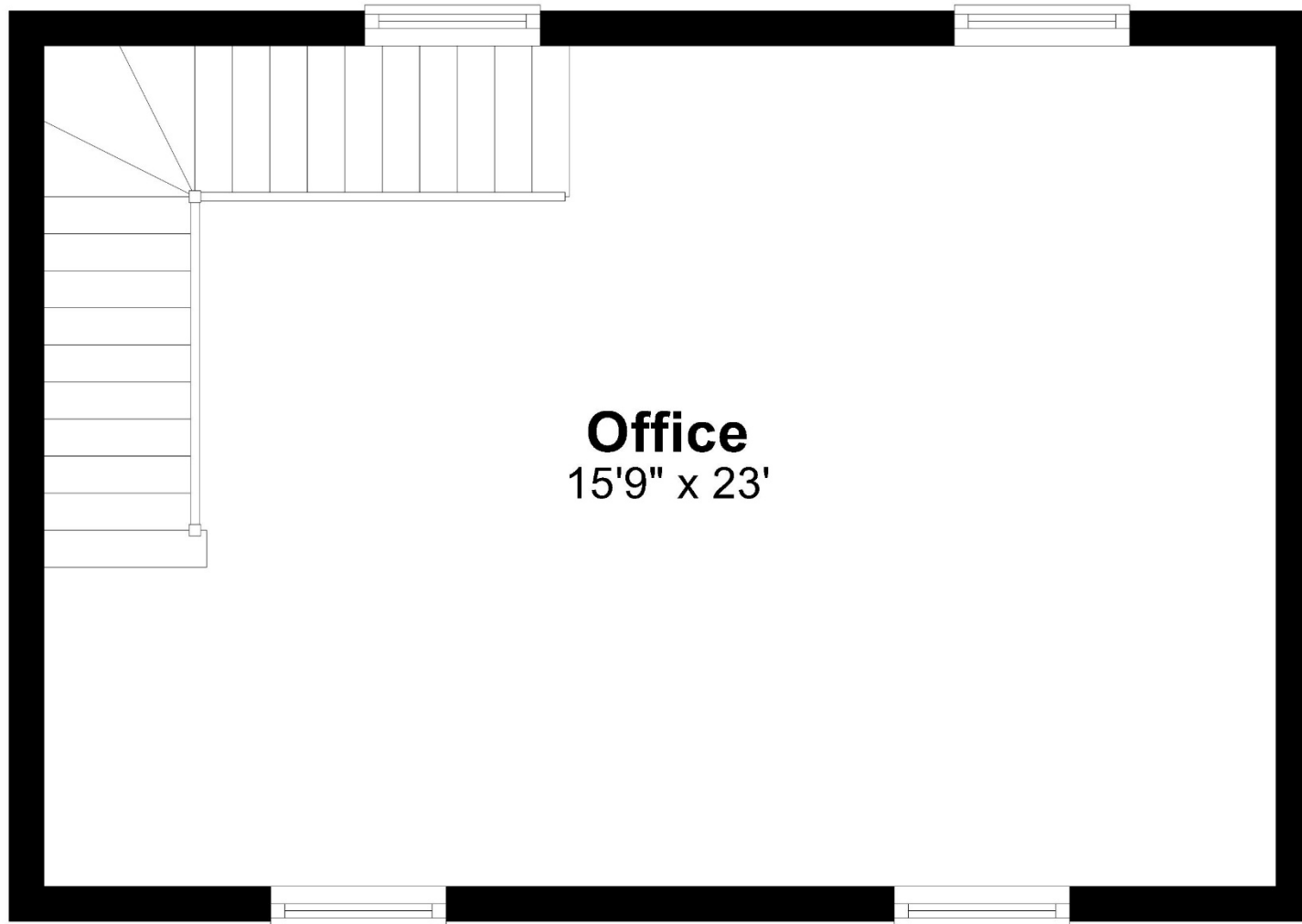


77 South Main Street Unit 5A, Newtown, CT

First Floor



Second Floor



ARTICLE V – INDUSTRIAL ZONES

SECTION 6- INDUSTRIAL ZONE M-5

5.06.100 Purpose and Intent

The purpose and intent of the M-5 zone is to encourage a moderate to high density mix of industrial, commercial, limited retail and service businesses on smaller lots (two (2) acre minimum).

5.06.200 Permitted Uses

The following principal uses are permitted in Industrial Zone M-5 subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. Uses that are not listed as permitted shall not be permitted by variance.

More than one of these principal uses may be permitted within the same structure or building.

5.06.210 Laboratory devoted to research, design, and experimentation.

5.06.220 Office building or office buildings.

5.06.230 Light industrial use including manufacturing, fabricating, processing, converting, altering, packaging, bottling or assembling of products, the operations of which are conducted solely within an enclosed building or group of buildings.

5.06.240 Operation of a public utility authorized to furnish service to residents of the Town or to the region, including among such operations, a utility service center at which may be conducted general office use, customer services, maintenance of utility service operations, vehicle maintenance, and accessory uses, outdoor storage of materials for utility service and outdoor parking of service vehicles.

5.06.250 Public works garage and public storage areas operated by the Town.

5.06.260 Printing and/or publishing establishment.

5.06.270 Wholesale business.

5.06.280 Warehouse (added effective 5/13/23)

(a) Site Development Plans shall require a 100 foot setback from the outermost perimeter of impervious surface from adjacent residential property including a 50 foot natural or planted buffer.

(b) Site Development Plan applications shall require a Traffic Impact Analysis in compliance with §5.06.200.

(c) If storage is to be provided outdoors, for principal or accessory uses, a planted or natural buffer shall be provided between the items stored and the lot lines.

5.06.290 Veterinary Hospital

5.06.300 Store or shop for the conduct of retail business, including, without limitation, a liquor package store.

- (a) The permanent sales areas of all such stores or shops shall be wholly enclosed and there shall be no permanent outdoor storage of merchandise.
- (b) The maximum gross floor area for any single retail business shall be limited to 40,000 square feet.

5.06.310 Personal service establishment.

5.06.320 Financial institution.

5.06.330 Limousine service business.

5.06.400 Special Exception Uses

The following principal uses are permitted in Industrial Zone M-5 subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special Exceptions.

5.06.410 Hotel and/or motel.

5.06.420 Self-service storage facility - one or more buildings for the purpose of renting or leasing individual storage spaces to tenants who are to have access to said space for the purpose of storing and removing personal property stored therein. Such renting or leasing shall not include renting or leasing of space for outside storage of good and products. Such renting or leasing may include outside storage of vehicles, with the exception of commercial vehicles, with current registrations that are parked long term for future use, for a minimum of 30 days, which are considered to be in storage (added effective 8/12/23).

5.06.430 Child day care center.

5.06.440 Waste Treatment Facility operated by or on behalf of the Town.

5.06.450 Garages to shelter commercial vehicles and construction equipment used off the lot. All vehicles and equipment stored on said lot shall be stored wholly within said garage. Maintenance on vehicles, if any, shall be conducted wholly within said garage and only on those vehicles stored therein on a permanent basis.

5.06.460 Buildings containing seven (7) or more tenants.

5.06.470 Indoor and/or outdoor commercial tennis, paddle tennis/platform tennis, racquet ball, hand ball, squash, soccer and/or swimming facility and/or other similar recreational and sports activities (Amended effective December 2011).

5.06.480 Indoor ice skating facility.

5.06.490 - A public garage to be allowed in the M-5 Zone with a Special Exception, except within the Aquifer Protection District provided the following criteria are satisfied:

- (a) One Public Garage per lot as described herein;
- (b) Any Special Exception granted hereunder shall be contingent upon the applicant subsequently obtaining a certificate of approval of location from the Zoning Board of Appeals pursuant to the relevant motor vehicle laws of the State of Connecticut (Effective 6/1/09).
- (c) No public garage shall have any entrance or exit within 300 feet of any public park, playground, school, church, library, theater, hospital or other public garage or filling station on an intersecting street within 300 feet measured along the street lines from said entrance or exit. Effective 10/26/92, amended effective 6/1/09).
- (d) No public garage permitted by to this section shall be deemed to become nonconforming through the subsequent erection of one of the buildings mentioned in the third bullet point above in this section. (Effective 10/26/92, amended effective 6/1/09)
- (e) A public garage located in the M-5 Zone shall not engage in the repair of vehicles outside of the enclosed by areas of the public garage (Effective 10/26/92, amended effective 6/1/09).
- (f) A public garage located within the M-5 Zone shall have all vehicles parked solely within designated parking spaces on the lot and the parking area shall be screened from adjacent lots or roadways by a solid fence, structure, natural buffer or planted buffer (Effective 6/1/09).

5.06.495 – Animal Control Facility – An Animal Control Facility to be allowed in the M-5 zone with a Special Exception, if operated on or on behalf of the Town of Newtown (added effective January 19, 2010).

5.06.496 Brew Pubs and Distilleries (added effective 10/12/17).

5.06.500 Accessory Uses

Article V, Section 7 regarding Accessory Uses in Industrial Zones shall apply.

5.06.600 Site and Building Standards in Industrial Zones

Article V, Section 8 regarding Site and Building Design Standards in Industrial Zones shall apply.

5.06.700 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply.

5.06.800 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

Newtown, Connecticut

General

	Newtown	State
ACS, 2019–2023		
Current Population	27,384	3,598,348
Land Area <i>mi</i> ²	58	4,842
Population Density <i>people per mi</i> ²	476	743
Number of Households	9,496	1,420,170
Median Age	44	41
Median Household Income	\$148,067	\$93,760
Poverty Rate	5%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Social Assistance</i>	1,552	54%
2 Retail Trade <i>Food and Beverage Stores</i>	1,101	34%
3 Manufacturing <i>Machinery Mfg</i>	897	26%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	892	99%
5 Government <i>Local Government</i>	726	82%
Total Jobs, All Industries	9,680	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	277	308	297	360	375

Total Active Businesses 2,822

Key Employers

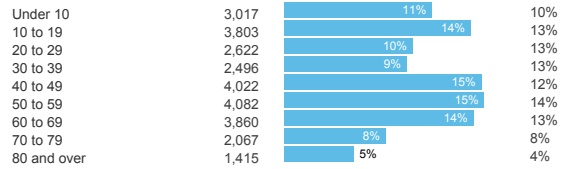
Data from Municipalities, 2025

- Curtis Packaging
- Sonics
- Arch Medical Solutions
- Newtown Savings Bank
- Kimball Midwest

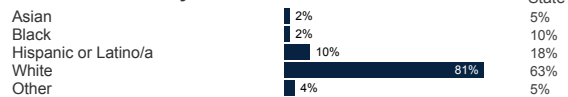
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

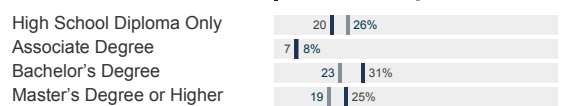


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



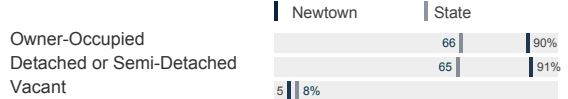
Educational Attainment



Housing

ACS, 2019–2023

	Newtown	State
Median Home Value	\$491,600	\$343,200
Median Rent	\$1,927	\$1,431
Housing Units	9,965	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Newtown School District	PK-12	3,924	84	97%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Newtown School District	68%	66%
Statewide	44%	49%

Newtown, Connecticut

Labor Force

CT Department of Labor, 2024

	Newtown	State
Employed	13,813	1,842,285
Unemployed	439	67,181

Unemployment Rate

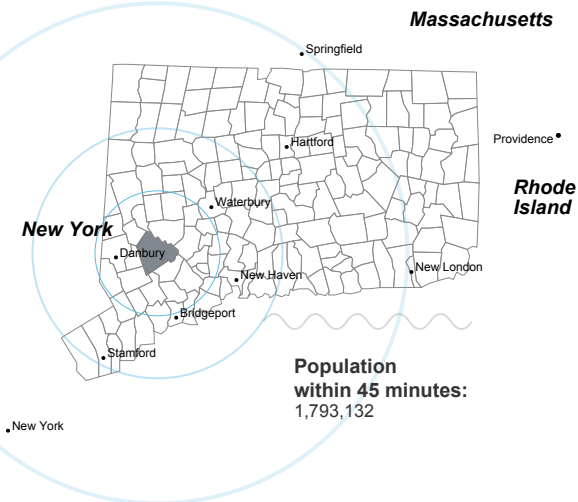


Self-Employment Rate*



*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Population within 45 minutes:
1,793,132

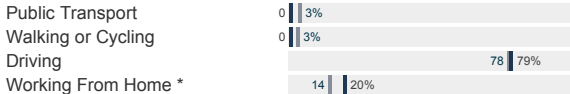
Access

ACS, 2019–2023

	Newtown	State
Mean Commute Time *	32 min	26 min



Commute Mode



Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Housatonic Area Regional Transit (HART)
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$134,610,977
Property Tax Revenue	\$112,948,485
<i>per capita</i>	\$4,096
<i>per capita, as % of state avg.</i>	125%
Intergovernmental Revenue	\$18,655,284
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$132,792,009
Educational	\$89,400,751
Other	\$43,391,258

Grand List

Equalized Net Grand List	\$5,819,344,712
<i>per capita</i>	\$211,022
<i>per capita, as % of state avg.</i>	118%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	34.65
Equalized Mill Rate	19.35

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AAA
Total Indebtedness	\$84,048,873
<i>per capita</i>	\$3,048
<i>per capita, as % of state avg.</i>	104%
<i>as percent of expenditures</i>	63%
Annual Debt Service	\$10,346,159
<i>as % of expenditures</i>	8%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

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