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Development in Newtown steady with several new development projects on tap for this fall

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The Town of Newtown is located in northeastern Fairfield County along I-84 providing transportation access at interchanges 9, 10 and 11. CT Rtes. 6, 25, 34 and 302 provide additional transportation access to the community and the Housatonic Railroad provides options for freight. These corridors offer ease of access for workers and for shipment of goods to and from their markets. Newtown does not share the same peak congestion woes found in lower Fairfield and Westchester Counties and has been fortunate to attract companies who recognize the benefits of this infrastructure.

The pace of commercial development in Newtown has been steady over the summer with several new development projects on tap for opening this fall and winter. Three new projects in the Curtis Corporate Park are close to occupancy. Stock Building Supply which took over the former La-Z-Boy Furniture warehouse and added a storage yard to the facility will be open this fall. Architectural Glass Industries is close to opening its new 8,000 s/f manufacturing facility and the 25,000 s/f commercial/industrial condo that E&R Commercial LLC is developing should be ready for a late fall or early winter occupancy. Three new businesses are already lined up to occupy space in the condo and there is approximately 10,000 s/f still available for one or two more businesses. TNT Partners will be breaking ground shortly for their new headquarters building in the park.

The Borough of Newtown has two new commercial buildings that will be ready for occupancy by the end of the year. Ben and Becky Wei have plans to open their third restaurant in their new building on Church Hill Rd. Mannen Japanese Restaurant will be on the ground level and Fairfield County's third Fred Astair Dance Studio will occupy the second floor. A 6,400 s/f office building is being constructed across the street from the Wei's building on Church Hill Rd. behind the Prudential Realty office.

A 6,600 s/f commercial building has been approved for construction on Church Hill Rd. directly off exit 10 of I-84. Land use approvals have also been given for a new 7,500 s/f commercial building in Hawleyville. The new project is located immediately off exit 9 of I-84.

Toll Brother's is developing the Regency at Newtown, a new active adult community in Sandy Hook. Several units have been sold and occupied to date. The Woods at Newtown is another active adult community that will soon be taking shape in the Hawleyville area off exit 9 of I-84. The Woods will be developed by Bashert Developers.

TUV Rheinland of North America which has its North American headquarters in the adjacent Commerce Road Industrial Park will expand into the new tech park. TUV Rheinland is an international company providing consumer product services including product testing and global certification services. They will be the first company to occupy space in the Tech Park and have received their land use approvals to construct a new 2,500 s/f building adjacent to their existing facility. Charter Communications, TR Paul, the U.S. Post Office, a day care center, fitness club and

several small businesses also occupy space along adjacent Commerce Rd.

The Fairfield Hills Authority is negotiating leases for new projects planned for the former hospital campus. A Developer's Package that explains the project is online at www.newtown-ct.gov/public_documents/newtownCT_FFHills/Developerspackage.pdf The former campus offers a location with some unique opportunities for developers. It is fully served by public infrastructure and has access directly off exit 11 off I-84 and from Rte. 25. Interested developers are encouraged to contact the Authority for additional information and a site tour.

Newtown's Economic Development Commission is ready to assist its businesses to grow locally and provides assistance to new companies to help get their business up and running in their Newtown location. A listing of available properties is accessible from the Commission's web site at www.newtown.org.

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