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Economic activity in Newtown is encouraging with new possibilities for business growth

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Recent economic activity in Newtown is encouraging and the Economic Development Commission and I are optimistic for business expansion in Newtown over the next two years.

The Tech Park: The land is available and the commission is actively promoting the land to pharmaceutical and technological companies. The property is comprised of approximately 37 acres with open fields and wooded areas that make it a desirable and scenic site for a corporate headquarters and for a research and development facility. The property is minutes from Exit 10 of I-84. The interstate highway provides connections to the tri-state area and five major airports. CT Rtes. 6, 25 and 34 provide easy access to New Haven, Bridgeport, Danbury and Waterbury. The Tech Park has public water and sewers, reliable power and telecommunications options and is adjacent to a system of trails and expansion fields that will be maintained for open space in perpetuity. Desirable amenities on Commerce Rd. include a child day care center, a fitness club and a post office. Sandy Hook Center, Fairfield Hills and the Borough business districts are nearby where restaurants and services can be found. There are new possibilities for business growth in the region and an available skilled and sophisticated workforce in this area combine to make this land an attractive investment. Environmental reports and mapping are completed and will help to plan the development. In summary, the commission hopes to attract a company that will grow in Newtown and join other technology businesses that are successfully operating here. Access to the market, labor and a quality life style are attainable.

Exciting New Projects: Ground was broken in August for the first phase of the 68,000 s/f Plaza South shopping center located on Rte. 25. The fact that this project is almost fully leased and the tenants are anxious to see the construction moving forward fuels our optimism for growth potential in Newtown. Phase I is comprised of three buildings. The Learning Experience which is a child day care center will occupy a 10,000 s/f building. In addition to the interior space, The Learning Experience will have a 5,000 s/f landscaped playground. The Union Savings Bank will be opening a new branch office in a second building. The new branch will be 3,400 s/f. The third 12,500 s/f building is close to being full with two leases signed (Subway and 77 Nails) and two more in process. Phase II will be comprised of two buildings and leasing is well on its way. As is typical of the Newtown community, Plaza South was designed in the "life style center" fashion with five buildings surrounded by adequate parking, lush landscaping and area for shoppers to gather. Plaza South includes a unique trail connection with the neighborhoods to the west and east of the center. The largest building in Plaza South is about 24,000 s/f and may be occupied by one or more tenants.

Ground was broken this summer for a new 17,000 s/f medical office building. Land use approvals were gained in the early spring and no time was lost in moving forward with construction. The

building will be two stories in height. A 5,000 s/f urgent care center is planned for the first floor and 12,000 s/f of office space will be available for private doctor offices. The building is located in Hawleyville on Rte. 6 and borders the Bethel/Newtown line. The medical building is the first of several new commercial projects that have been approved for this corridor of Newtown over the past two years. Commercial activity in this area of Newtown was very active a year ago and only slowed marginally during the recession. This activity was partially the result of three age restricted housing communities that were approved for this area of Newtown and similar activity over the town line in Bethel. The Liberty at Newtown and the Homsteads assisted living community are completed and occupied. A third community, the Woods at Newtown, has its approvals but is not under construction yet. A new 7,500 s/f commercial building was started in the early spring and will be fit out for the new Hawleyville Post Office which will open this fall.

Located in northern Fairfield County, Newtown has much to offer business tenants and investors. Newtown's Economic Development Commission is ready to help existing businesses expand and provide assistance to new companies who seek an exciting, attractive community. We are ready to help you get your business up and running as quickly as possible in a Newtown location. A listing of available services, business properties and local data is available on the commission's web site at www.newtown.org. You can call me with any questions.

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