

FOR SALE OR LEASE // 898 ETHAN ALLEN HIGHWAY, UNIT 2, RIDGEFIELD CT


PROPERTY DESCRIPTION

Recently renovated first floor end unit office condominium with ideal Route 7 location. Building is well maintained and features: full sprinklers, handicap accessibility, basement storage, elevator and great parking. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Reception, Six Private Offices, Conference Room, and Kitchenette
- Year Built: 1988
- B-2 Zone (Commercial)
- Common Baths
- Oil Heat
- Central A/C
- Well and Sewer
- Taxes \$5,004 Yearly
- Common Charges \$802.90 Monthly (Inc. Heat)

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)
Sale Price:	\$309,900
Available SF:	1,676 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	992	7,191	20,032
Total Population	2,733	19,259	52,884
Average HH Income	\$134,716	\$125,079	\$113,079



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

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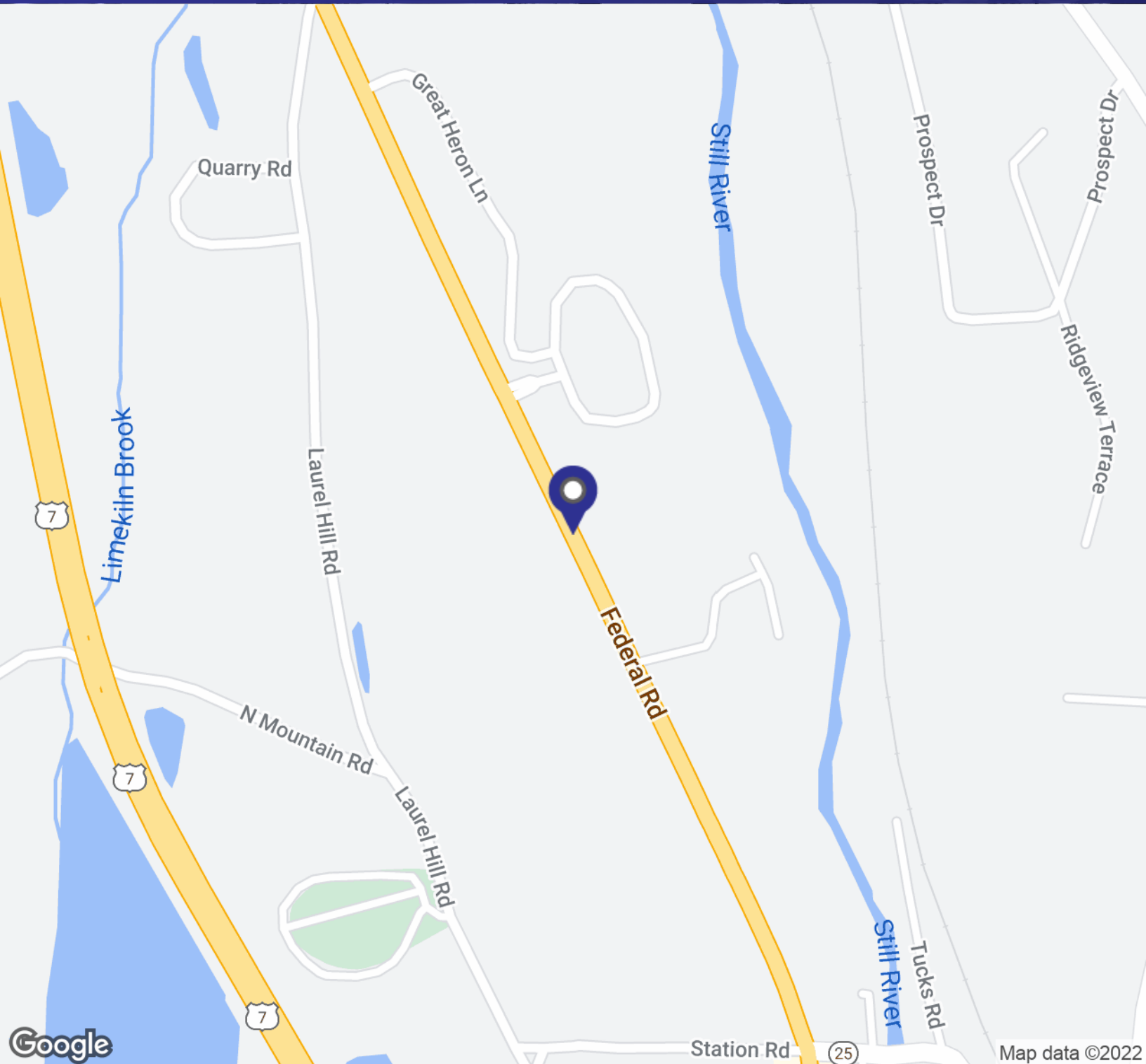
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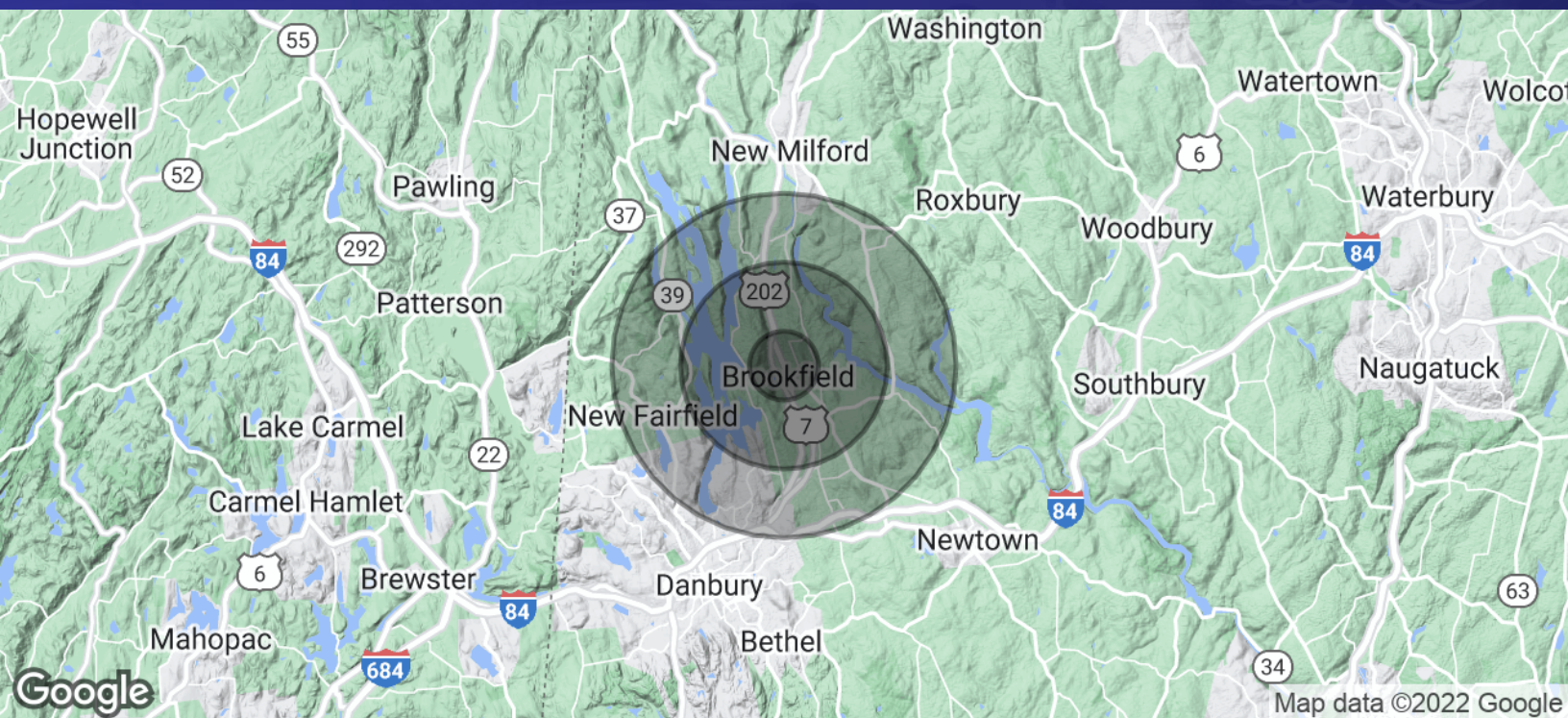


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,733	19,259	52,884
Average Age	42.1	42.2	42.0
Average Age (Male)	40.7	41.2	41.4
Average Age (Female)	42.4	42.6	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	992	7,191	20,032
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$134,716	\$125,079	\$113,079
Average House Value	\$552,923	\$498,895	\$444,745

* Demographic data derived from 2010 US Census


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