

FOR LEASE // OFFICE OR RETAIL SPACE AVAILABLE



PROPERTY DESCRIPTION

Unit 1 - First floor retail/office in quaint Sandy Hook District! Ideal location with easy access to I-84, Route 34 and Route 25 and plenty of parking.

Unit 306 - 2nd floor private office with windows and shared baths. Perfect for therapy or professional office.

PROPERTY HIGHLIGHTS

- Unit 1 Layout: 3 Offices with Private Bath and Kitchenette
- Zone: SHDD (Sandy Hook Design District)
- Parking: 22 Shared Spaces in Lot and Street Parking
- Heating: Electric Heat Pump
- Cooling: Central A/C
- Utilities: City Water and Sewer

OFFERING SUMMARY

111 CHURCHILL RD, SANDY HOOK, CT

Suite 1 Lease Rate:	1,500.00/month + utilities (Gross)
Suite 306 Lease Rate:	\$500.00/month (gross)
Suite 1 SF:	1,100 Sq. Ft.
Suite 306 SF:	224 Sq. Ft.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	877	3,025	5,687
Total Population	1,855	7,214	14,413
Average HH Income	\$120,838	\$128,380	\$135,066



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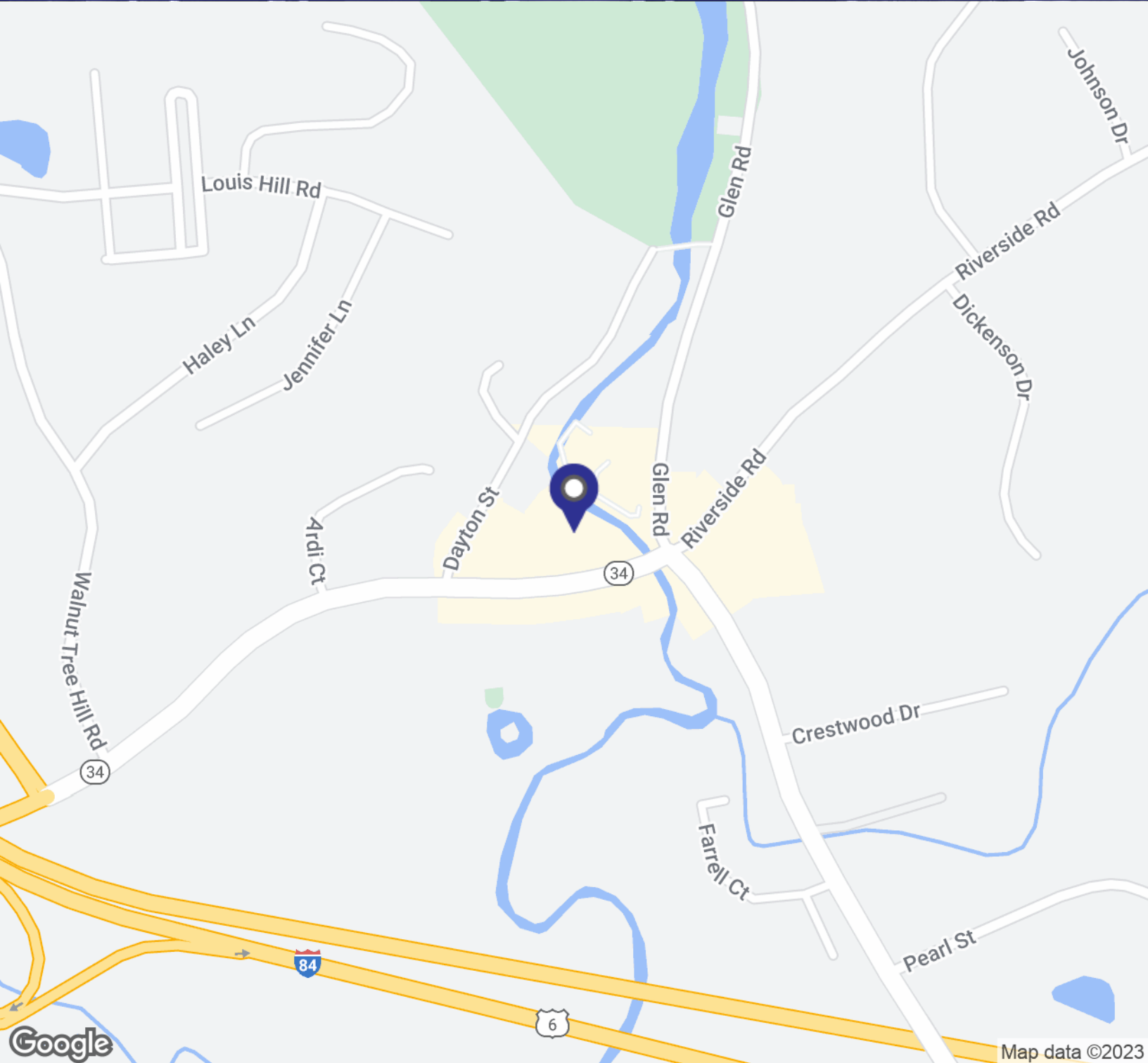


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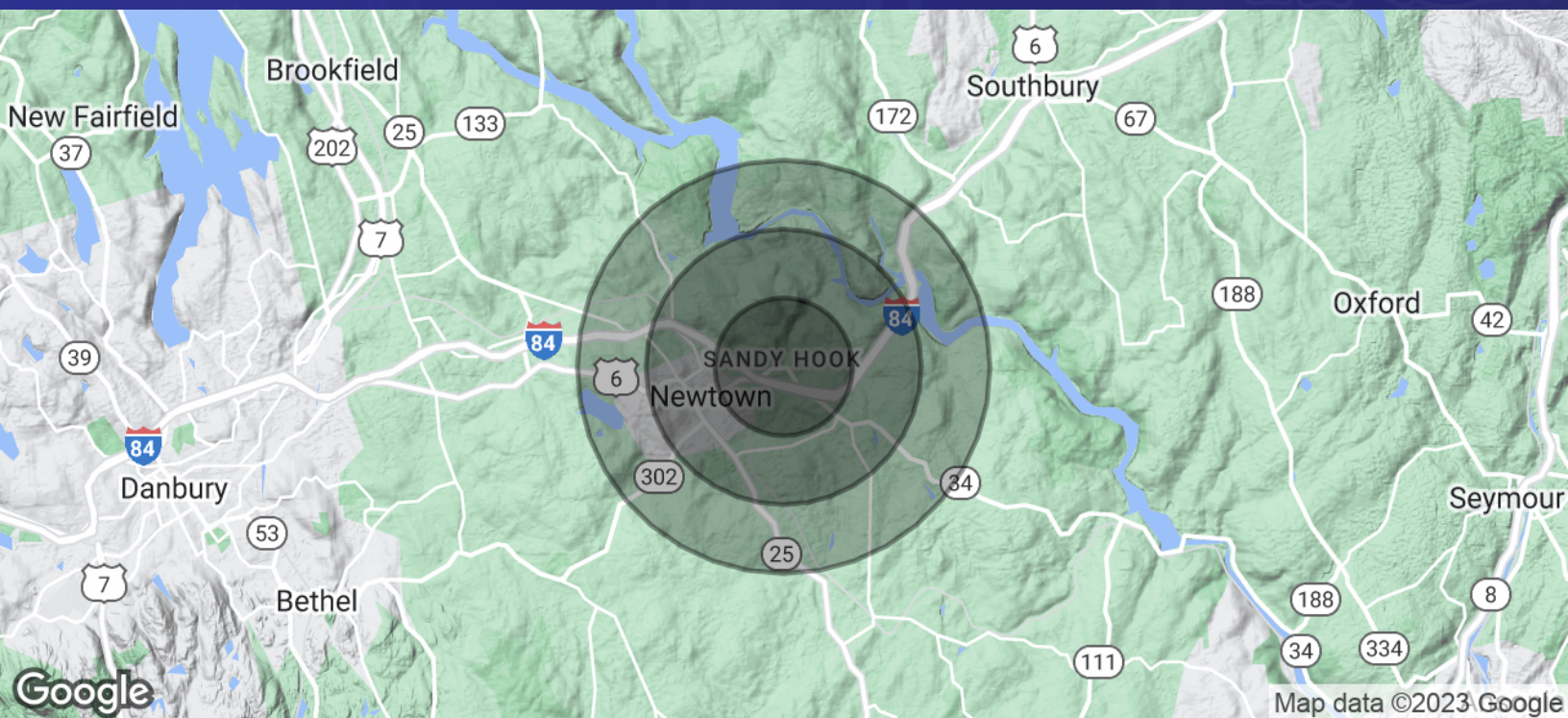
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,855	7,214	14,413
Average Age	50.5	47.5	45.0
Average Age (Male)	47.4	45.2	42.8
Average Age (Female)	53.0	49.3	47.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	877	3,025	5,687
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$120,838	\$128,380	\$135,066
Average House Value	\$358,341	\$368,415	\$371,869

* Demographic data derived from 2020 ACS - US Census


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