

FOR LEASE // 159 DANBURY RD (RT. 35), RIDGEFIELD, CT



PROPERTY DESCRIPTION

Clean and Bright Commercial space on RT. 35 in Ridgefield, CT with great parking.

Space has an open floor plan and is currently used as a hair salon. Ideal uses include: Professional office, salon/spa, medical and service businesses.

PROPERTY HIGHLIGHTS

- Utilities - City water, sewer and gas
- Heat/AC - Gas Heat and Fully air conditioned.
- Price - \$33 NNN PSF
- (Approximate net charges - +/- \$5.75 PSF)
- Plumbing - 1 handicap bath, washer/dryer hook up and sink.
- Year Built - 2014
- Zone - B-3 (Commercial)
- Signage - Road sign and unit signage available.

OFFERING SUMMARY

Lease Rate:	\$33.00/SF (NNN)
Available SF:	1,000 SF
Building Size:	19,498 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	525	1,926
Total Population	423	1,149	4,509
Average HH Income	\$183,193	\$187,248	\$193,873



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- (Approximate net charges - +/- \$5.75 PSF)
- Plumbing - 1 handicap bath, washer/dryer hook up and sink.
- Year Built - 2014
- Zone - DPD
- Signage - Road sign and unit signage available.
- Currently Built Out with 6 Stations



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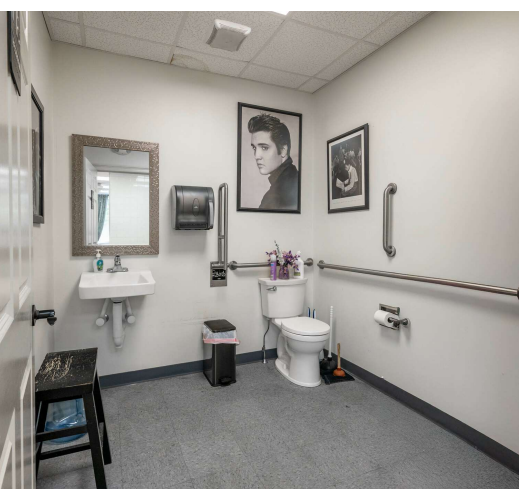
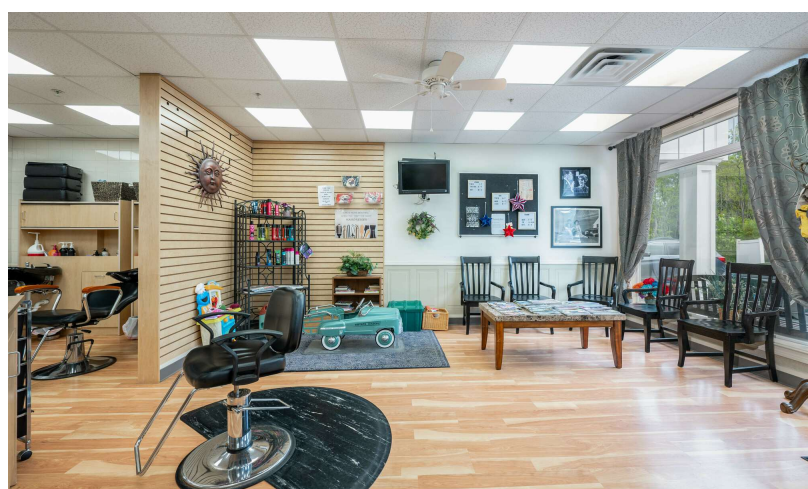
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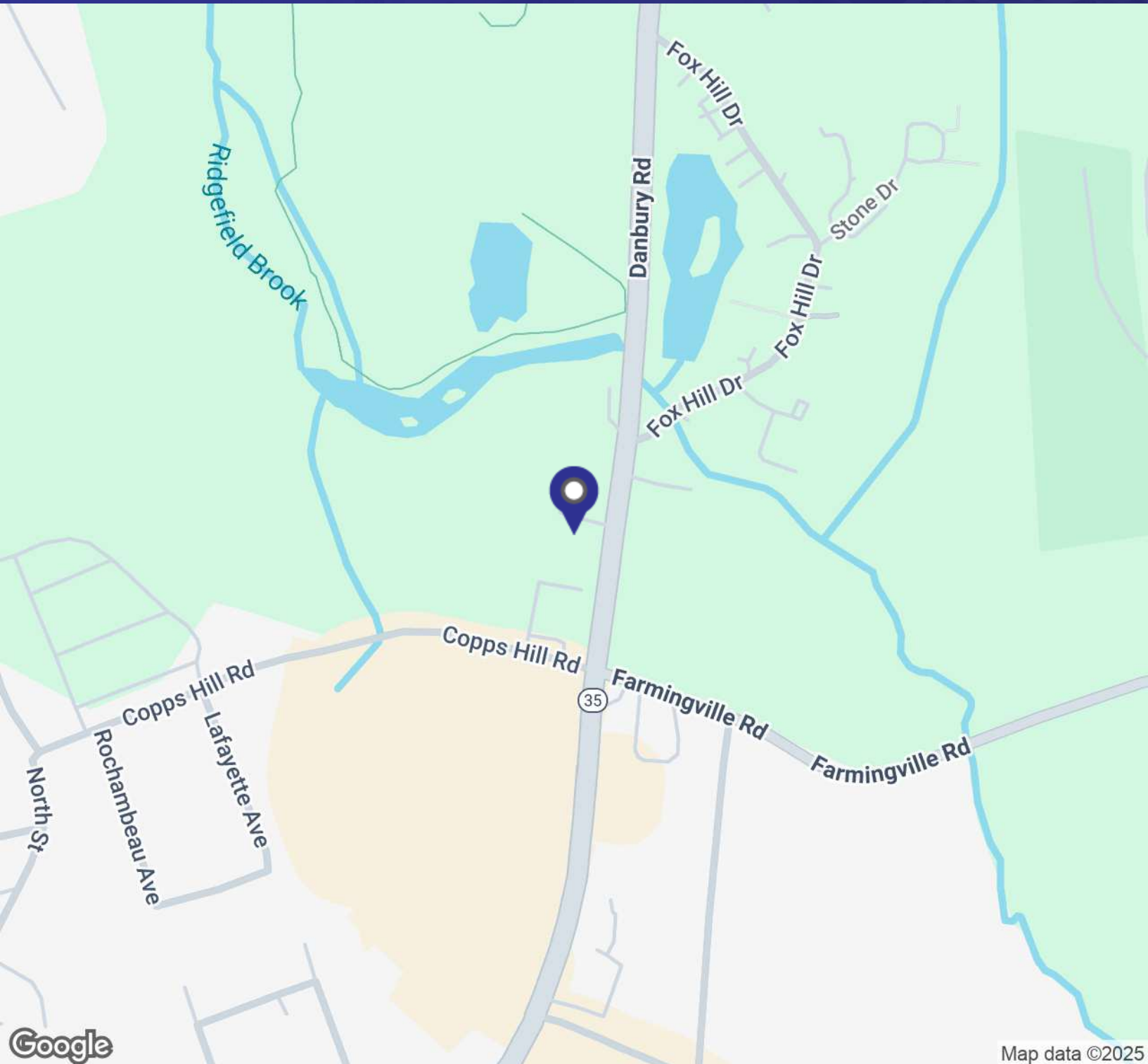


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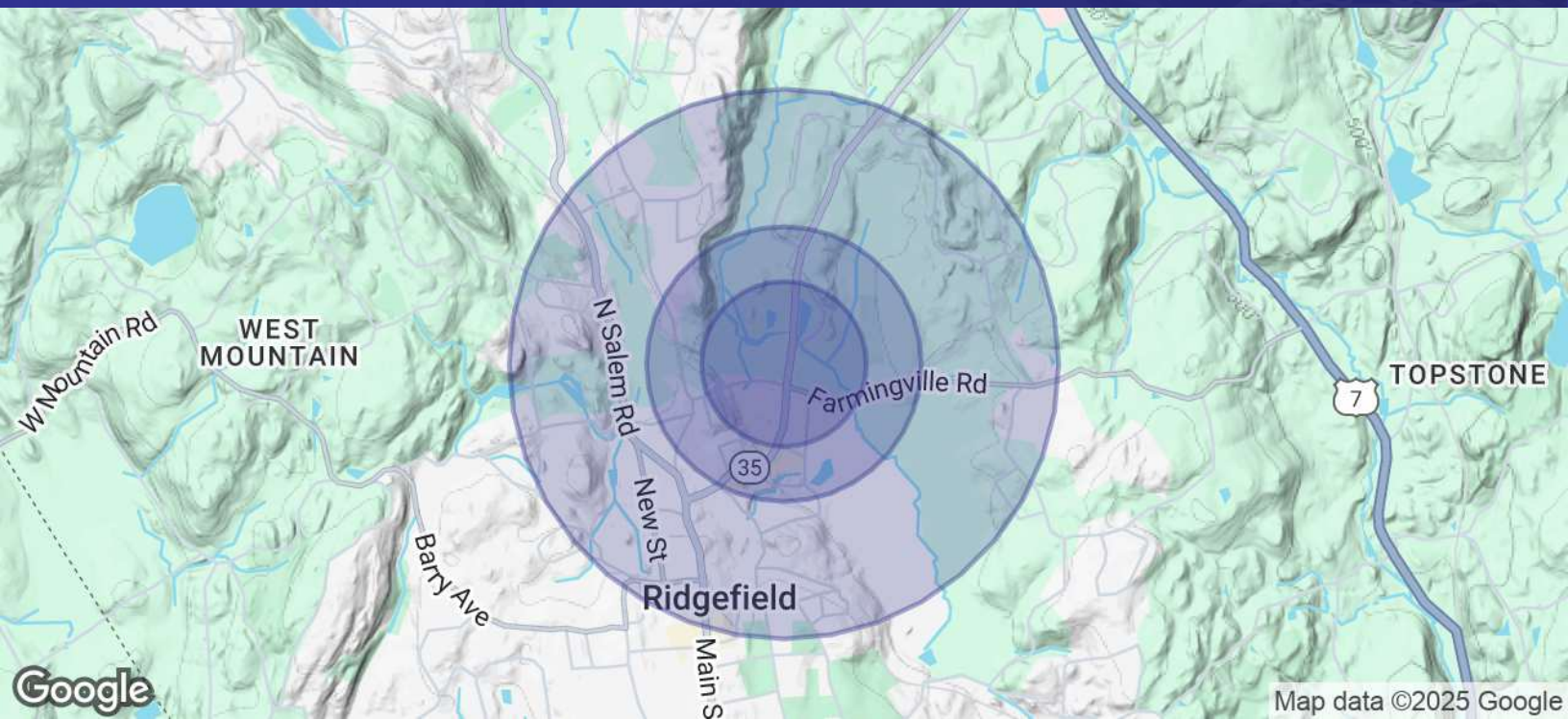
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	423	1,149	4,509
Average Age	46	46	45
Average Age (Male)	43	43	42
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	525	1,926
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$183,193	\$187,248	\$193,873
Average House Value	\$819,254	\$838,102	\$889,938

Demographics data derived from AlphaMap



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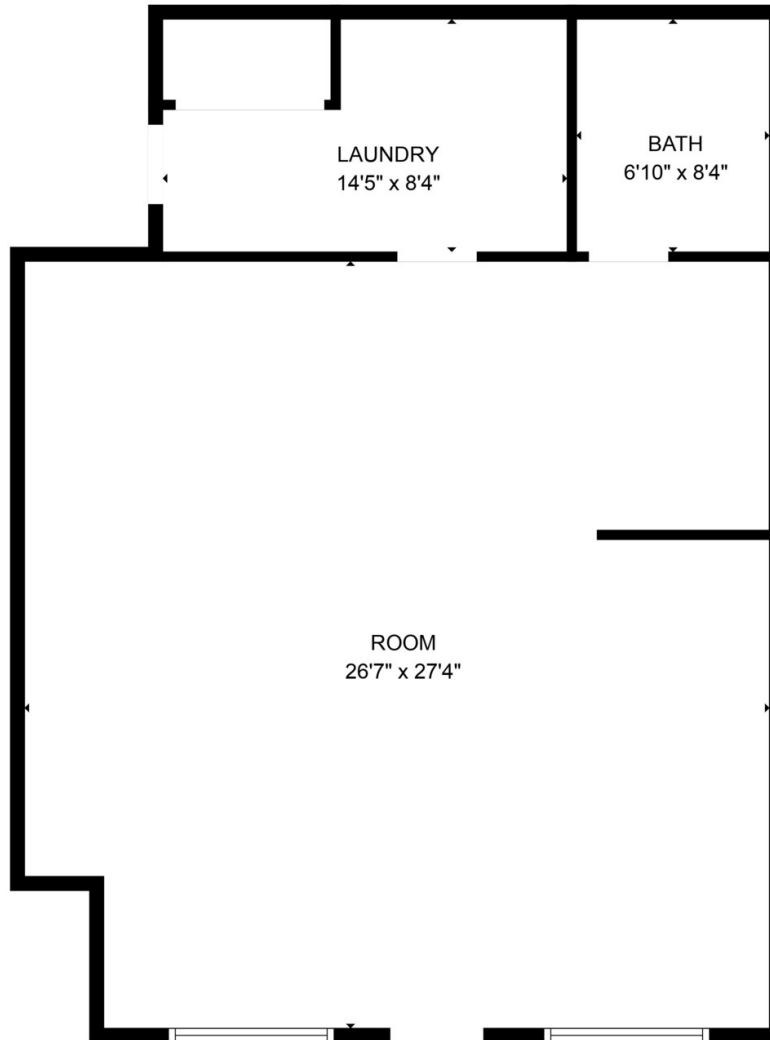
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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