



MEDICAL OFFICE FOR LEASE

609 & 853 SF SPACES AVAILABLE

40 Dale Rd, Avon, CT 06001

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Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM



PROPERTY DESCRIPTION

Goman+York is proud to present 40 Dale Road, Avon, CT, with units of 609 and 853 RSF immediately available for lease.

Just 20 minutes west of Hartford, 40 Dale Road is part of a medical office hub directly off Routes 44 and 167. The property offers excellent accessibility to the busiest part of the Farmington Valley.

Suite 103 is a fully built-out, 853 RSF medical office space featuring reception, admin, 2 exam rooms, 1 consult, a comfortable admin area, in-suite ADA bathroom and a lab/kitchenette.

Suite 104, which sits directly across from Suite 103, is a three-room interior space with reception and 2 spacious offices.

PROPERTY HIGHLIGHTS

- Fully built-out medical office can be made ready for occupancy very quickly - LL is also a general contractor and expertly performs custom tenant buildouts.
- Responsive local ownership and property management

OFFERING SUMMARY

Lease Rate:	\$18-\$23.00 SF/yr (Gross + Janitorial)
Date Available:	Immediate; Terms Subject to Negotiation
Available SF:	1,525 SF
Parking:	4.0 Spaces / 1,000 SF
Building Size:	20,592 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,294	10,284	21,340
Total Population	3,231	26,643	53,737
Average HH Income	\$167,992	\$185,656	\$179,718

- Robust referral base
- Convenient to many nearby amenities

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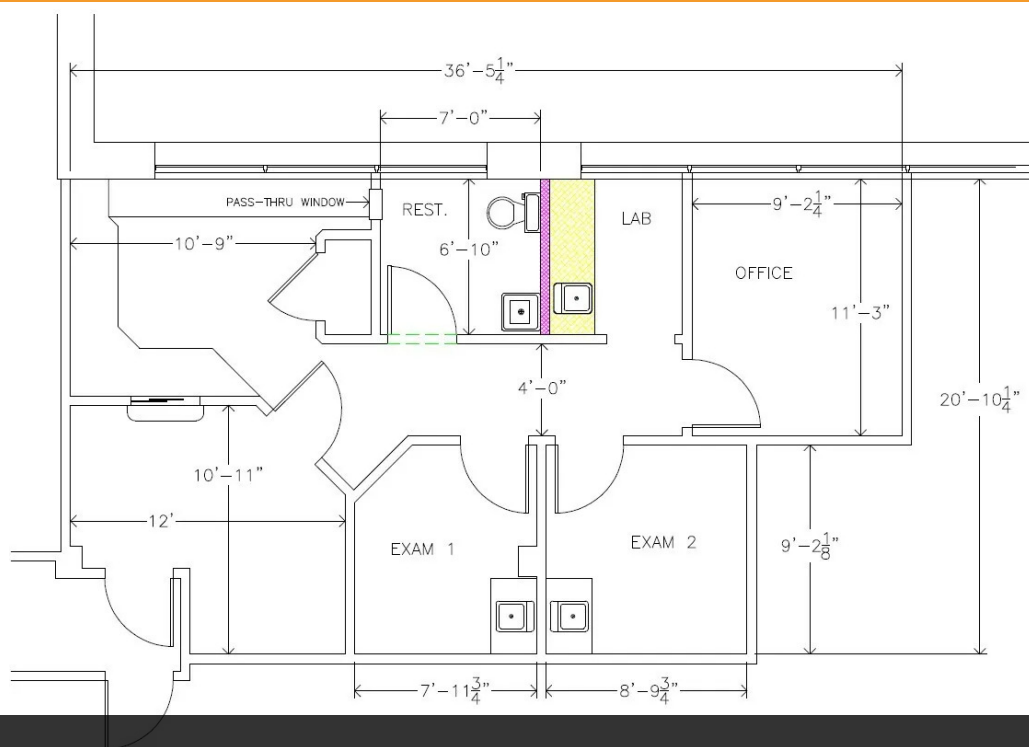


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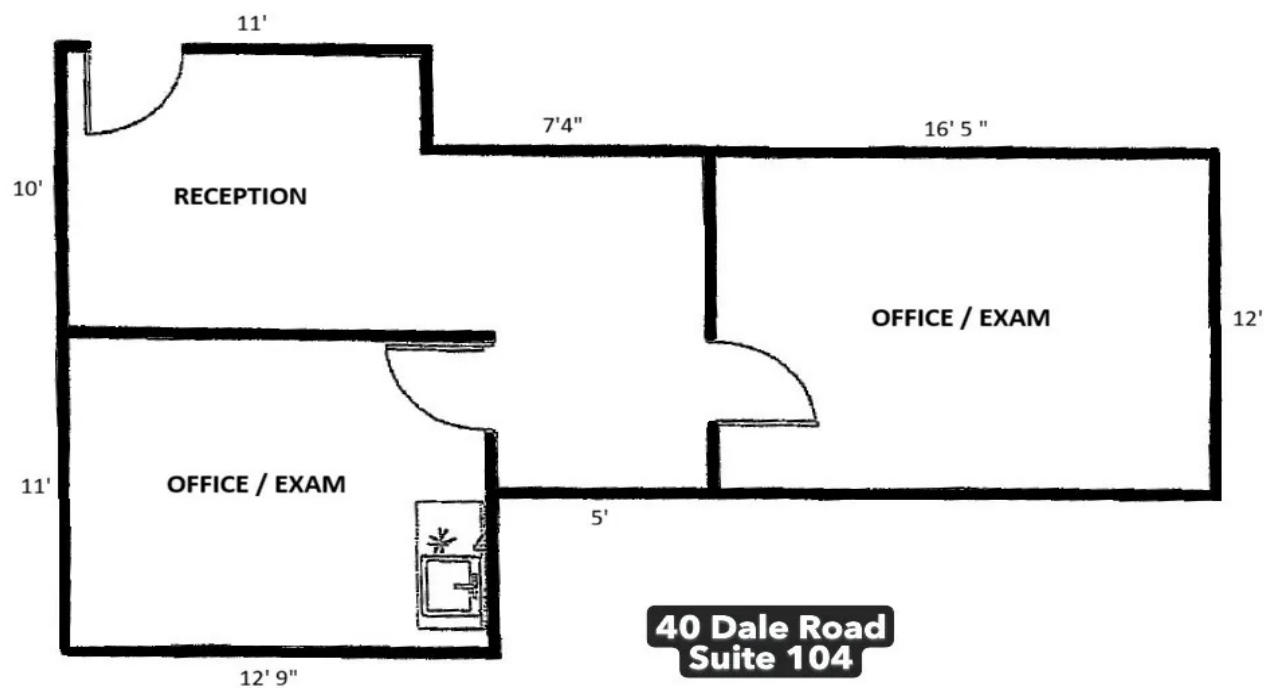


SUITE 103 & 104 FLOOR PLANS

40 DALE ROAD, AVON, CT 06001



SUITE 103



Suite 104

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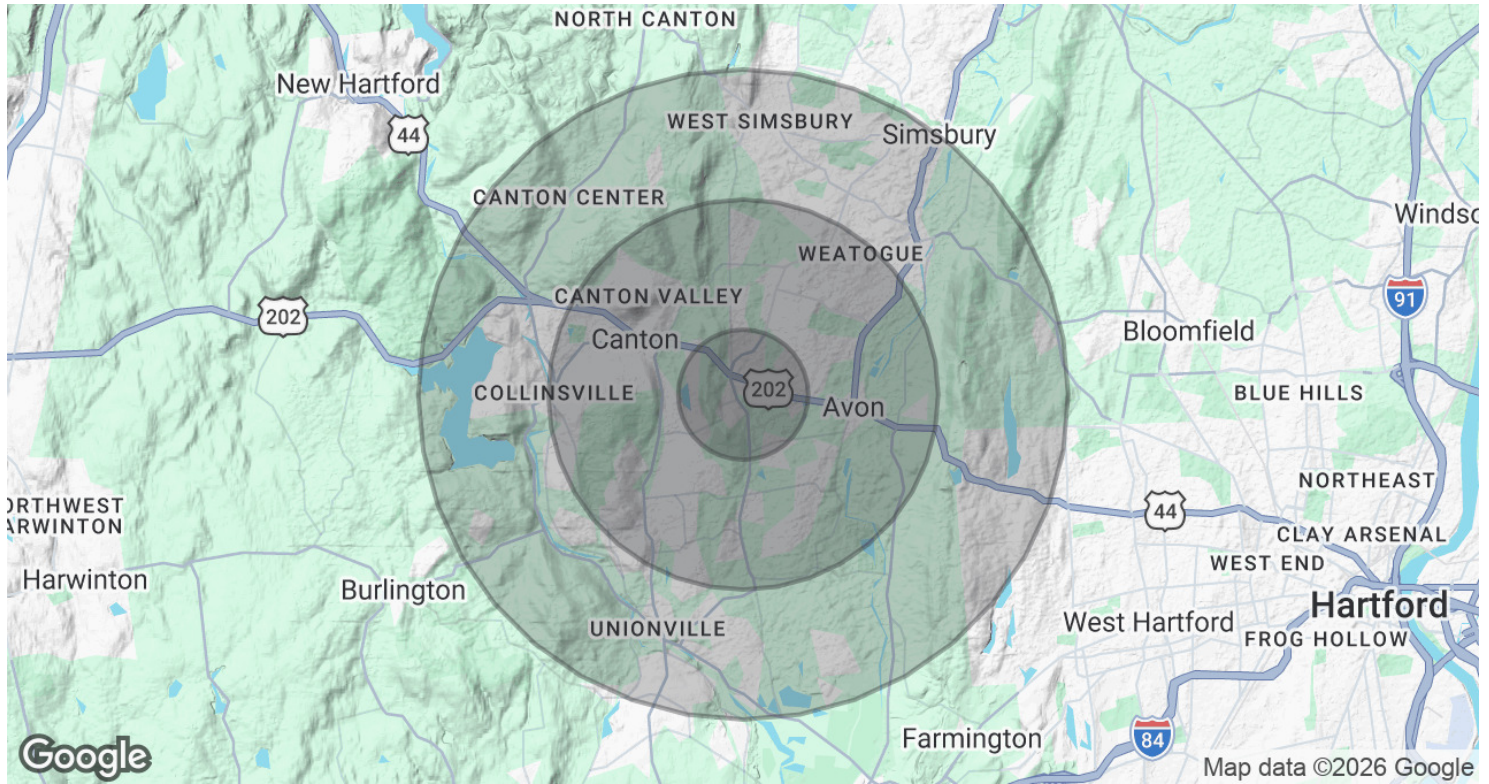
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,231	26,643	53,737
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	46	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,294	10,284	21,340
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$167,992	\$185,656	\$179,718
Average House Value	\$495,631	\$552,511	\$539,752

2020 American Community Survey (ACS)

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