

LEASE

79 DANBURY ROAD - COPPS HILL COURT

Ridgefield, Connecticut



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 79 Danbury Road, Ridgefield, CT, 06877. This remarkable property boasts an amazing downtown location, offering three large studio spaces and private offices for optimal functionality. With ample parking available, these move-in ready spaces provide seamless transition for tenants. The combination of prime location and turnkey features makes these spaces a standout choice for businesses seeking a versatile and accommodating lease opportunity. Don't miss the chance to secure these coveted properties, perfectly suited for a range of commercial endeavors.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,086	7,878	14,666
Total Population	4,936	21,555	40,277
Average HH Income	\$194,703	\$233,518	\$234,304

PROPERTY HIGHLIGHTS

- Amazing Downtown Location
- Versatile spaces
- Private Offices
- Private bathrooms
- Ample parking
- Move-In Ready

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	585 - 3,280 SF
Lot Size:	76,666 SF
Building Size:	7,000 SF

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

79 DANBURY ROAD - COPPS HILL COURT

Ridgefield, Connecticut



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	585 - 3,280 SF	Lease Rate:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A-1	Available	585 SF	Modified Gross	\$21.00 SF/yr	This move-in ready suite offers a versatile commercial space for retail, office, personal training, or a wellness facility. With an abundance of natural light, a private bathroom, and ground floor access; this suite is ideal for a variety of businesses.
Suite A-2, 5 & 6	Available	3,280 SF	Modified Gross	\$21.00 SF/yr	This move-in ready suite offers a versatile commercial space ideal for businesses such as dance studios, fitness centers, or wellness facilities. This inviting and well-lit suite features three spacious private studios, a large locker room, private bathrooms, and multiple private offices.

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



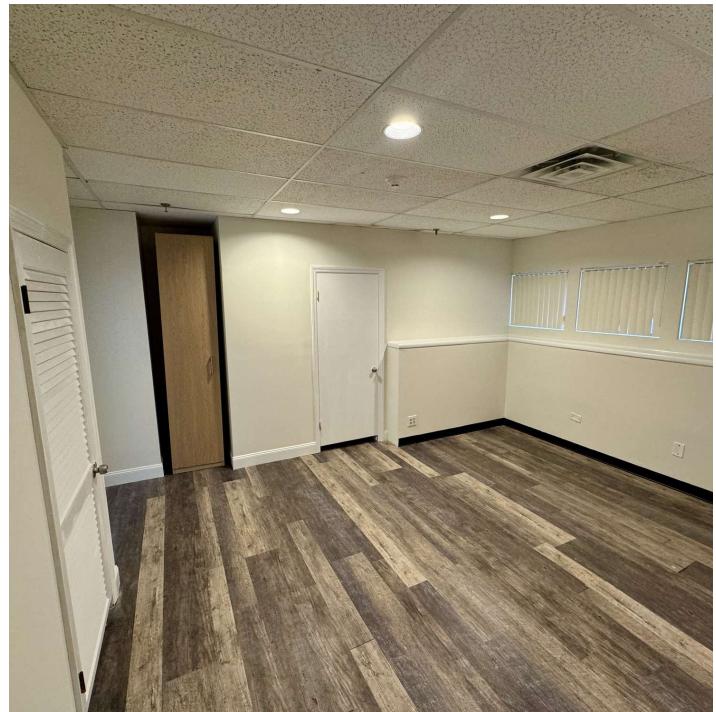
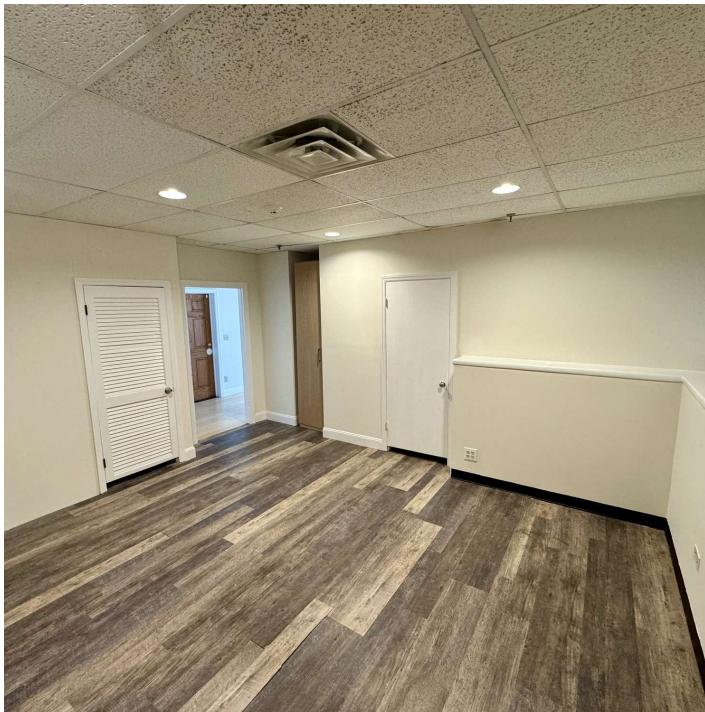
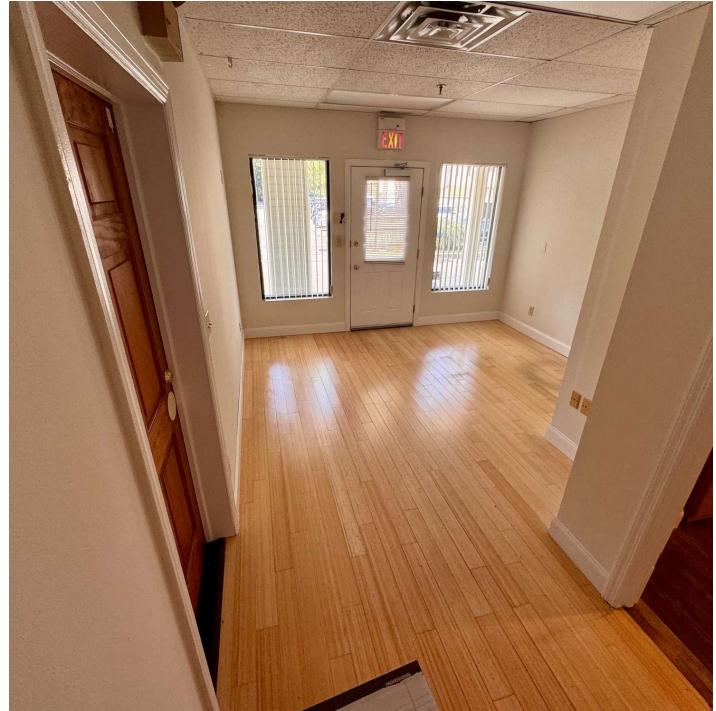
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

79 DANBURY ROAD - COPPS HILL COURT

SUITE A-1 - 585sf



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



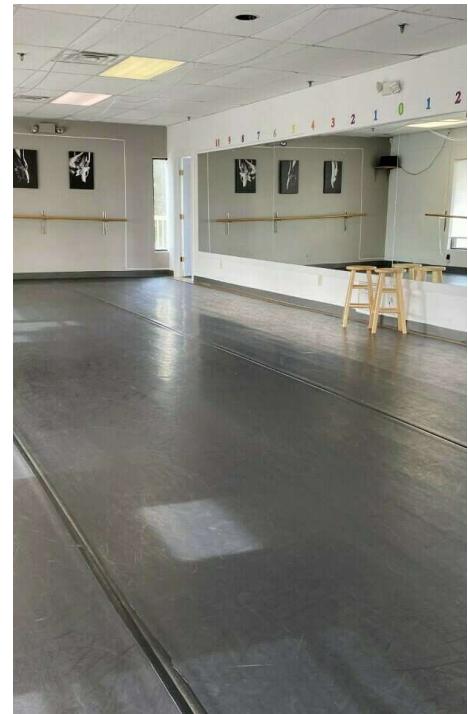
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

79 DANBURY ROAD - COPPS HILL COURT

SUITE A-2, 5, 6 - 3,280sf



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



**COLDWELL BANKER
COMMERCIAL
REALTY**

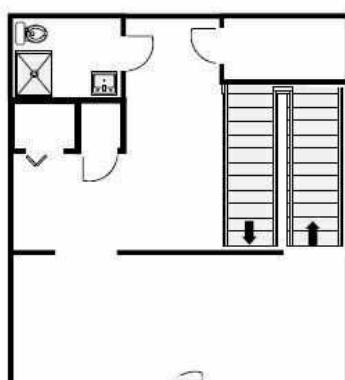
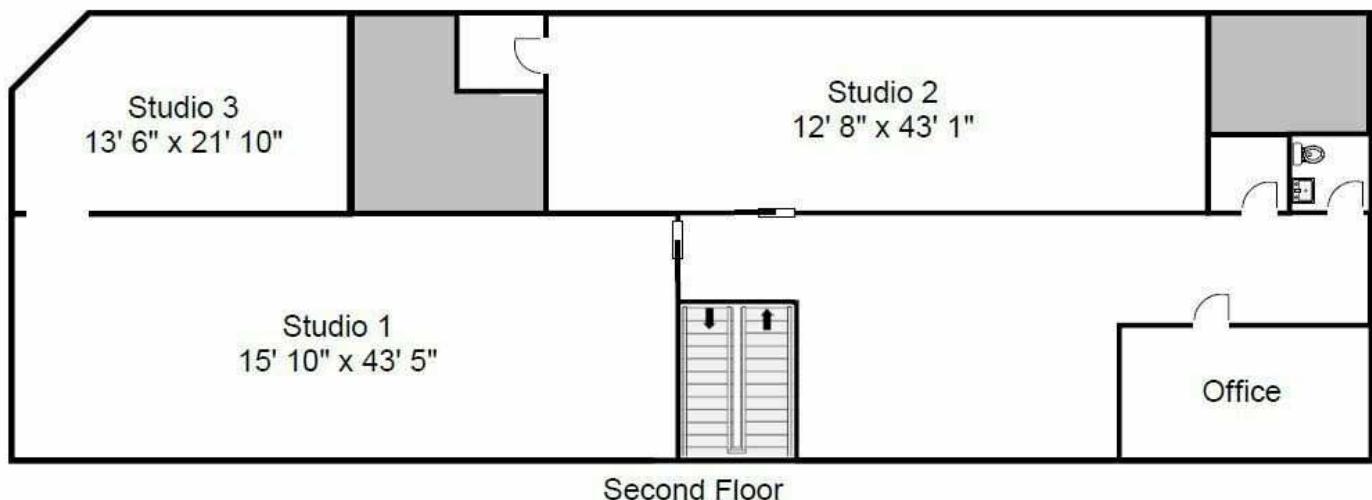
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

79 DANBURY ROAD - COPPS HILL COURT

SUITE A-2, 5,6 FLOORPLAN

79 Danbury Rd
3,128 RSF



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



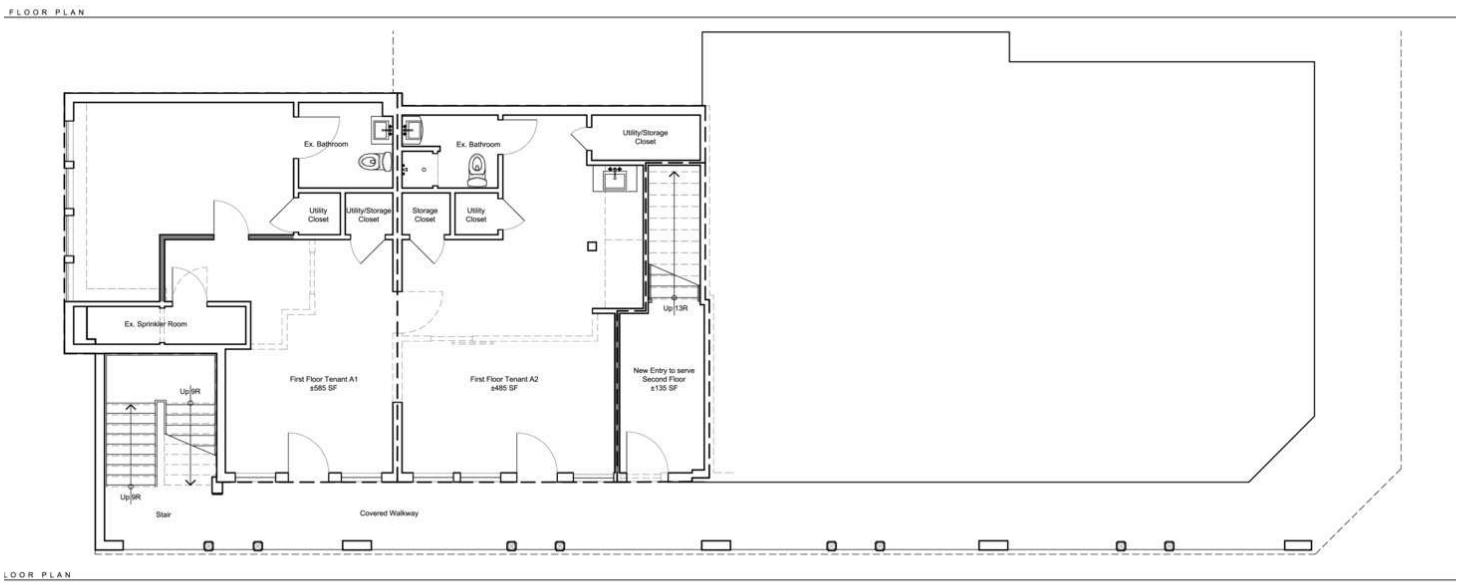
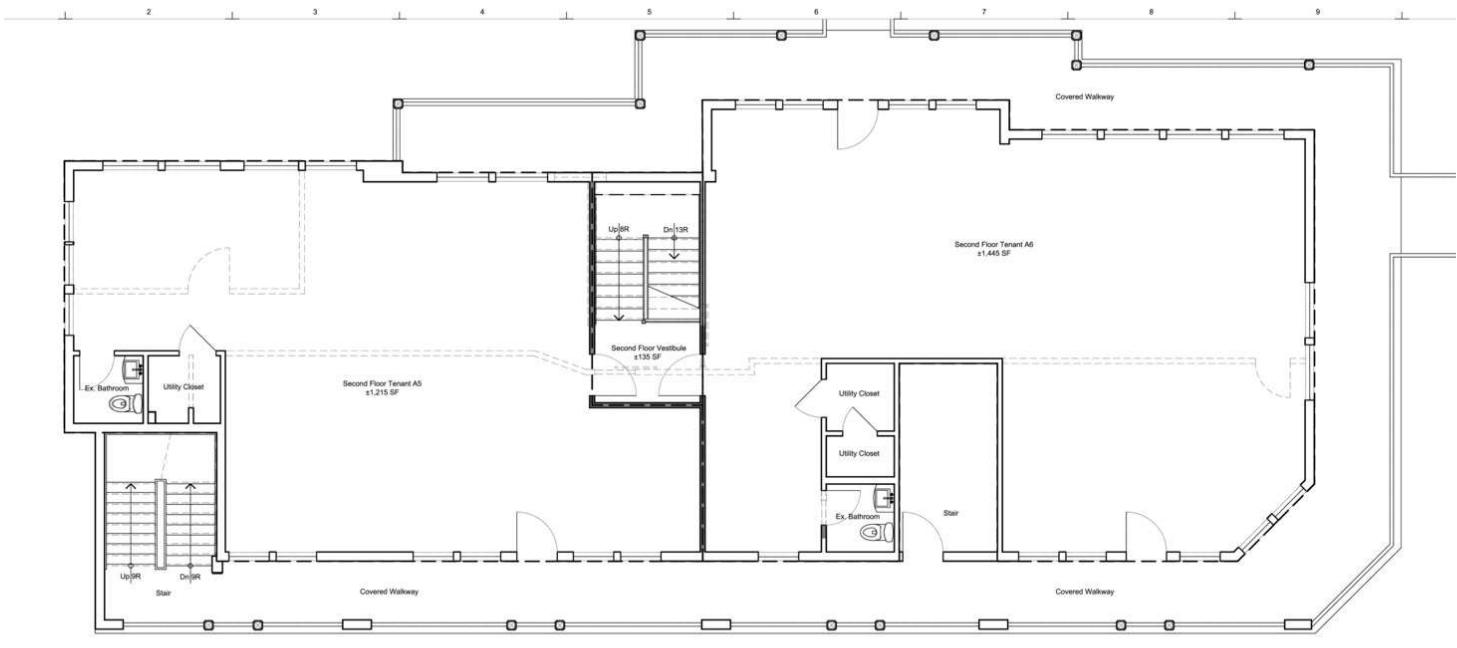
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

79 DANBURY ROAD - COPPS HILL COURT

OPTIONAL TESTFIT



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

79 DANBURY ROAD - COPPS HILL COURT

Ridgefield, Connecticut



Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



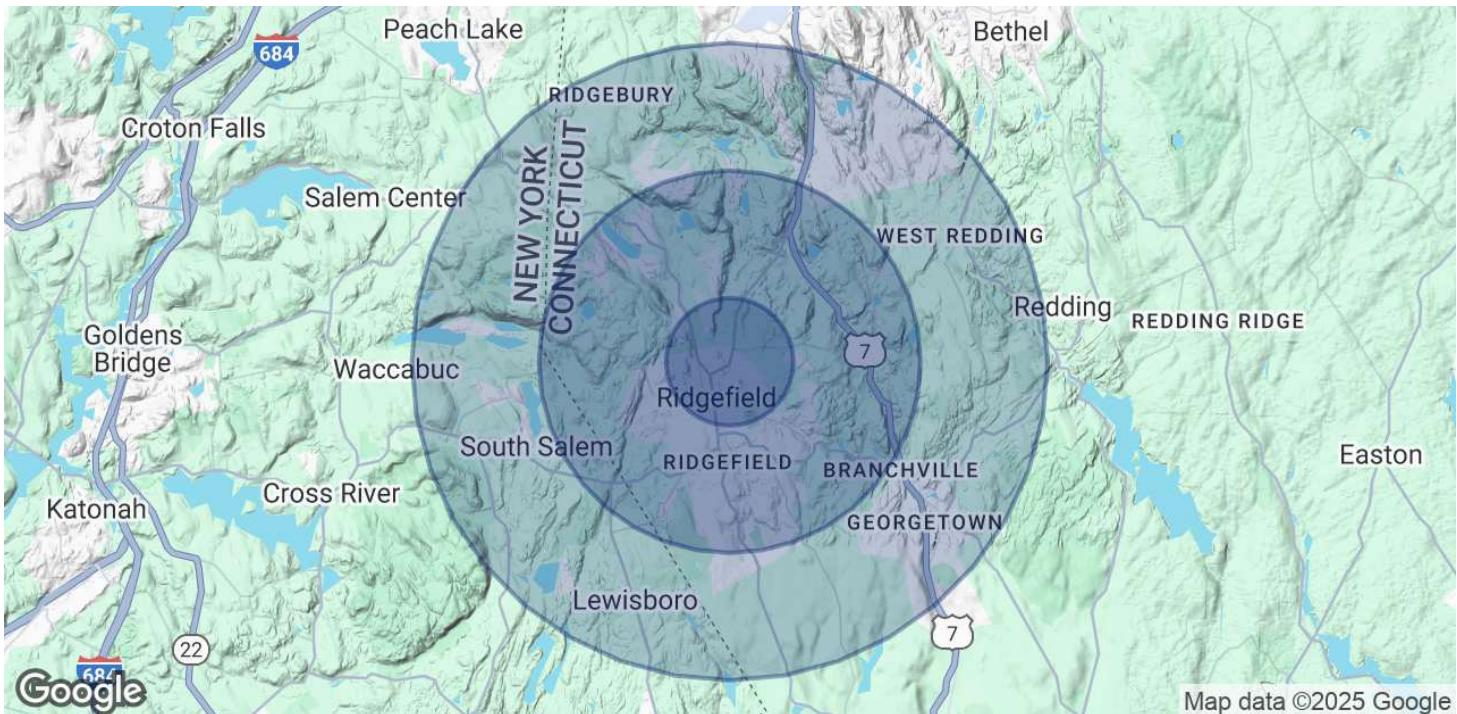
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

79 DANBURY ROAD - COPPS HILL COURT

Ridgefield, Connecticut



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,936	21,555	40,277
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	46	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,086	7,878	14,666
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$194,703	\$233,518	\$234,304
Average House Value	\$918,484	\$926,272	\$893,374

Demographics data derived from AlphaMap

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.