



SCALZO
COMMERCIAL
NEW DEVELOPMENT

325 MAIN STREET SOUTH
Southbury, CT 06488
For Lease





PROPERTY DESCRIPTION

Discover a prime opportunity at this turn-key office space, thoughtfully designed to meet the diverse needs of modern businesses. Boasting a professional layout with abundant natural light, the property offers a welcoming environment for productivity and collaboration. Equipped with two conference rooms, a fully functional kitchen, and high-speed internet infrastructure, this space effortlessly supports the demands of a dynamic office setting. With customizable workspaces and a dedicated reception area, the property provides a tailored solution for businesses looking to make their mark. Ample parking, convenient highway access, and on-site management further enhance the appeal of this secure and well-maintained building, ensuring a seamless experience for tenants and clients alike.

PROPERTY HIGHLIGHTS

- Turn-key office space, with two conference rooms.
- Modern and professional office layout
- Abundant natural light throughout
- Fully equipped kitchen and break room
- High-speed internet and tech-ready infrastructure
- Customizable workspace options
- Dedicated reception area
- Ample parking for employees and clients
- Convenient access to major highways
- On-site property management
- Secure and well-maintained building
- Accessible entryways and amenities for ADA compliance

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (MG)
Number of Units:	3
Available SF:	1,160 SF
Building Size:	6,400 SF

SPACES	LEASE RATE	SPACE SIZE
2nd (4) Floor Space	\$15.50 SF/yr	1,160 SF



LOCATION DESCRIPTION

Nestled in the heart of Southbury, the area offers a vibrant and thriving community for businesses. The location provides easy access to a variety of amenities, with popular shops and restaurants just minutes away. The nearby community hospital, Southbury Medical Center, offers convenient healthcare services for both employees and clients. With its close proximity to Main Street South, the area boasts excellent visibility and accessibility for businesses. Southbury's picturesque surroundings, including nearby parks and green spaces, provide a serene and pleasant environment for employees and visitors alike. This prime location offers a perfect balance of convenience and charm for a prospective Office/Medical tenant at the property.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,123	7,647	15,290
Total Population	1,998	16,285	34,090
Average HH Income	\$91,382	\$115,673	\$121,983

Property Details

325 Main Street South
Southbury, CT 06488

Lease Rate	\$15.50 SF/YR
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LOCATION INFORMATION

Street Address	325 Main Street South
City, State, Zip	Southbury, CT 06488
County	New Haven
Township	Southbury

BUILDING INFORMATION

Building Size	6,400 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	6,400 SF
Year Built	1988

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	B-3C
Waterfront	No

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	25

UTILITIES & AMENITIES

Security Guard	No
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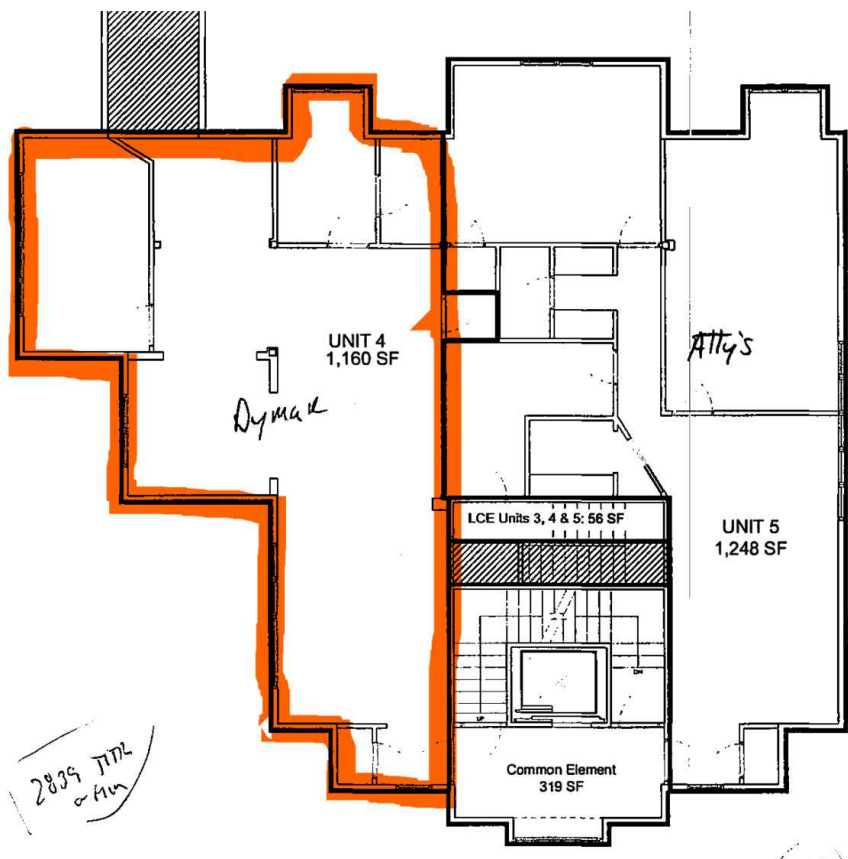
TAXES & VALUATION

Foreclosure / Distressed	No
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Lease Spaces

325 Main Street South
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LEASE INFORMATION

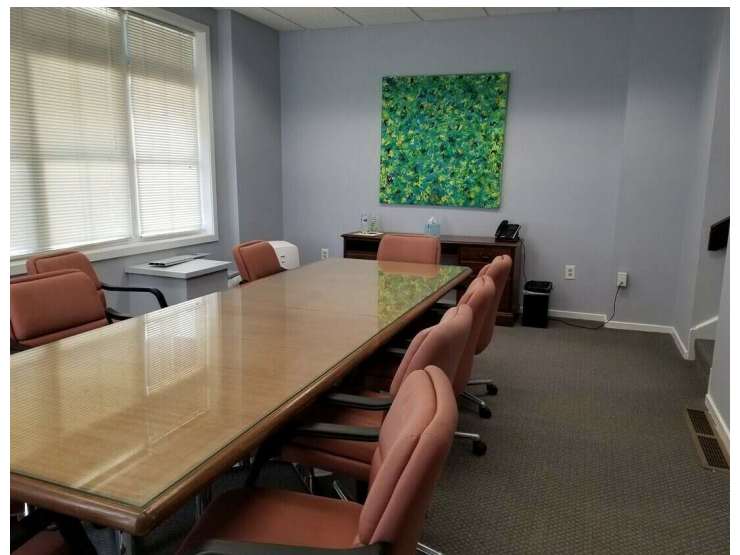
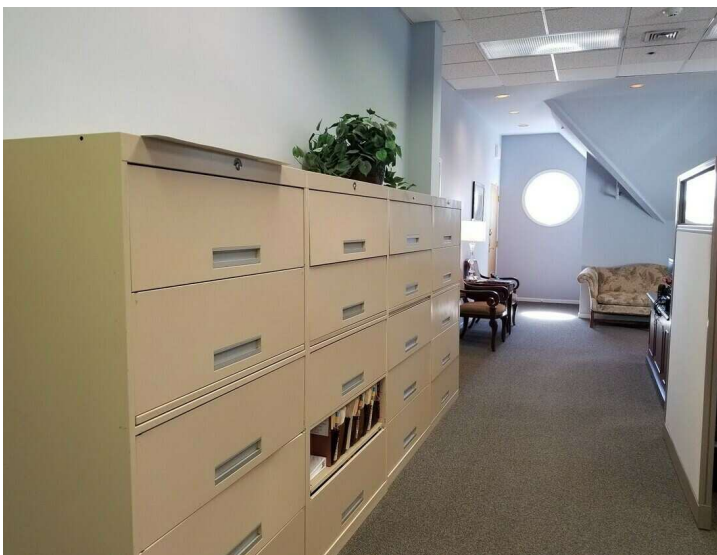
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,160 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Space	-	310 SF	Modified Gross	\$19.35 SF/yr	-
2nd (4) Floor Space	Available	1,160 SF	Modified Gross	\$15.50 SF/yr	-
2nd (5) Floor Space	-	1,248 SF	Modified Gross	\$19.76 SF/yr	-

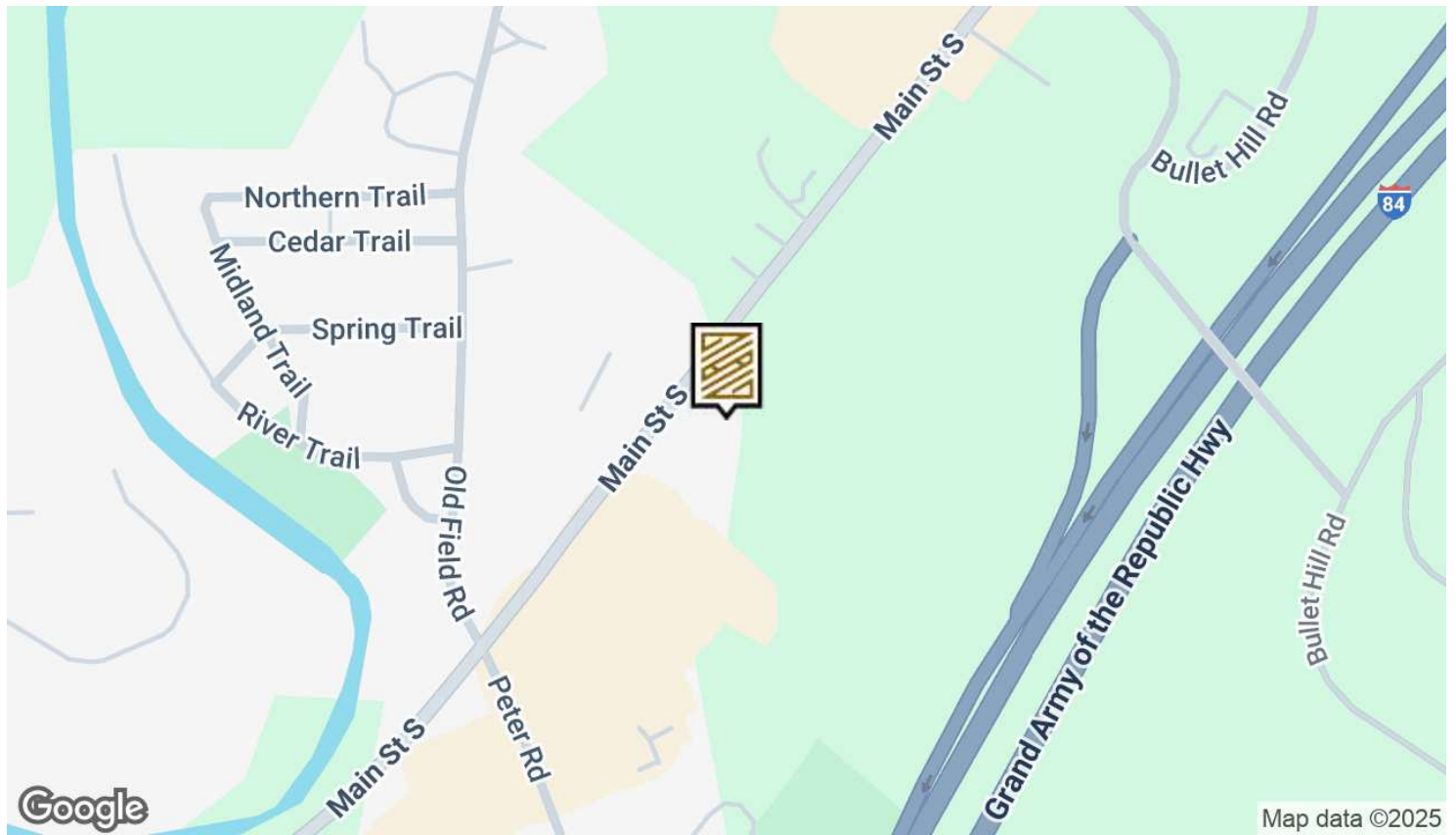
Additional Photos

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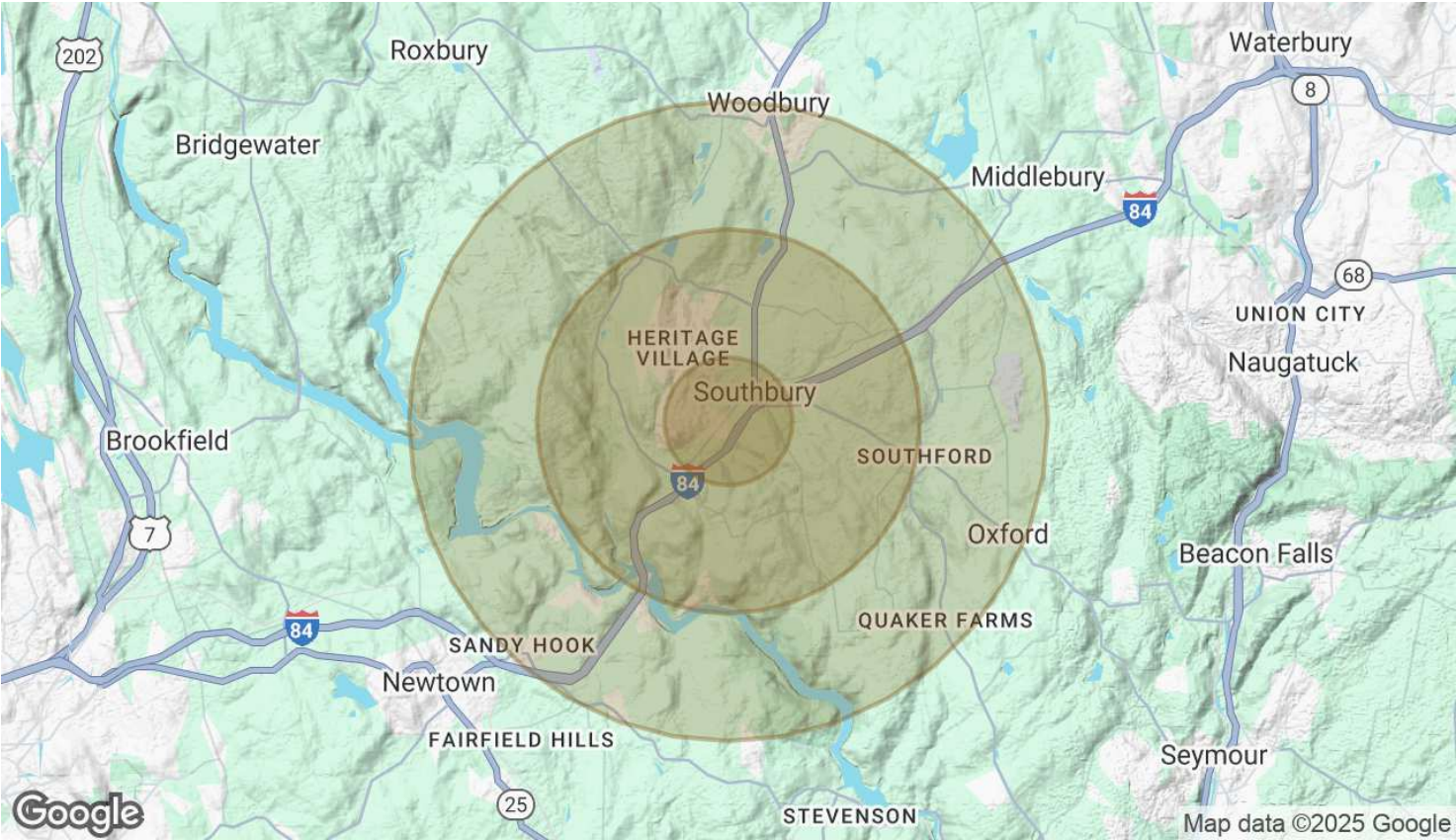


Location Map

325 Main Street South
Southbury, CT 06488



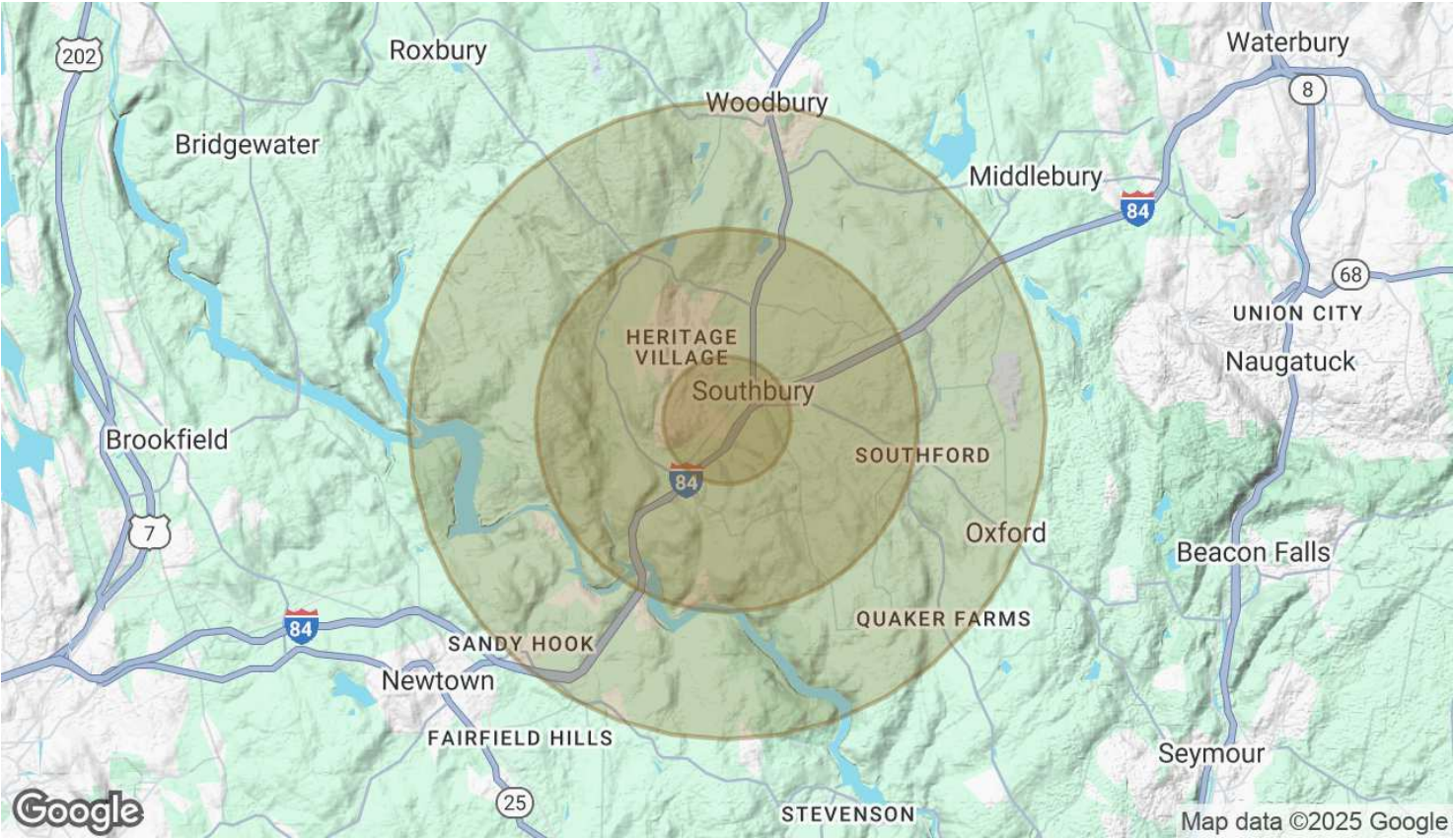
Scalzo Commercial & New Development
4 Stony Hill Road | Bethel, CT 06801



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,998	16,285	34,090
Average Age	60.5	51.6	50.2
Average Age (Male)	57.2	48.2	48.6
Average Age (Female)	61.6	54.0	51.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,123	7,647	15,290
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$91,382	\$115,673	\$121,983
Average House Value	\$221,844	\$290,570	\$339,345

RACE	1 MILE	3 MILES	5 MILES
% White	91.6%	89.5%	90.6%
% Black	2.6%	3.5%	2.2%
% Asian	2.0%	3.2%	2.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.4%	0.2%	0.1%



% Other	0.3%	0.4%	1.4%
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2020 American Community Survey (ACS)

Agents Contact

**325 Main Street South
Southbury, CT 06488**

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