

PRICE REDUCTION

HAWLEY LANE PROFESSIONAL CENTER

160 HAWLEY LANE
TRUMBULL, CT 06611



ANGEL 
COMMERCIAL, LLC

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Southport, CT 06890
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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JUST REDUCED

Professional Medical / Office Condominiums Available at Crossroads of Merritt Parkway & Route 8 in Trumbull, CT

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to announce a **price reduction** on several medical/office condominiums for sale several medical/office condominiums for sale at the **Hawley Lane Professional Center**, located at **160 Hawley Lane in Trumbull, Connecticut**. Three unique condominiums are available, presenting an excellent opportunity to select the size and price that best fits your requirements in a conveniently located medical corridor.

Choose from:

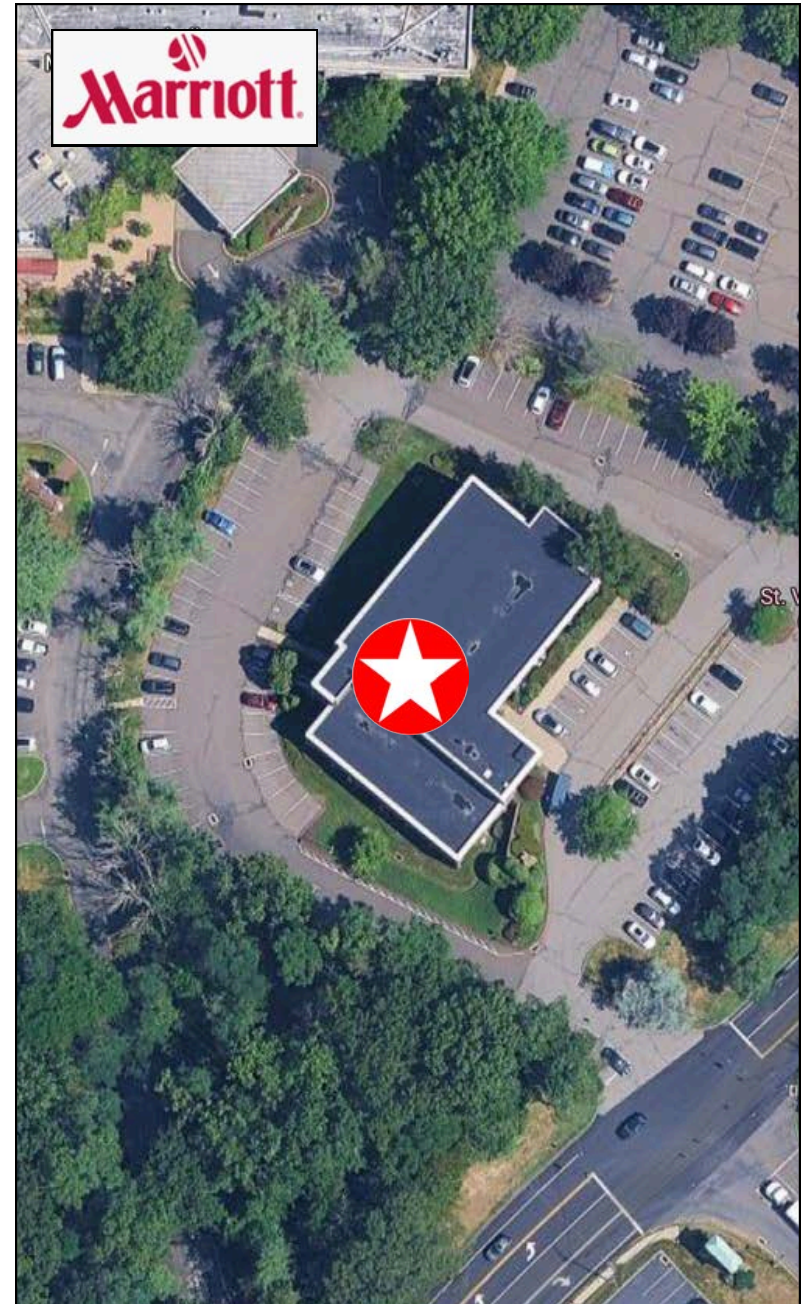
- **Suite 105-107: 3,266 SF NOW \$575,000**
- **Suite 204: 1,798 SF NOW \$335,000**
- **Suite 205: 908 SF NOW \$180,000**

These units are also available for lease at \$16/SF NNN.

Locate your practice or office here and become part of the professional community at this center, alongside Yale New Haven Health and other respected providers. Directly across the street, you'll find DaVita Kidney Care and The Vascular Experts. Situated within half a mile away are large pediatric and neurology practices, and a Yale New Haven Health anchored medical building that is home to a variety of primary care and specialty practices, as well as a blood draw facility. Also located within half a mile is a large Class A office building with a variety of office tenants.

The Hawley Lane Professional Center's 23,200 SF is comprised of three levels on 2.09 acres in a B-C Zone. The premises are meticulously maintained and feature ample parking at 6 spaces per 1,000 SF, professional landscaping, and common hallways renovated in early 2025.

Near the Trumbull/Stratford border, less than one mile from the Merritt Parkway - Exits 33 & 34 and just off Route 8, with proximity to Route 25, the Center is ideally located for accessibility by patients/clients and staff. The site offers further convenience as it is adjacent to numerous retail and hospitality options such as Kohl's, Target, Best Buy, Big Y, and the Marriott Trumbull Hotel.





HAWLEY LANE PROFESSIONAL CENTER

Total Size:	23,282 SF
Land:	2.09 Acres
Zoning:	B-C Zone
Year Built:	1980
Construction:	Brick Masonry
Stories:	Two plus Lower Level

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Electric

FEATURES

Traffic Count:	16,145 Average Daily Volume
Parking:	140 Shared Spaces (6/1,000 SF)
Amenities:	Elevator, Handicap Accessible, Four Common Restrooms (Two on the 1 st Floor & Two on the 2 nd Floor)

SUITE 105-107 3,266 SF

Sale Price:	\$575,000
Common Charges:	\$2,321/Month (2025)
Real Estate Taxes:	\$19,366.84 (2025)

SUITE 204 1,798 SF

Sale Price:	\$335,000
Common Charges:	\$1,278/Month (2025)
Real Estate Taxes:	\$11,599.60 (2025)

SUITE 205 908 SF

Sale Price:	\$180,000
Common Charges:	\$645/Month (2025)
Real Estate Taxes:	\$4,831.72 (2025)



NEAR ROUTE 8, THE MERRITT PARKWAY & AMENITIES



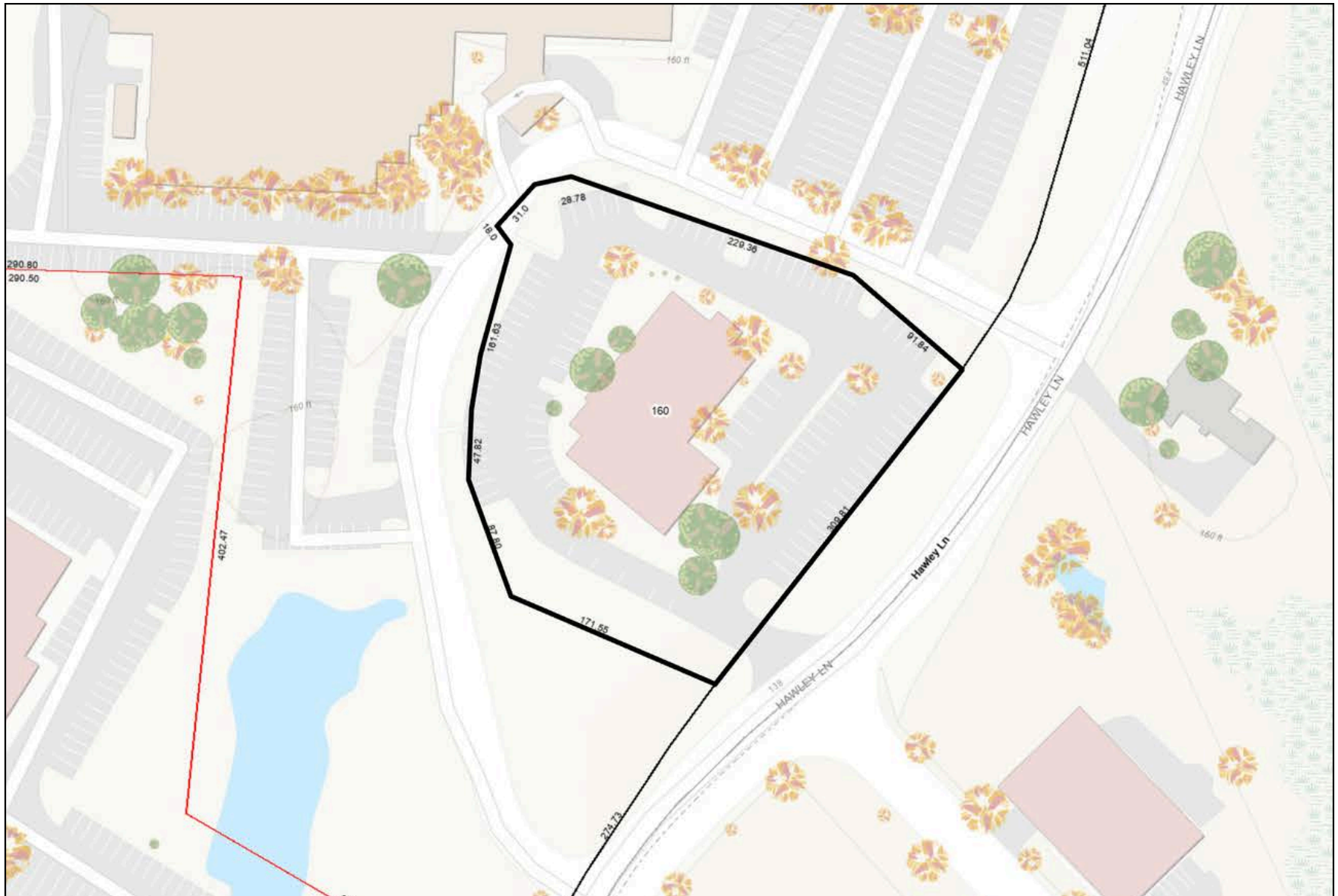
Amenities include restaurants, retail stores, medical offices, and a hotel.



Minutes to Route 8 (Exit 5) and the Merritt Parkway (Exits 33 & 34)

SITE PLAN

2.09 Acres



**FLOOR PLAN (NOT TO SCALE)
SUITE 105-107**

3,266 SF

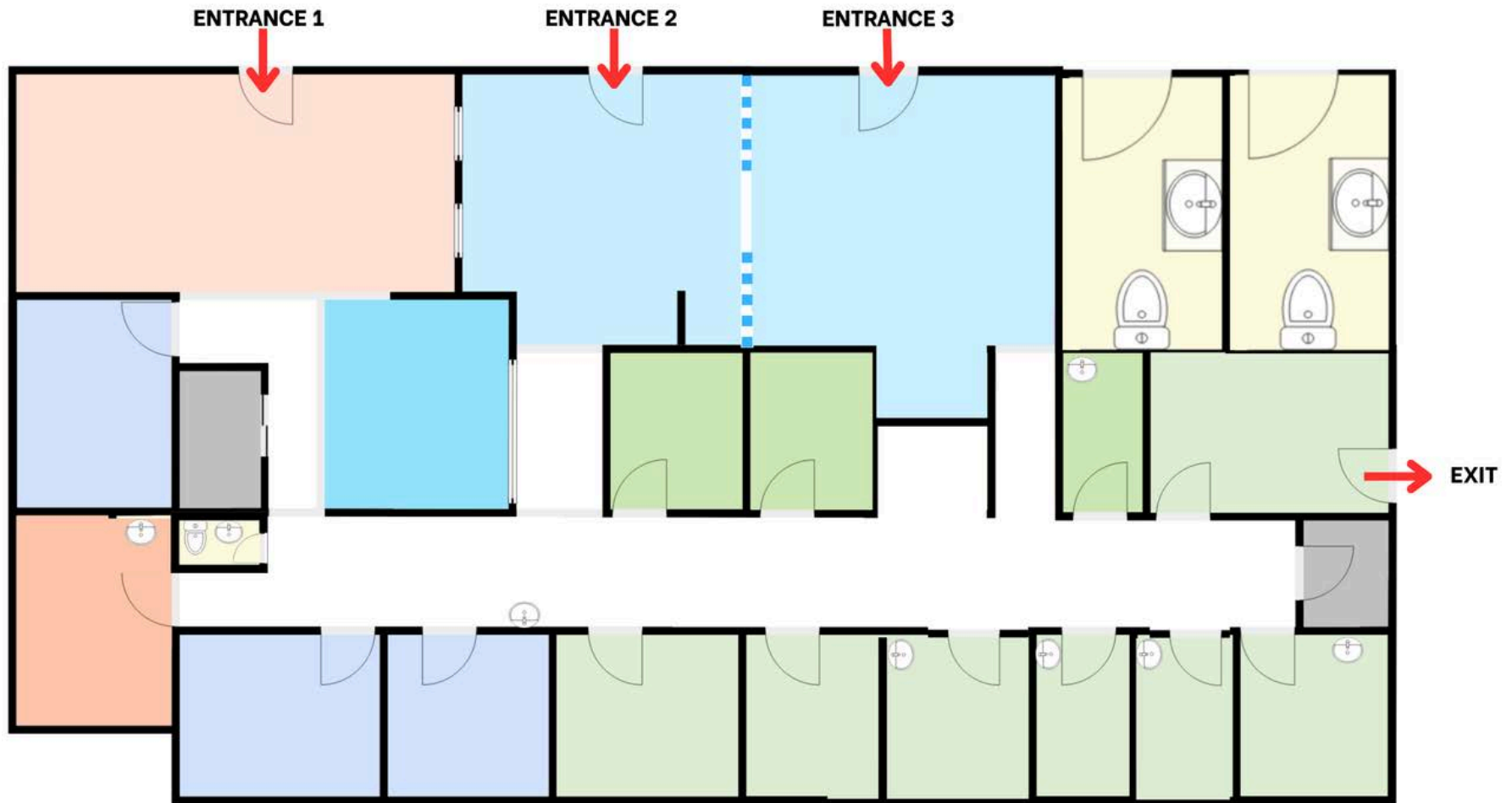
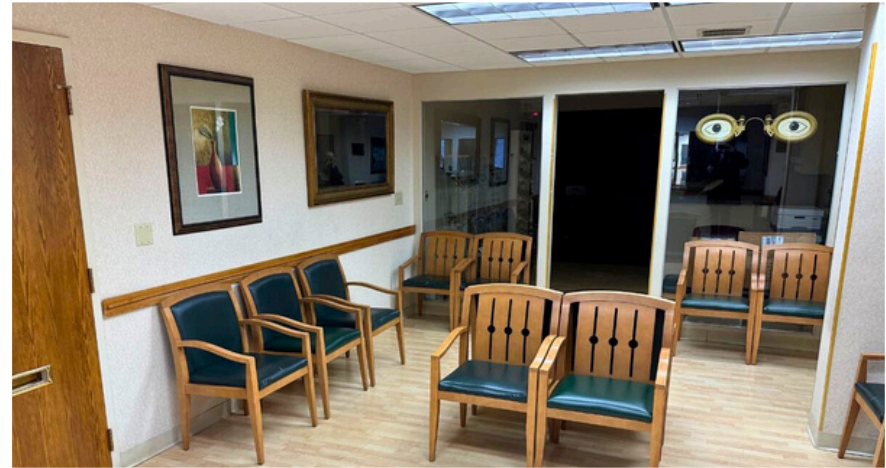


PHOTO GALLERY - SUITE 105-107



Professional Glass Suite Entrance and Interior Hallway



Patient Waiting Room with Ample Seating



Display Area and Administrative Counters



Medical Examination Room

**FLOOR PLAN (NOT TO SCALE)
SUITE 204**

1,798 SF

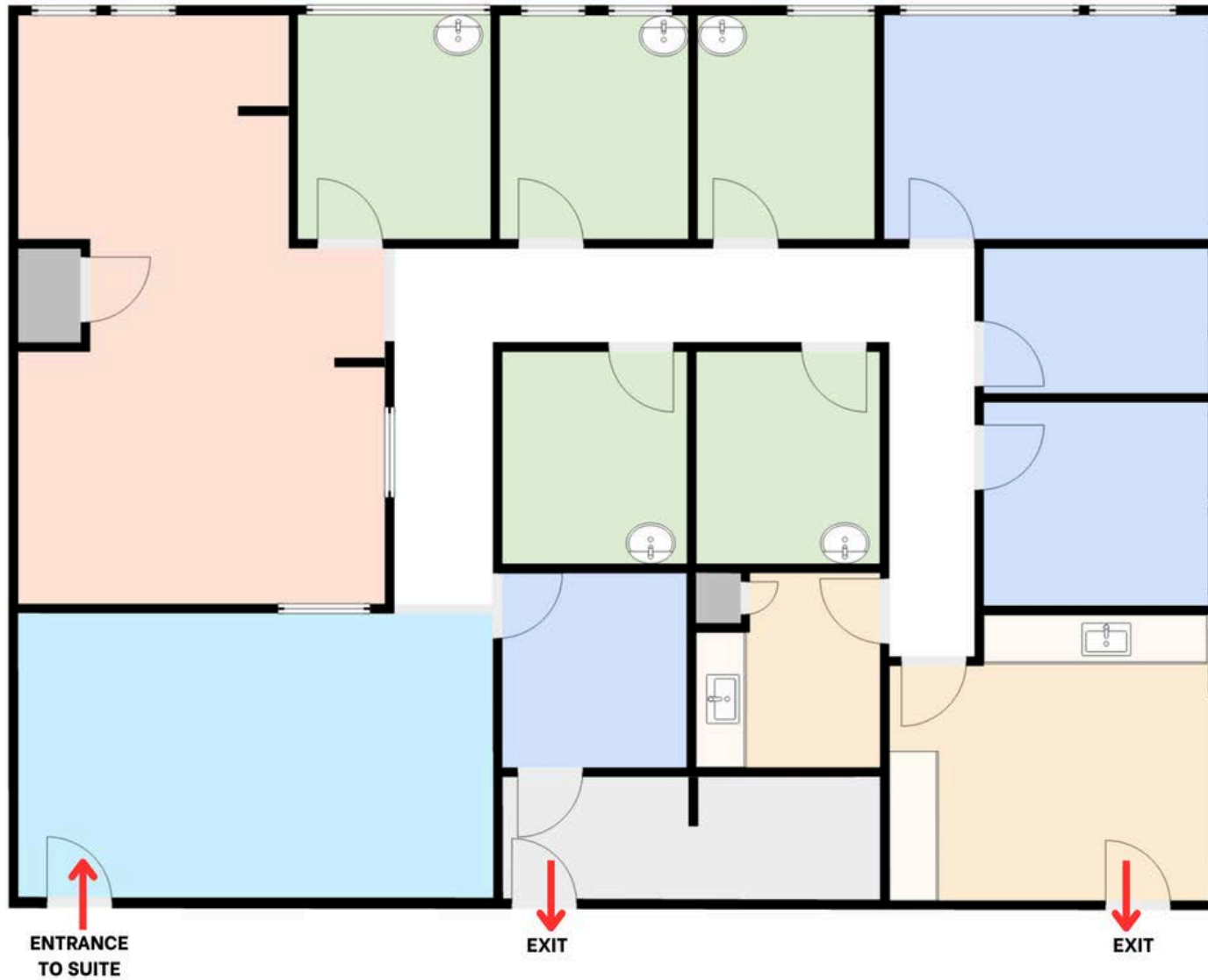


PHOTO GALLERY - SUITE 204



Bright Reception Area with Check-In Window



Spacious Corner Office Featuring Large Windows and Natural Light



Functional Medical Prep Station with Double Sink and Cabinetry

**FLOOR PLAN (NOT TO SCALE)
SUITE 205**

908 SF

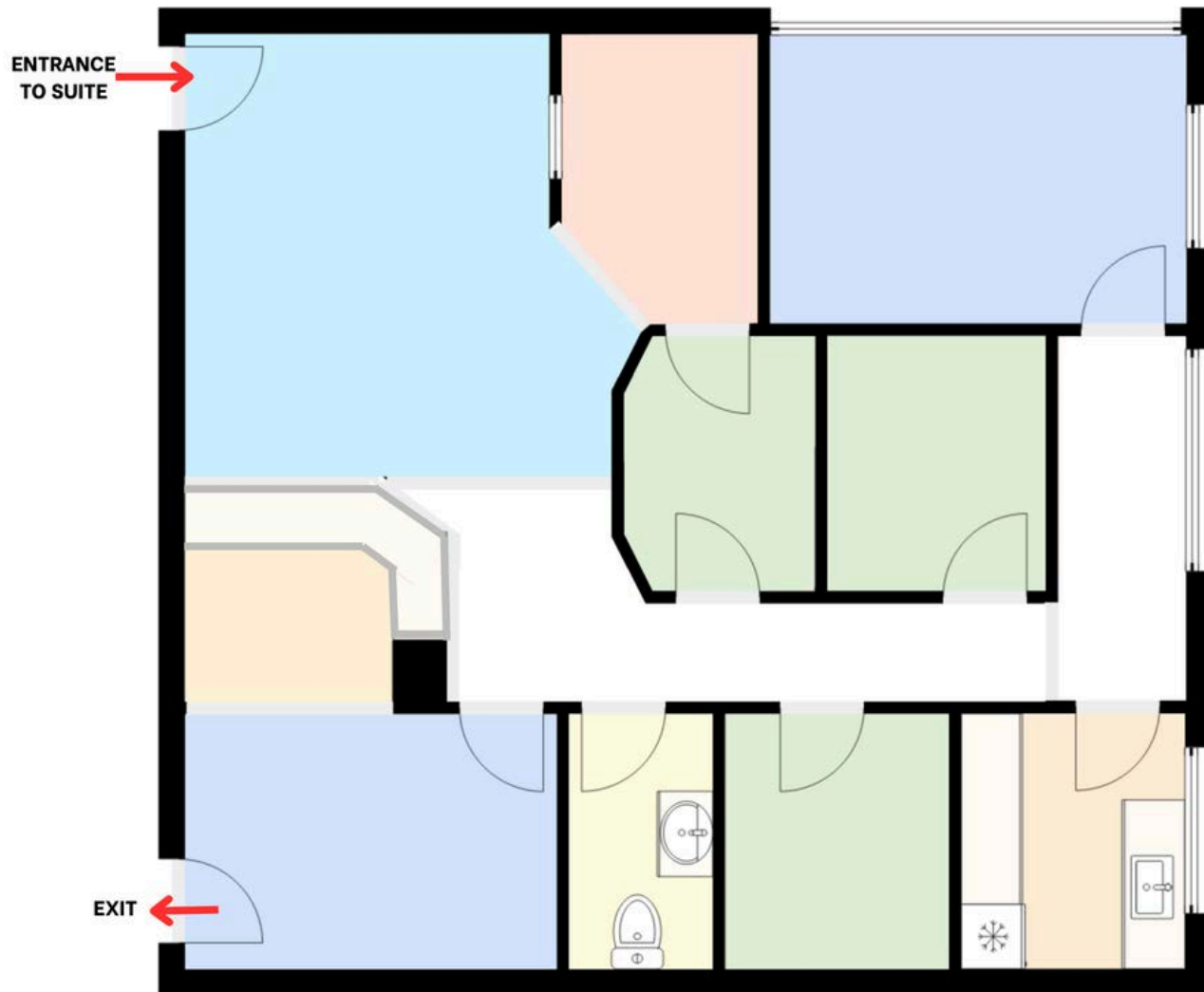


PHOTO GALLERY - SUITE 205



Bright Professional Reception Area and Main Hallway



Built-In Storage Cabinetry With Counter Space

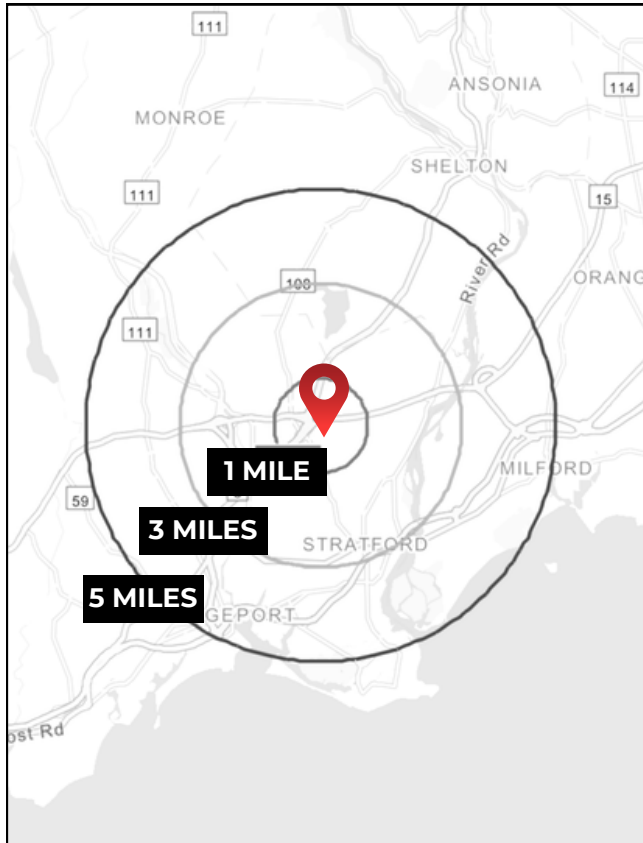


Child-Friendly Waiting Room



Clinical Prep Station With Sink And Natural Lighting

DEMOGRAPHIC PROFILE AND MARKET OVERVIEW



The Trumbull submarket maintains a high standard of economic stability and household affluence. With an **average household income of \$174,740** and an elite **92.8% homeownership rate**, the area is perfectly positioned to support premium medical and professional services. These fundamentals ensure a stable, high-value audience with significant discretionary spending power.

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	5,780	79,871	251,087
Daytime Population	7,398	73,572	242,194
Total Households	2,218	30,770	95,420
Average Household Income	\$174,740	\$135,161	\$120,985
Median Household Income	\$148,286	\$105,039	\$86,681

EDUCATION & WORKFORCE



Educated Population: 50% of residents hold a Bachelor's degree or higher, creating a sophisticated consumer base for specialized services.



Professional Workforce: A robust **69% White-Collar** workforce supports high healthcare utilization and professional service demand.



Economic Stability: Features a low 4.2% unemployment rate and a substantial \$174,740 Average HH Income, ensuring long-term market health.

HOUSING CHARACTERISTICS



Elite Home Ownership: An exceptional 92.8% homeownership rate signals extreme neighborhood stability and deep community roots.



Established Community: A consistent mix of professionals and families drives steady demand for medical and office facilities.



5 ADVANTAGES TO PURCHASING THE MEDICAL / OFFICE CONDOMINIUM IN TRUMBULL, CT

Purchasing a medical / office condominium at 160 Hawley Lane in Trumbull, CT, offers several advantages:



PRIME FAIRFIELD COUNTY LOCATION:
Easy access to the Merritt Parkway (Route 15) and Routes 8/25 supports patient draw from Trumbull, Stratford, Fairfield, Bridgeport, and Monroe.



PURPOSE-BUILT MEDICAL LAYOUT:
Existing exam rooms, plumbing, and ADA features reduce upfront build-out costs and speed time to operation.onvenience.



AMPLE ON-SITE PARKING & ACCESSIBILITY:
Surface parking, elevator access, and barrier-free entry make visits smoother for patients and staff.



OWNERSHIP BENEFITS VS. LEASING:
Build equity, lock in occupancy costs, and control interior improvements through condominium ownership and predictable common charges.



HEALTHCARE ECOSYSTEM NEARBY:
Close to major hospital systems and outpatient facilities, enabling referrals, specialist collaboration, and patient convenience.

NEXT STEPS

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REGULATIONS



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LISTING



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