

# SPACE FOR LEASE

6 Glen Road, Sandy Hook, CT

A★R★E★A  
**ATHERTON**  
REAL ESTATE  
ADVISORS   
NAVIGATING YOUR CRE SUCCESS



## Retail Storefront | Great Exposure | Prime Location

**Available Space:**  
Unit 101: 1,182± SF

 **Lease Rate:**  
Unit 101:  
\$22.00/SF NNN

 **Building Size:**  
2,844± SF

 SHDD zone

 4,900± AADT

- Beautiful Turnkey Retail Storefront
- Located in the heart of Sandy Hook Center within walking distance of local restaurants and shops
- Easy Access to I-84 Exit 10, RT-25, RT-34 and more
- Great visibility to foot traffic and an estimated 4,600± AADT on Glen Road, 12,900± AADT in Sandy Hook Center
- Flexible Zoning
- Potential to Purchase current Inventory



### THE A.R.E.A. TEAM

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## Additional Photos

