

LEASE

OLD AVON VILLAGE NORTH

24 East Main Street Avon, CT 06001



PROPERTY DESCRIPTION

One beautifully renovated space is available for rent in the Old Avon Village North complex. Located on the second floor there is a beautiful 1235 square foot general office space. Parking is plentiful and convenient and the traffic counts that pass the site are off the charts. Route 44 is very much alive and well with many recently announced sales and leases. If this space fits your needs, do not hesitate to act.

PROPERTY HIGHLIGHTS

- Busy Route 44 location
- Lighted intersection
- Vibrant retail/office environment
- Hands on, local ownership
- 35,000 vehicles per day

OFFERING SUMMARY

Lease Rate:	\$2,150 (month) MG
Number of Units:	1
Available SF:	1,235SF
Lot Size:	3.75 Acres
Building Size:	2,568 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,783	24,707	179,760
Total Population	19,832	61,688	450,959
Average HH Income	\$188,265	\$180,658	\$114,537

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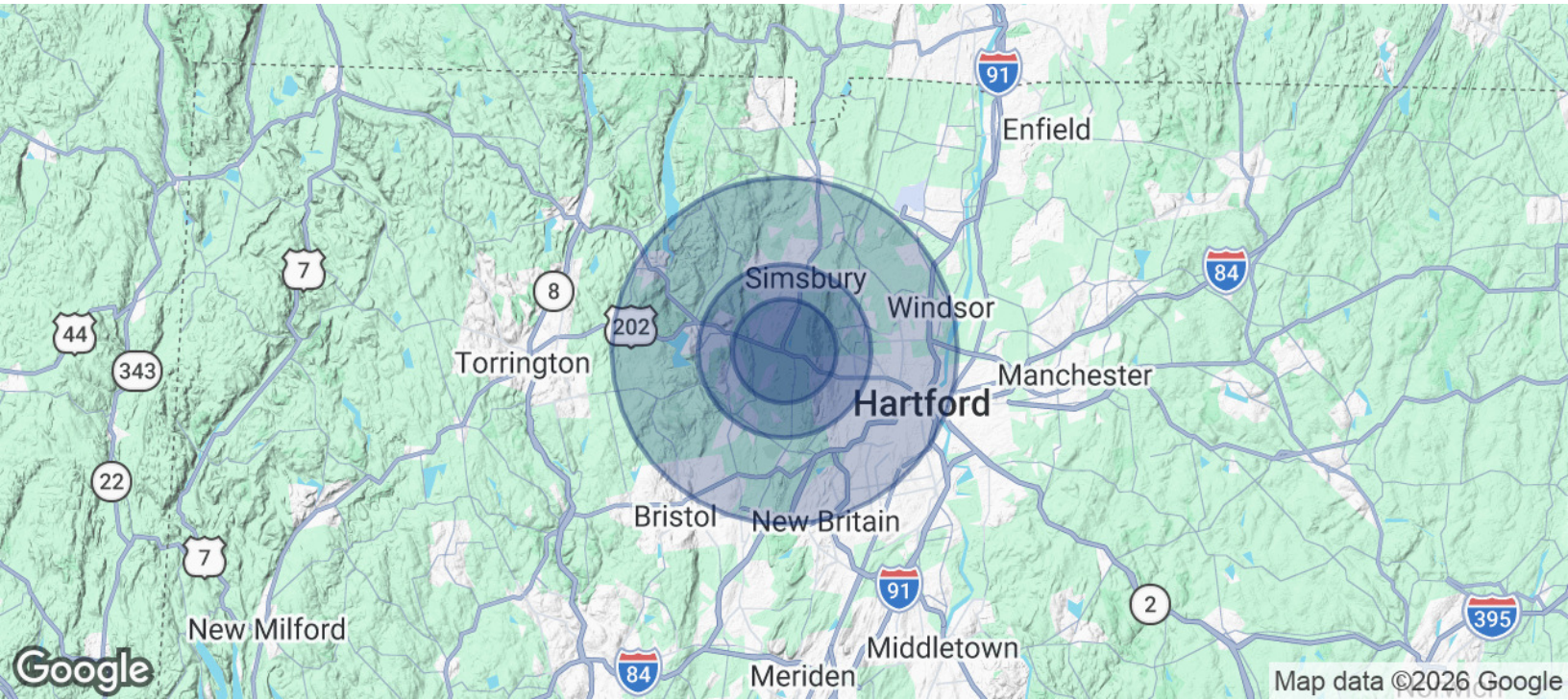
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,832	61,688	450,959
Average Age	44	44	41
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,783	24,707	179,760
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$188,265	\$180,658	\$114,537
Average House Value	\$558,381	\$536,011	\$353,330

2020 American Community Survey (ACS)

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