



# FOR LEASE

## AVON WELLNESS CENTER

100 & 120 SIMSBURY ROAD | AVON, CT 06001



### PROPERTY DESCRIPTION

With its modern design and spacious layout, Avon Wellness Center is ideal for businesses seeking a professional and versatile space. Boasting ample natural light, high ceilings, and customizable floor plans, it provides a welcoming and adaptable environment.

### PROPERTY HIGHLIGHTS

- Modern design with customizable floor plans
- Abundant natural light and high ceilings
- Prominent visibility and convenient accessibility
- Well-maintained landscaping and ample parking
- Suitable for making a strong and lasting impression

### OFFERING SUMMARY

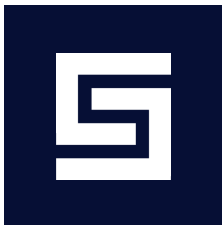
Lease Rate:	\$10.00 - \$18.50 NNN
Available SF:	949 SF - 4,408 SF
Lot Size:	8.84 Acres
Building Size:	60,732 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,180	2,421
Total Population	708	2,594	5,461
Average HH Income	\$111,038	\$147,531	\$162,091

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### \$10.00 - 18.50 NNN

#### BUILDING SPECIFICATIONS

100 SIMSBURY ROAD	60,732 SF
Available Space	949 SF
	1,910 SF
	3,459 SF
Year Built	2000
120 SIMSBURY ROAD	
Available Space	1,499 SF
Year Built	1986

#### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Water/Sewer Company	MDC
Gas / Propane	Gas
Electric Company	Eversource

#### LAND

Lot Size	8.84 Acres
Parking	226
Zoning	CP-B

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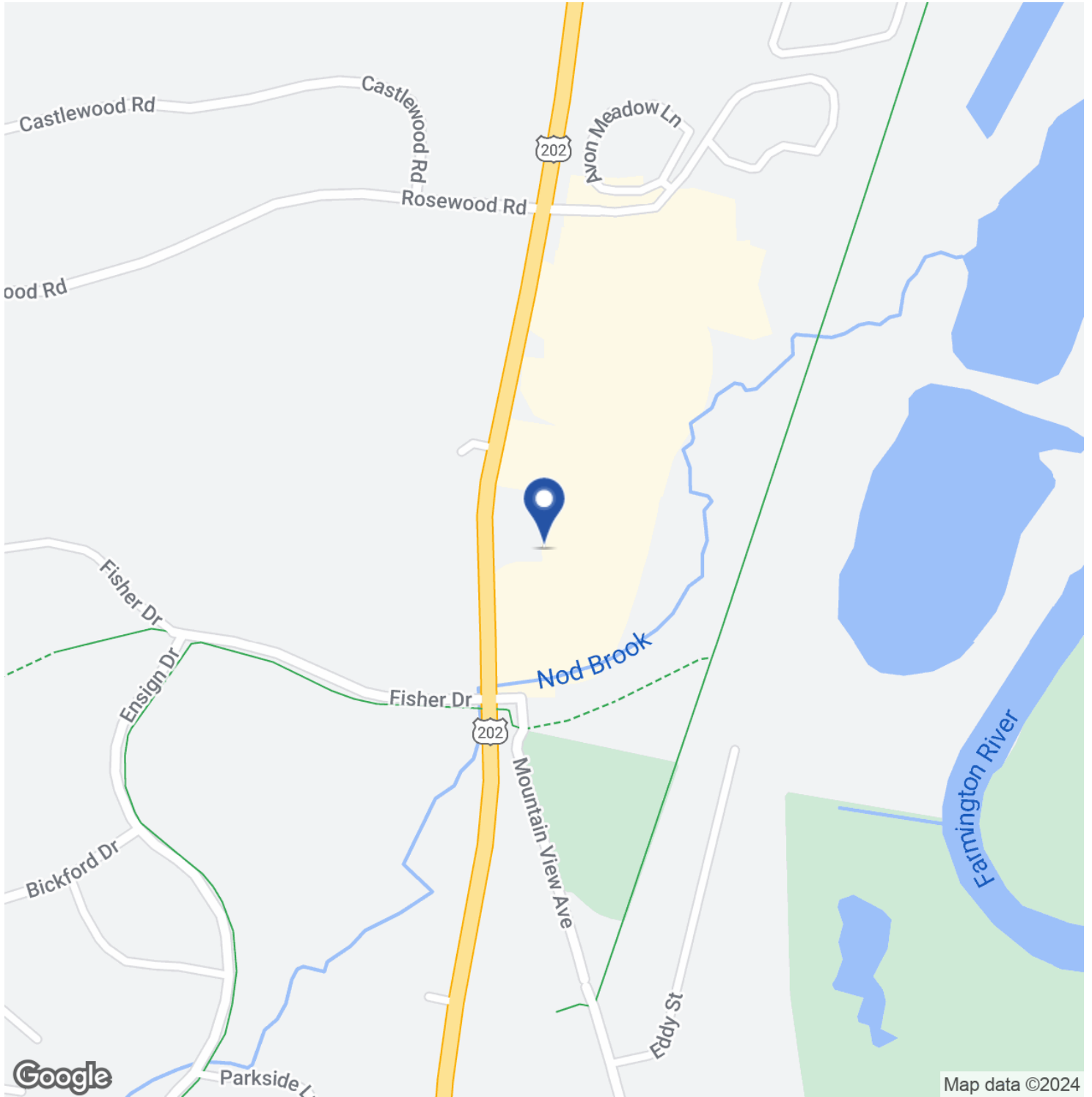




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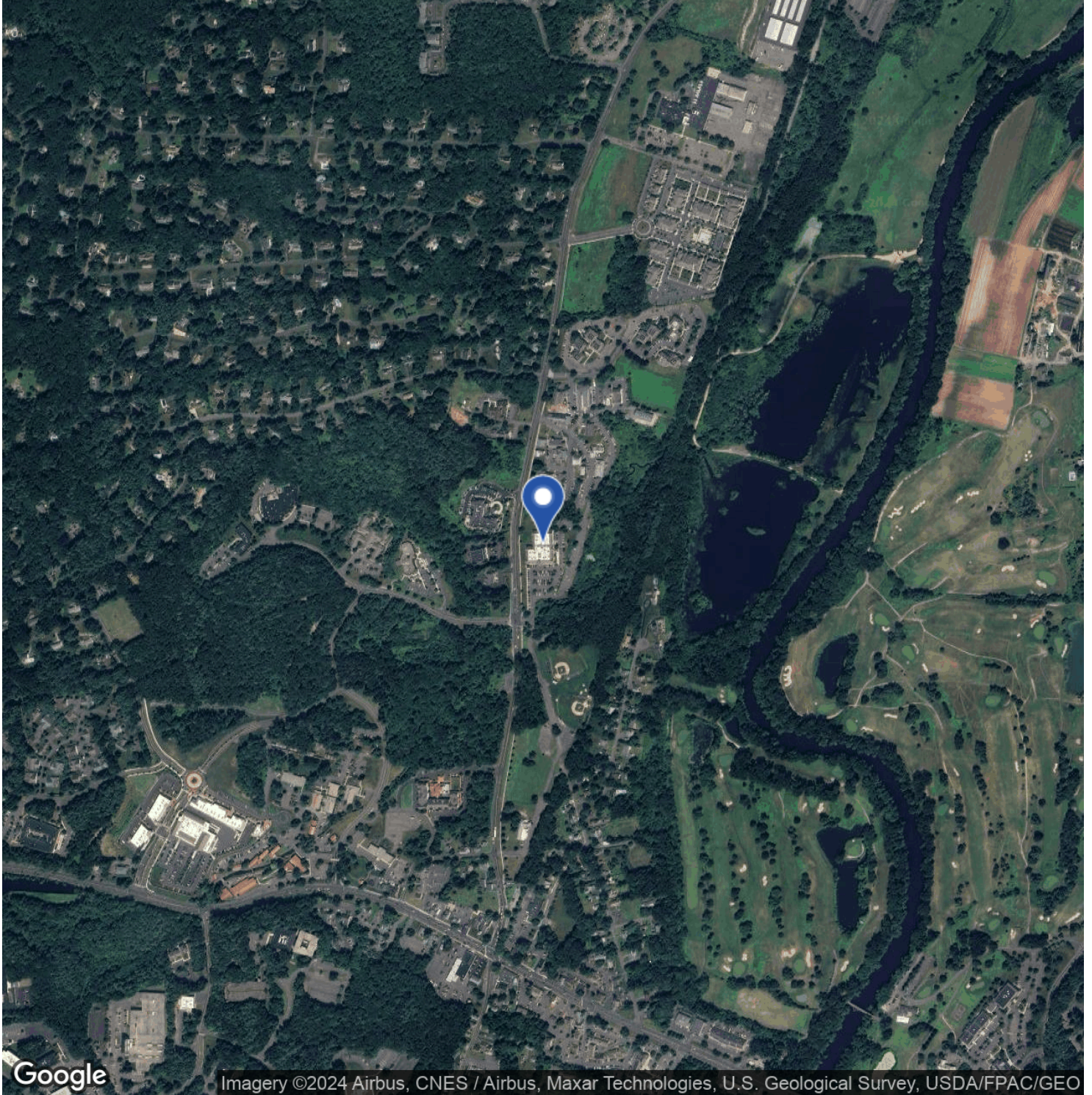
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Google

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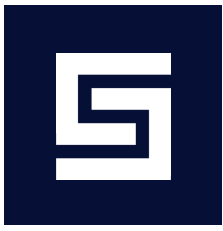
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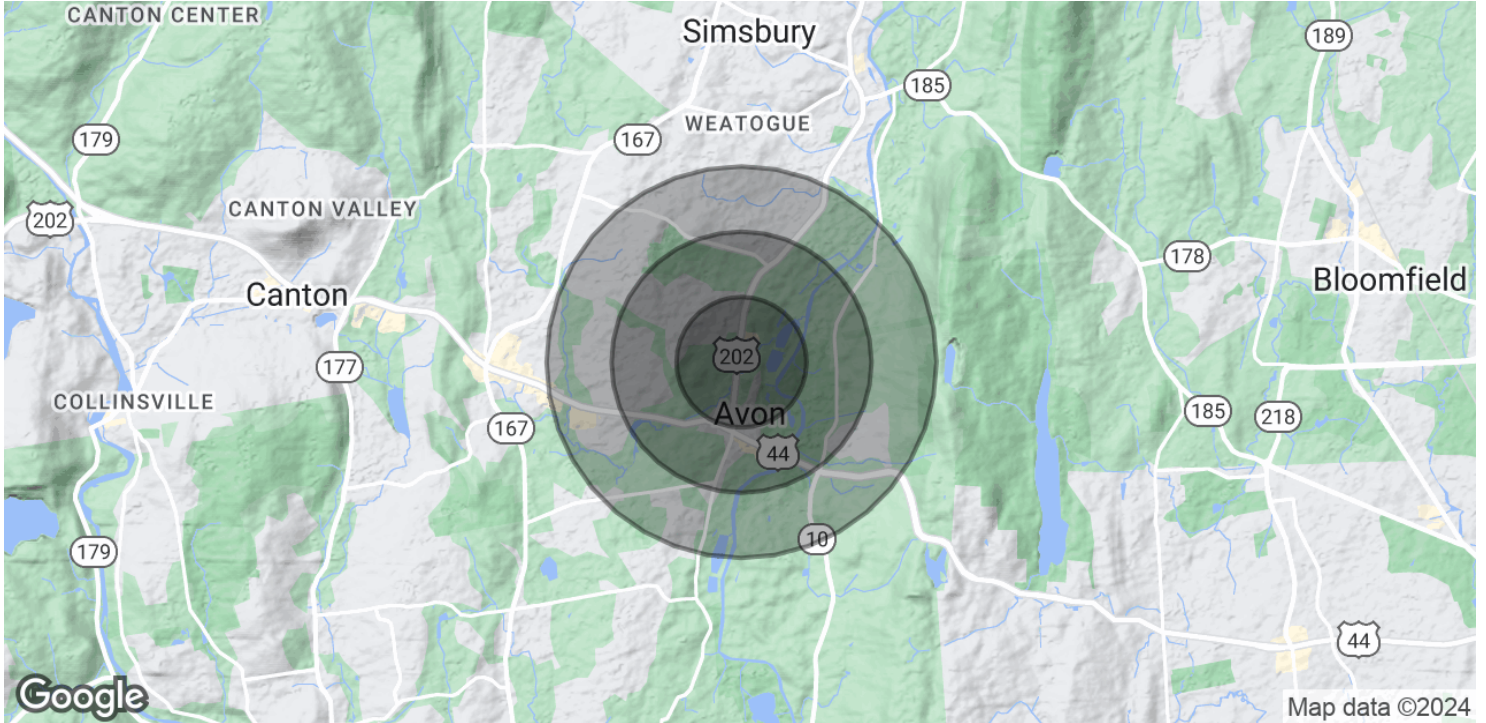
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	708	2,594	5,461
Average Age	57.7	50.7	47.8
Average Age (Male)	57.1	49.4	46.3
Average Age (Female)	58.9	51.5	48.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,180	2,421
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$111,038	\$147,531	\$162,091
Average House Value	\$341,640	\$353,075	\$365,765

\* Demographic data derived from 2020 ACS - US Census

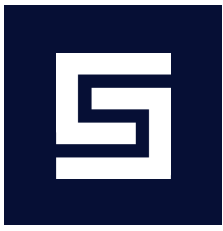
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