



### PROPERTY DESCRIPTION

Position your business in the heart of downtown Ridgefield with this highly visible  $\pm 2,100$  SF commercial space on bustling Main Street. Offering an efficient and flexible layout, the property is well suited for a variety of retail, professional office, wellness, medical spa, beauty, fitness, or personal service uses.

The space is currently configured as a full-service salon with seven styling stations (with the ability to expand to 9–10 stations), three shampoo sinks, a pedicure area, private treatment rooms, break area, and dedicated storage. Existing improvements provide an excellent opportunity for salon or spa operators while allowing for straightforward conversion to many other commercial uses.

### OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Lease Rate:    | \$4,000 per month (NNN) |
| Available SF:  | $\pm 2,100$ SF          |
| Lot Size:      | 0.50 Acres              |
| Building Size: | 3,531 SF                |

### PROPERTY HIGHLIGHTS

- Prime downtown Ridgefield Main Street location
- Excellent visibility with strong pedestrian and vehicle traffic
- Flexible layout ideal for retail, office, wellness, beauty, or personal service businesses
- Turnkey salon build-out with potential for immediate occupancy
- Easily adaptable for a variety of commercial uses
- Surrounded by Ridgefield's vibrant shopping, dining, and business district
- Walkable location with nearby public parking and amenities
- Opportunity to lease in one of Fairfield County's premier downtown markets
- Property also available for purchase, offering owner-user or investment potential

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REALTY

# Lease

## The Paris Building

609 Main St Ridgefield, CT 06877



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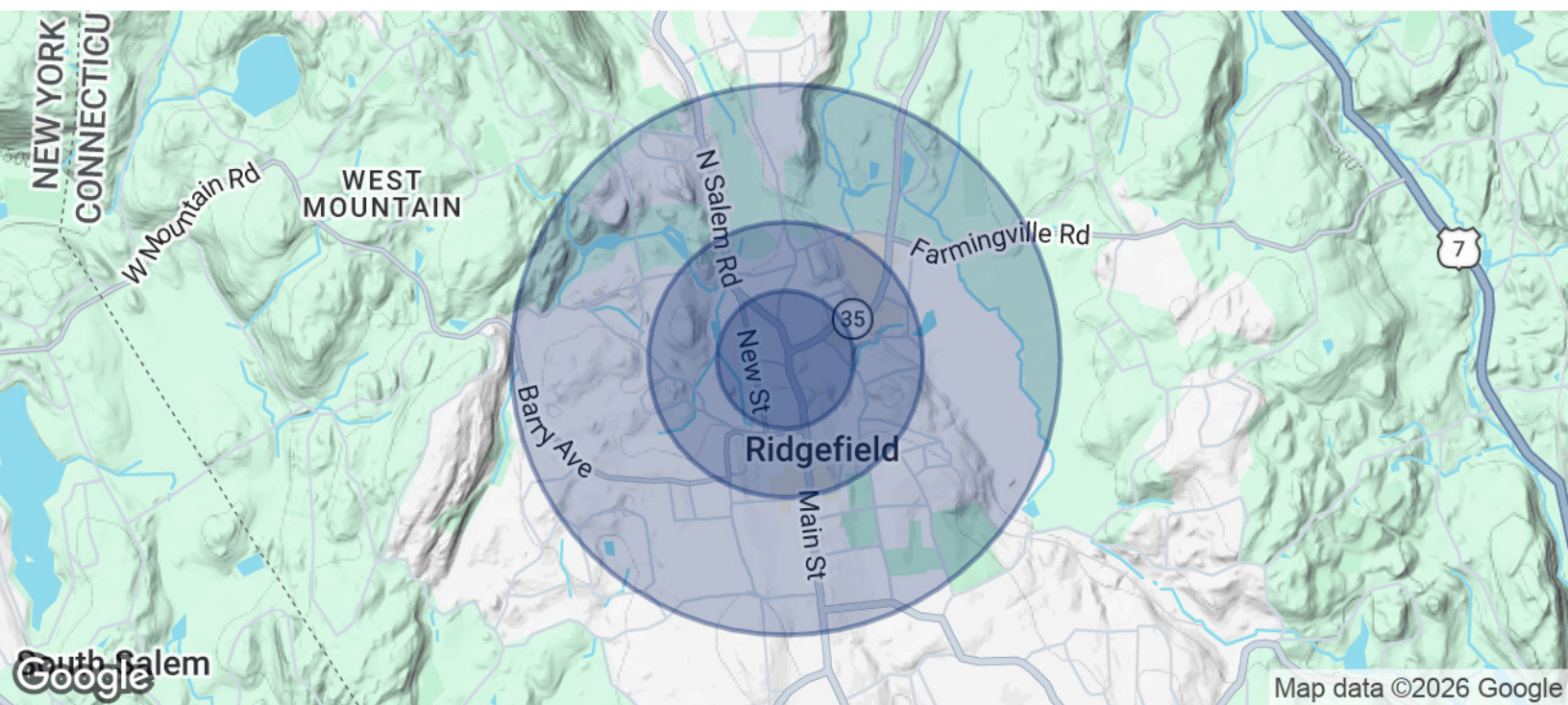
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 415        | 1,516     | 4,409  |
| Average Age          | 48.6       | 48.9      | 47.5   |
| Average Age (Male)   | 54.8       | 54        | 50.8   |
| Average Age (Female) | 42.6       | 44.1      | 43.4   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 173        | 640       | 1,837     |
| # of Persons per HH | 2.4        | 2.4       | 2.4       |
| Average HH Income   | \$146,424  | \$157,459 | \$178,005 |
| Average House Value | \$847,374  | \$842,524 | \$835,804 |

2023 American Community Survey (ACS)

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**SCOTT COONEY**

Senior Commercial Broker

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## PROFESSIONAL BACKGROUND

Scott is a commercial real estate broker and executive with over three decades of experience in brokerage, management, and strategic growth. Specializing in office, healthcare, industrial, investment sales, and leasing, I've led high-performing teams and expanded regional operations. Known for driving profitability, strengthening client relationships, and executing complex transactions with discipline and integrity, I bring a practical, leadership-driven approach to every assignment. Licensed Broker in CT and NY

**Coldwell Banker Commercial Realty - Danbury Team**

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