



## RETAIL SPACE FOR LEASE



HOULIHAN LAWRENCE  
COMMERCIAL

**197 Ethan Allen Highway**  
RIDGEFIELD, CT 06877

1,112  
SQFT

**\$3,600/mo MG**  
OFFERED AT

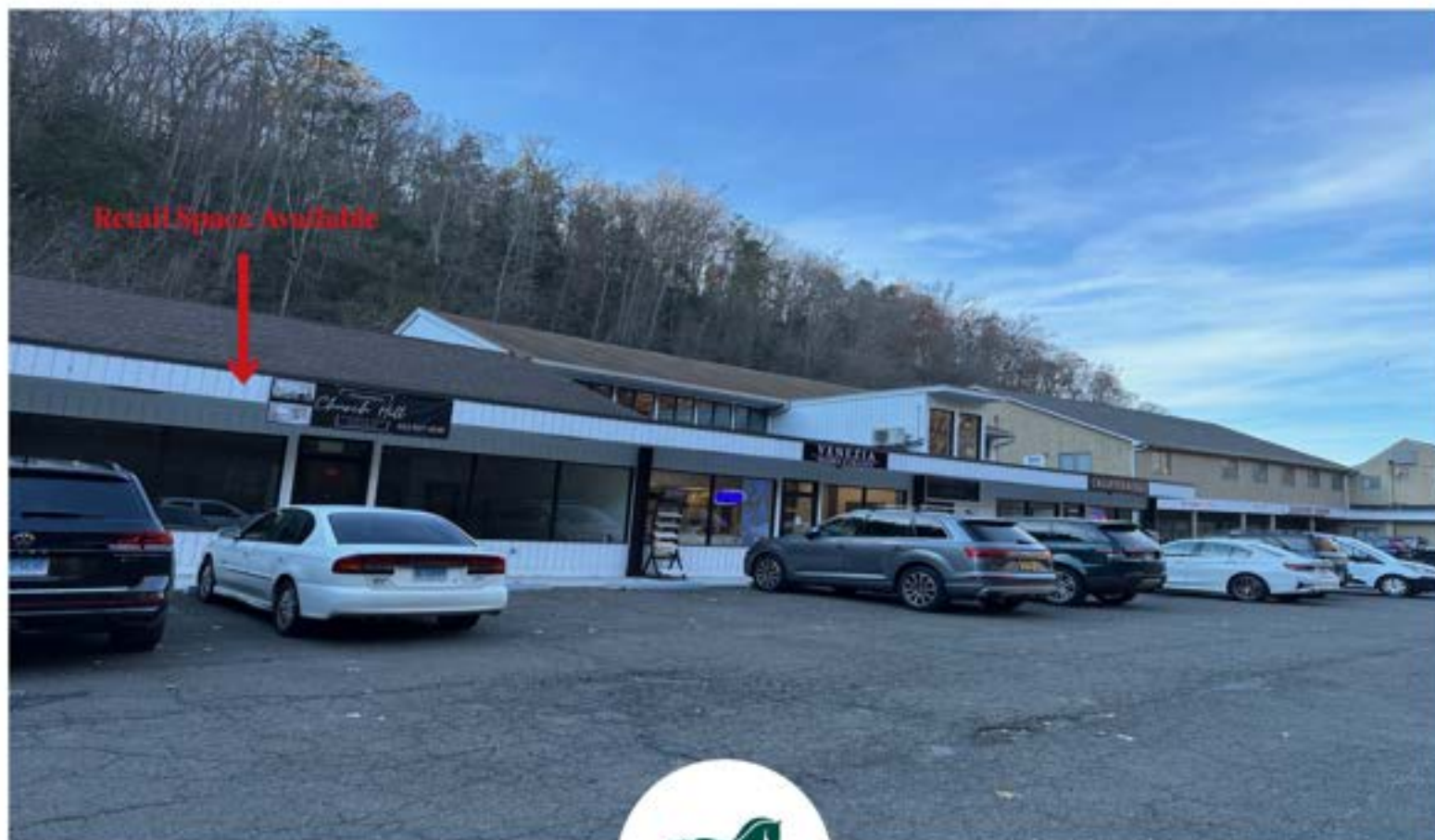
***Great Leasing Opportunity  
in Ridgefield!***

- First floor retail space asking \$3500/month MG
- Private restroom in retail space
- Kitchenette for all tenants use on second floor
- Plenty of on-site parking available
- Successful hub for Home Decor businesses
- 24/7 access and property management on site

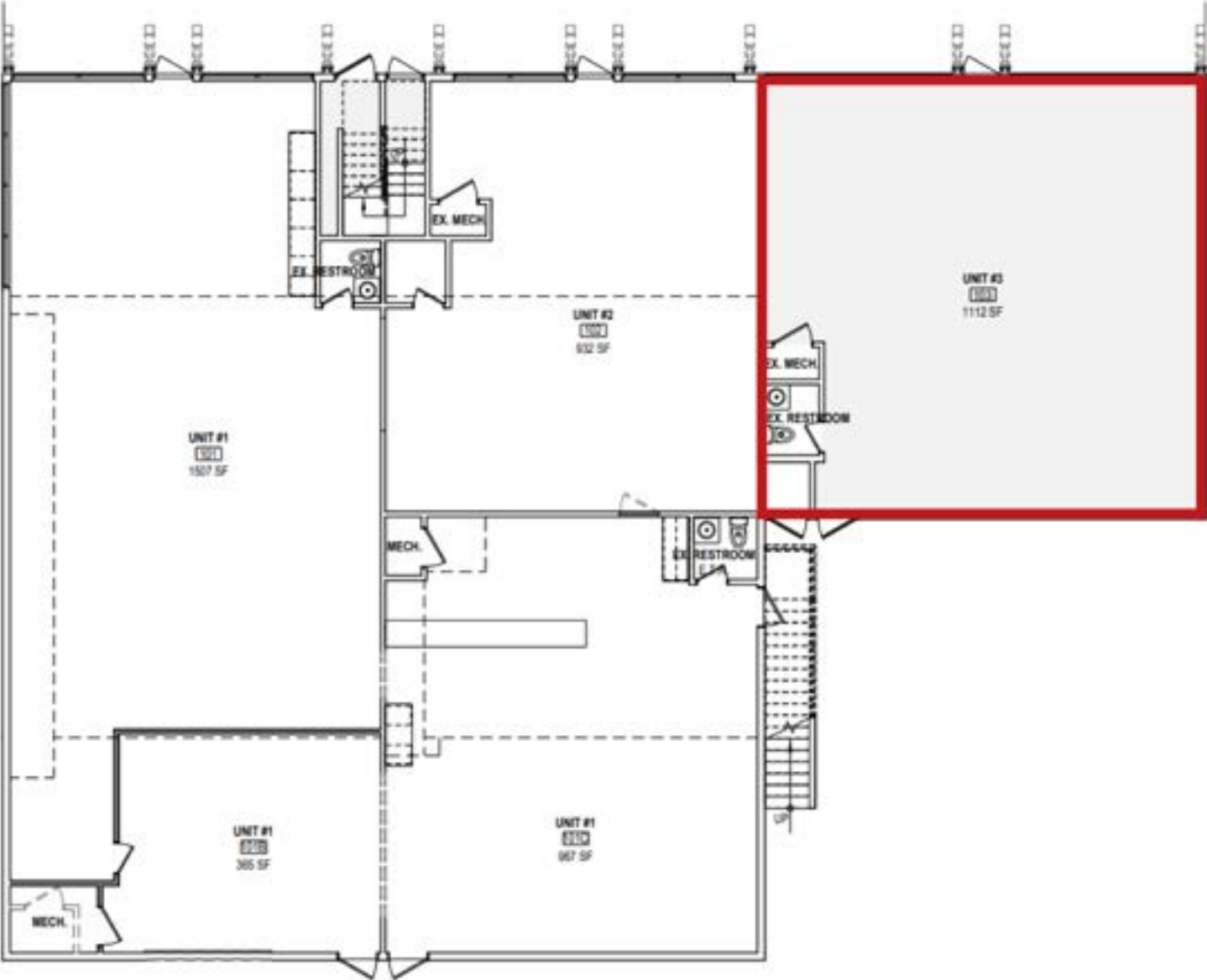


**BARBARA R HUBER**  
Real Estate Salesperson

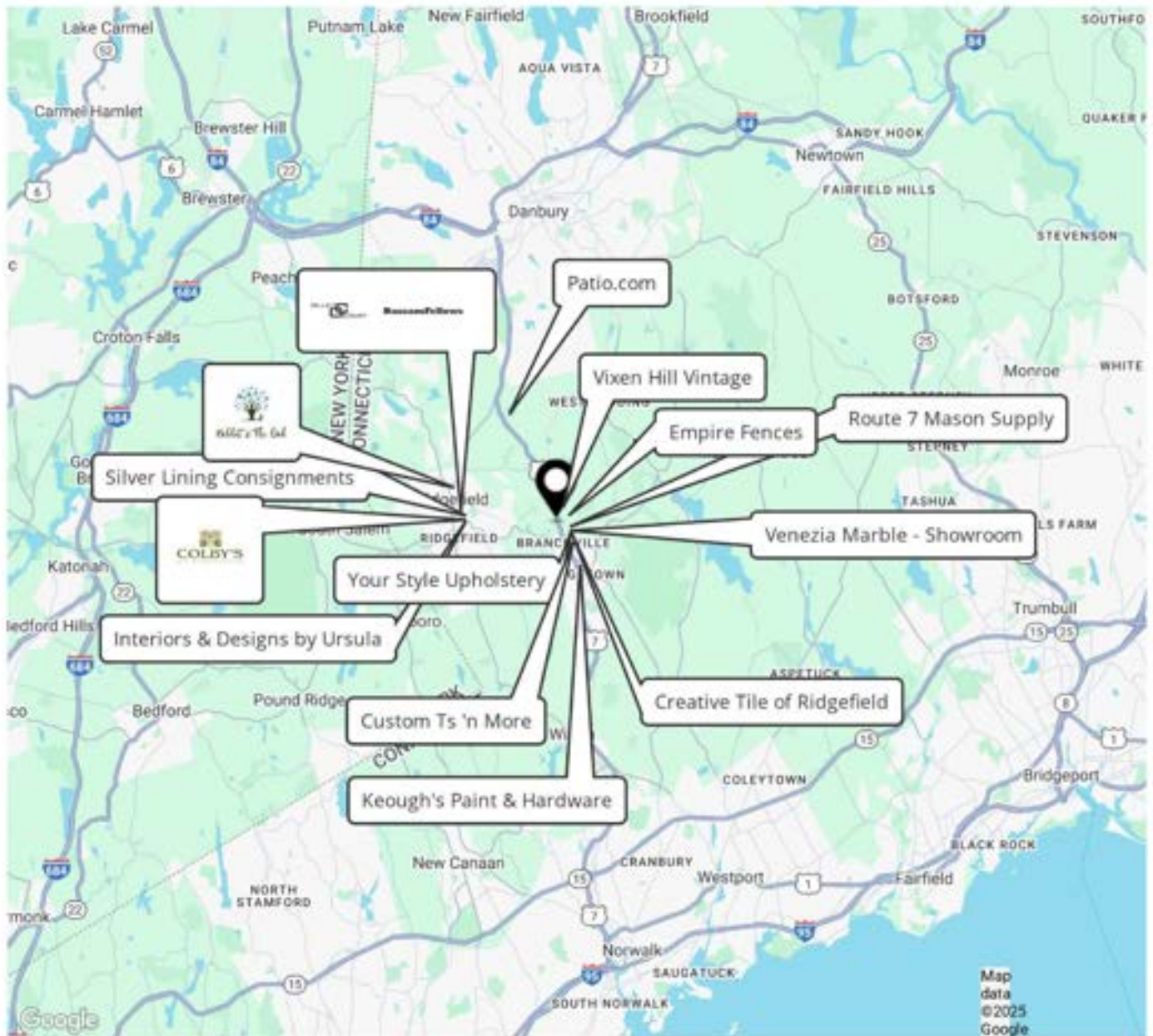
M 203.609.1401 O 914.798.4900  
brhuber@houlihanlawrence.com



Retail Space Available  
First Floor Plan

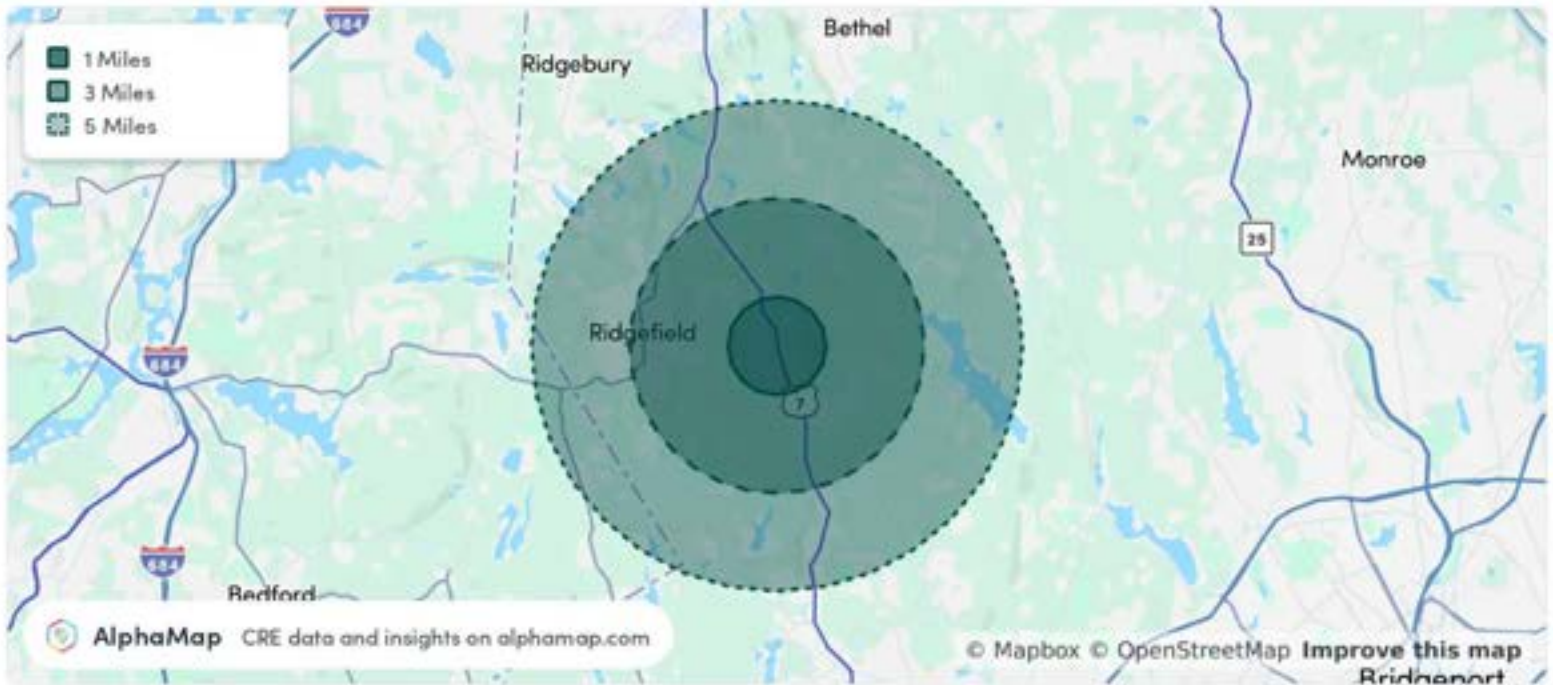


### Retail Map of Area



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# Area Analytics



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 1,452  | 16,302  | 41,167  |
| Average Age          | 44     | 43      | 43      |
| Average Age (Male)   | 43     | 42      | 42      |
| Average Age (Female) | 45     | 45      | 44      |

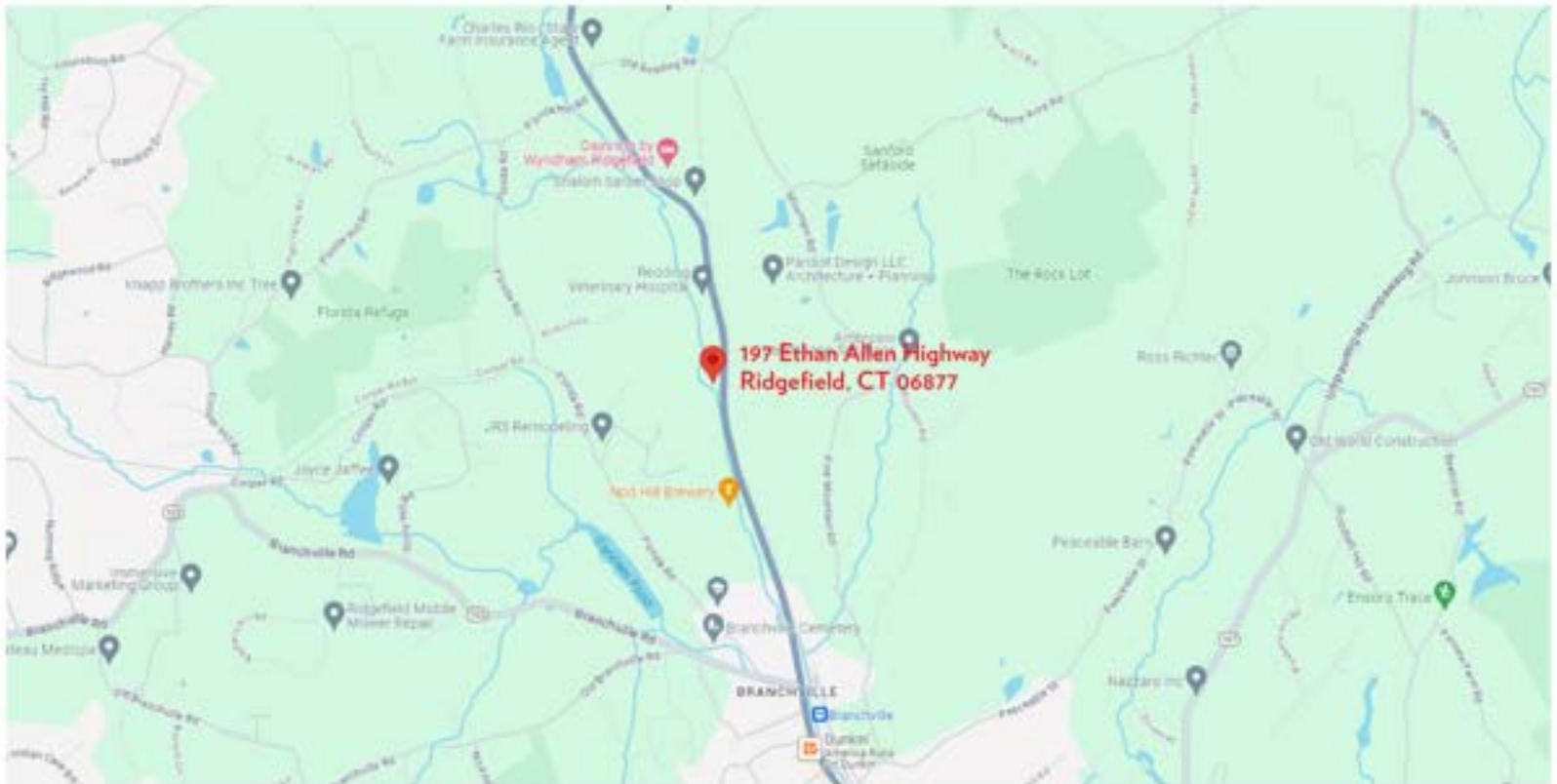
| Household & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 547       | 6,165     | 14,747    |
| Persons per HH      | 2.7       | 2.6       | 2.8       |
| Average HH Income   | \$225,969 | \$217,805 | \$238,338 |
| Average House Value | \$954,964 | \$910,698 | \$920,764 |
| Per Capita Income   | \$83,692  | \$83,771  | \$85,120  |

Map and demographics data derived from AlphaMap

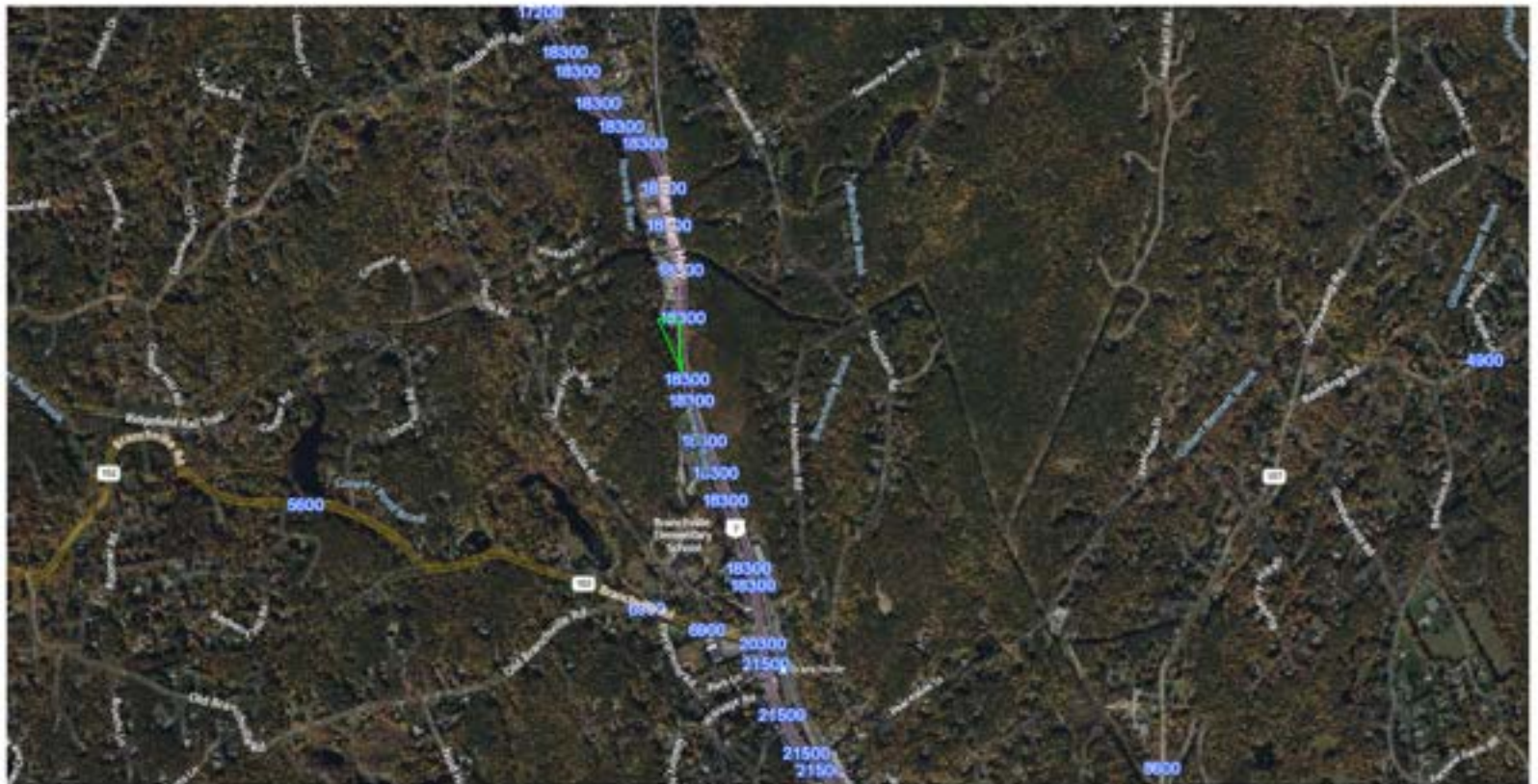


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### Regional Map



### Traffic Count



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