

FOR LEASE

21 South Avenue

NEW CANAAN, CT 06840



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COMMERCIAL



COBBLE COURT INTERIORS

21

21
SOUTH
AVENUE

EXECUTIVE SUMMARY



South Avenue is a main passage into the town of New Canaan and 21 South Avenue offers a prime location for your business. This location provides both high drive-by traffic and significant foot traffic. The building is a classic and red brick and white trim building in the heart of the town center which is lined by beautiful brick sidewalks. There is plenty of street parking and a convenient municipal parking lot across the street. It is a short walk to the train and free town parking permits are available for all New Canaan business employees.

The building is well-maintained with the owner recently having replaced the roof as well as installing new HVAC roof units. This second floor space is wonderfully inviting with high ceilings and fantastic lighting with skylights in place. The space has been beautifully designed by its previous tenants. This is a rare and unique opportunity to establish or relocate your business in such a pristine, well-located building.

ASKING: \$36 PSF NNN



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Property Details

PROPERTY FEATURES

Location	21 South Avenue, New Canaan, NY 06840
Zoning	RETA (Retail A)
Building Type	Mixed-Use
Property Class	B
Building Height	2 Stories
Gross Leaseable Area	3,456 SF
Current Available Space For Retail	2,094 SF
Year Built/Renovated	1986/2023
Typical Floor	1,728 SF
Max Contiguous Available	2,094 SF
Parking	Free Permit
Frontage	39'
Heat	Hot Air
Cooling	Central Air
Utilities	Public
Additional Info	A/C, Skylights, Security System



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21 SOUTH AVENUE



Downtown Shopping District

LOCATION FEATURES

21 South Avenue, New Canaan, CT 06840

In downtown New Canaan

Near corner of South Avenue and Cherry Street

Walking distance to rail station

Ride to Grand Central via Metro North 60 min ride

Appx 10 min ride to Stamford Station for regional Amtrak as well

Convenient access to New York, Penn Station, Boston & Washington D.C.

Convenient to Airports

LaGuardia 40.8mi/68 min drive

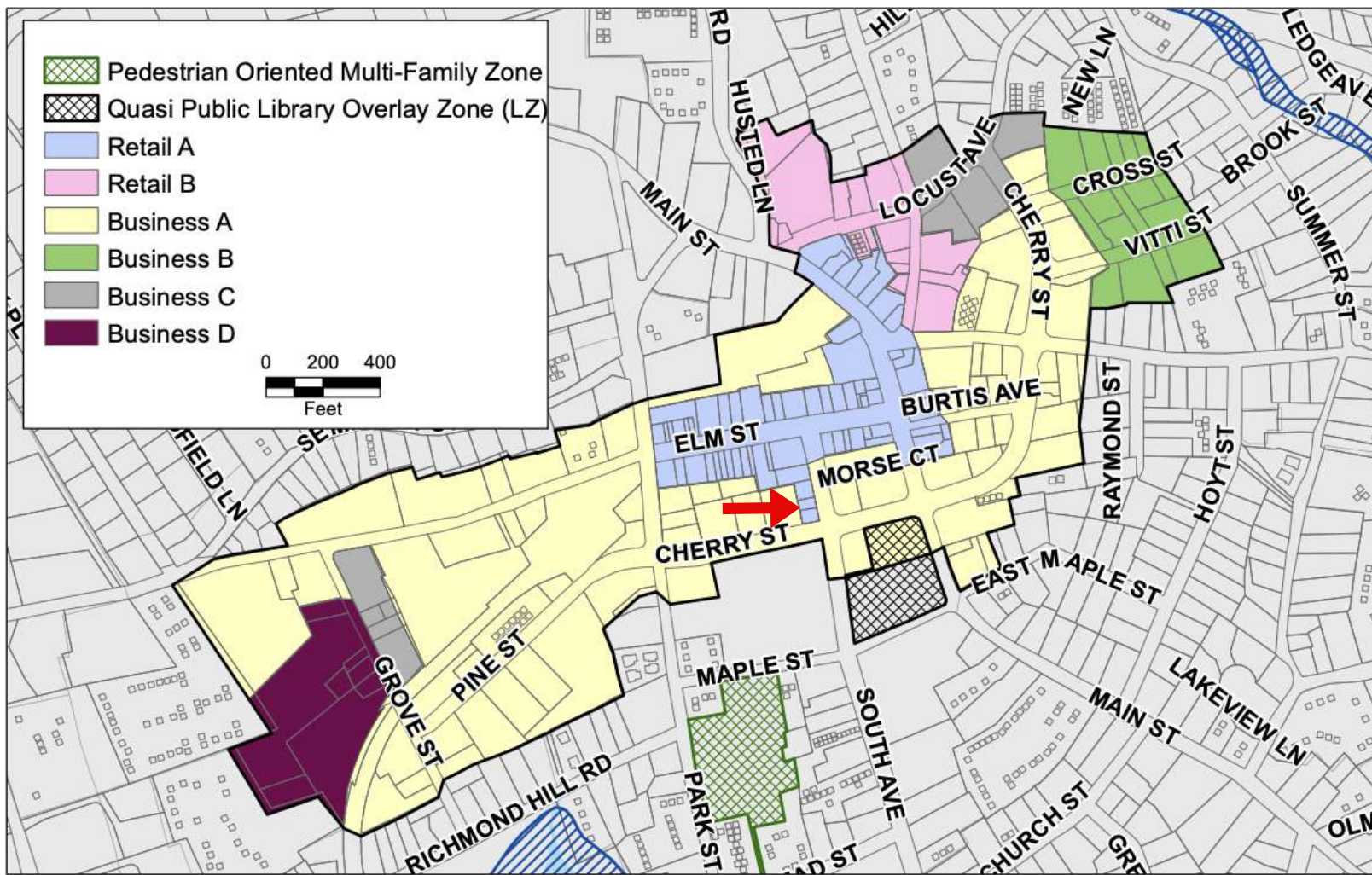
Westchester County 15.2mi/30 min drive

John F Kennedy International 47.4mi/80 min drive

Easy Access to Merritt Parkway



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Source: Town of New Canaan



ZONING - DOWNTOWN RETAIL/BUSINESS

The Retail A Zone aims to create a small, walkable shopping area that maintains a village-like charm, serving the community's needs while minimizing the need for extensive public parking.

Space is perfect for retail, designers, restaurants, retail food shops, personal services and service establishments, as well as municipal facilities, public facilities, quasi-public charitable institutions, cultural facilities such as art galleries and museums. Some of the above may require site plan approval from the town.



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LOCATION HIGHLIGHTS

Located in the center of New Canaan downtown area. Main entrance is on South Avenue.

New Canaan Town Hall and Public Library are in close proximity.

Five minute walk to the New Canaan Metro North station.

Large municipal parking behind the building.

Has a walkability rating equal to Walker's Paradise at an 87 Walk Score.



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21 South Avenue

NEW CANAAN, CT 06840

Photos & Floor
Plans

SECOND FLOOR PHOTOS



21
SOUTH
AVENUE

ADDITIONAL PHOTOS



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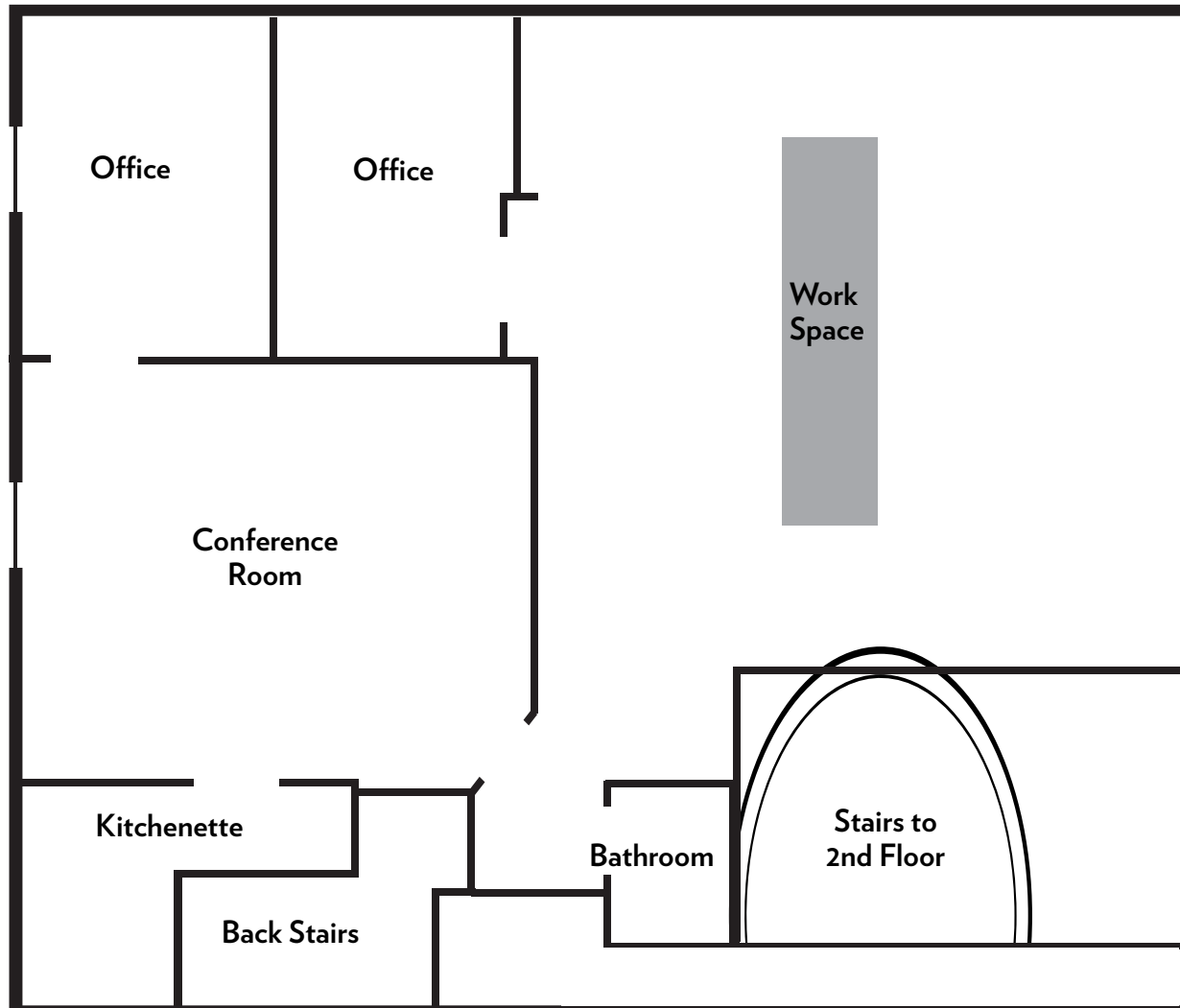


21
SOUTH
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SECOND FLOOR PLAN



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*not to scale



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21 South Avenue

New Canaan, CT 06840

Market Overview &
Demographics

Discover New Canaan



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20,862
POPULATION

49.3
MILES TO NYC

22
SQUARE MILES

TOWN OF NEW CANAAN

Steeped in history and graced with natural beauty, New Canaan is a town with a big heart that attracts its residents for its inclusive sense of community, welcoming town center, top rated schools, beautiful parks and easy commute to Manhattan by car or Metro North Line. This picturesque New England town is nestled in the southwestern pocket of Fairfield County. The vibrant village center designed for walkability, is home to popular restaurants and shops.

PARKS & RECREATION

Waveny Park boasts 300 bucolic acres of walking trails, playing fields, the town pool, platform

tennis courts and dog park. Waveny House and the Great Lawn play host for many popular town events, concerts and celebrations. Irwin Town Park is 36 acres of walking trails, serene wildflower meadows and the perfect place for quiet reflection. Kiwanis Park is open from June - Labor Day with a swimming pond and sandy beach. The park has a pavilion with a snack bar and a playground and hosts many summer camps. Mead Memorial Park is a wonderful family-friendly park with playing fields, sports courts, playground, cafe, swimming pond and skating when the pond freezes in the winter. Grace Farms is a beautiful new space to engage with nature, arts, justice, community and faith. The multi-purpose building nestled into the

existing 80-acre landscape with miles of walking trails is open to the public and free of charge. Educational programming is offered throughout the year. Private Clubs include: New Canaan Country Club, New Canaan Field Club, New Canaan Racquet Club and New Canaan Winter Club.

EDUCATION

Elementary Schools: South, East and West
Middle School: Saxe Middle School
High School: New Canaan High School
Private Schools: New Canaan Country School (PreK-9),
St. Luke's School (5-9) and St. Aloysius (K-8)



21 SOUTH AVENUE



DEMOGRAPHICS

POPULATION

	1 Mile	5 Miles	10 Miles
2029 Projection	9,077	127,505	399,339
2024 Estimate	8,944	127,295	397,873
2020 Census	8,312	126,804	391,088
Growth 2024 - 2029	1.49%	0.16%	0.37%
Growth 2020 - 2024	7.60%	0.39%	1.73%

2024 HOUSEHOLDS BY HH INCOME

Total HH By Income	3,399		46,750		148,371	
<\$25,000	216	6.35%	4,249	9.09%	15,524	10.46%
\$25,000 - \$50,000	264	7.77%	5,272	11.28%	16,730	11.28%
\$50,000 - \$75,000	349	10.27%	4,607	9.85%	14,249	9.60%
\$75,000 - \$100,000	169	4.97%	4,242	9.07%	13,020	8.78%
\$100,000 - \$125,000	219	6.44%	3,854	8.24%	12,948	8.73%
\$125,000 - \$150,000	336	9.89%	3,372	7.21%	10,170	6.85%
\$150,000 - \$200,000	356	10.47%	5,111	10.93%	15,518	10.46%
\$200,000+	1,490	43.84%	16,043	34.32%	50,212	33.84%

2024 WORKER TRAVEL TIME TO JOB

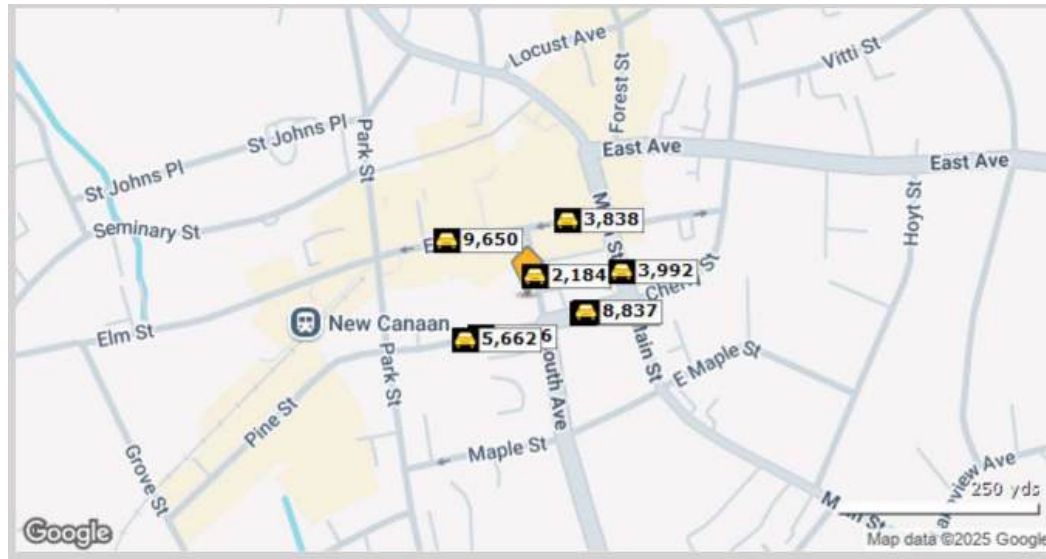
Total Travelers	3,275		56,355		177,425	
<30 Minutes	2,094	63.94%	33,475	59.40%	103,853	58.53%
30-60 Minutes	583	17.80%	13,905	24.67%	42,949	24.21%
60+ Minutes	598	18.26%	8,975	15.93%	30,623	17.26%

2024 POPULATION BY OCCUPATION

	1 Mile		5 Miles		10 Miles	
Total by Occupation	8,299		131,446		421,325	
Real Estate & Finance	1,123	13.53%	11,409	8.68%	36,419	8.64%
Professional & Management	3,251	39.17%	49,530	37.68%	157,963	37.49%
Public Administration	10	0.12%	1,625	1.24%	4,156	0.99%
Education & Health	768	9.25%	13,428	10.22%	42,011	9.97%
Services	311	3.75%	8,415	6.40%	27,539	6.54%
Information	218	2.63%	2,135	1.62%	7,571	1.80%
Sales	866	10.43%	14,108	10.73%	43,958	10.43%
Transportation	493	5.94%	6,823	5.19%	25,643	6.09%
Retail	411	4.95%	6,095	4.64%	19,131	4.54%
Wholesale	49	0.59%	2,166	1.65%	5,299	1.26%
Manufacturing	257	3.10%	3,876	2.95%	13,291	3.15%
Production	212	2.55%	2,937	2.23%	9,767	2.32%
Construction	50	0.60%	3,803	2.89%	11,627	2.76%
Utilities	134	1.61%	1,706	1.30%	6,153	1.46%
Agriculture & Mining	0	0.00%	69	0.05%	449	0.11%
Farming, Fishing, Forestry	0	0.00%	46	0.03%	262	0.06%
Other Services	146	1.76%	3,275	2.49%	10,086	2.39%

21 SOUTH AVENUE

LOCAL TRAFFIC INFORMATION



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Proj
1 South Avenue	Morse Ct	0.00 N	2025	2,184	MPSI	.02
2 Cherry St	South Ave	0.03 W	2024	8,458	MPSI	.04
3 Cherry St	South Ave	0.05 E	2024	9,136	MPSI	.04
4 Cherry Street	South Ave	0.03 W	2025	8,837	MPSI	.04
5 Cherry Street	Park St	0.06 W	2023	5,691	MPSI	.05
6 Cherry Street	Park St	0.06 W	2025	5,662	MPSI	.05
7 Elm St	Main St	0.03 E	2025	3,822	MPSI	.06
8 Elm St	Main St	0.03 E	2024	3,838	MPSI	.06
9 Elm St	Park St	0.05 W	2018	9,650	MPSI	.07
10 Main St	Morse Ct	0.02 N	2024	3,992	MPSI	.07

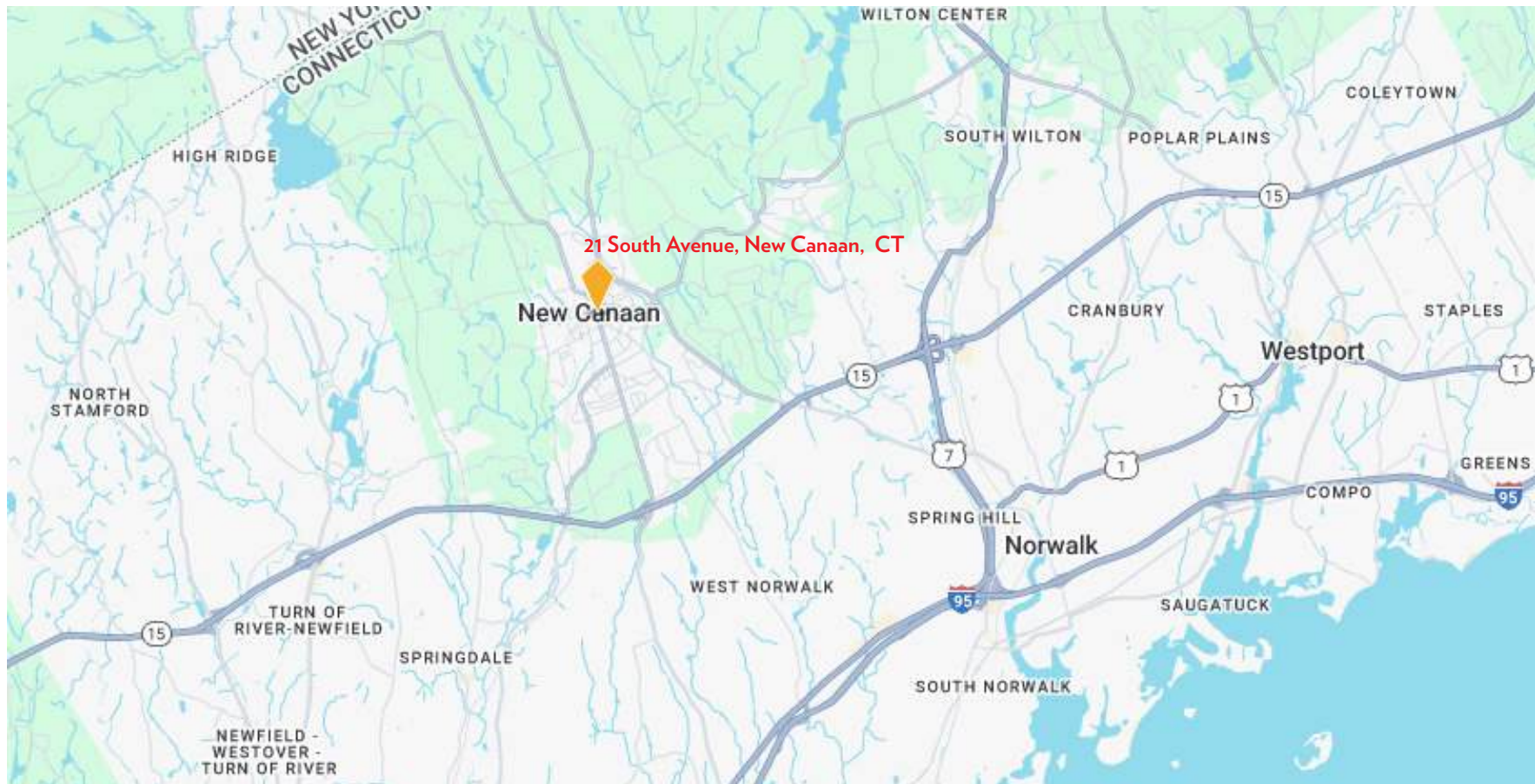
Source: CoStar

21 SOUTH AVENUE

AERIAL MAP



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LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION



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