



MEDICAL OFFICE FOR LEASE

1,525 SF Fully Built-Out Suite

40 Dale Rd, Avon, CT 06001

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Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM



PROPERTY DESCRIPTION

Goman+York is proud to present 40 Dale Road, Avon, CT, with 1,525 RSF immediately available for lease.

Located just 20 minutes west of Hartford, 40 Dale Road is part of a 49,000 square foot medical office complex located directly off Routes 44 and 167. The property offers excellent accessibility to the busiest part of the Farmington Valley. With its current tenant base, plus extensive commercial and medical development in the immediate area, this is an excellent professional and medical office opportunity.

Suite 203 is a fully built-out, 1,525 RSF medical office space featuring large reception, admin, 3 exam rooms, 1 consult, a large conference or file room, in-suite ADA bathroom and a lab. The space needs very little updating, but can also be reconfigured to suit.

PROPERTY HIGHLIGHTS

- Fully built-out medical office can be made ready for occupancy very quickly
- Responsive local ownership and property management
- Robust referral base
- Convenient to many nearby amenities

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (Gross + Jan.)
Date Available:	Immediate; Terms Subject to Negotiation
Available SF:	1,525 SF
Parking:	4.0 Spaces / 1,000 SF
Building Size:	20,592 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,294	10,284	21,340
Total Population	3,231	26,643	53,737
Average HH Income	\$167,992	\$185,656	\$179,718

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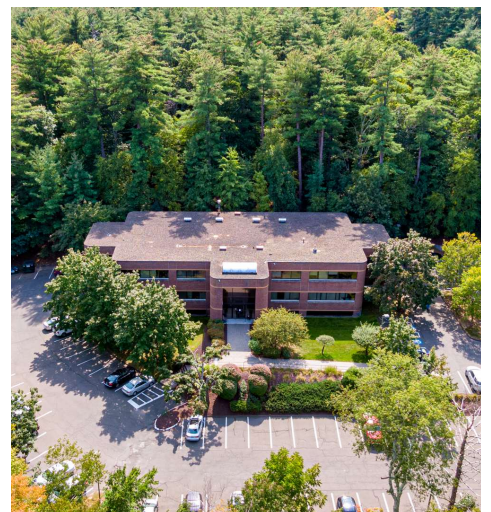
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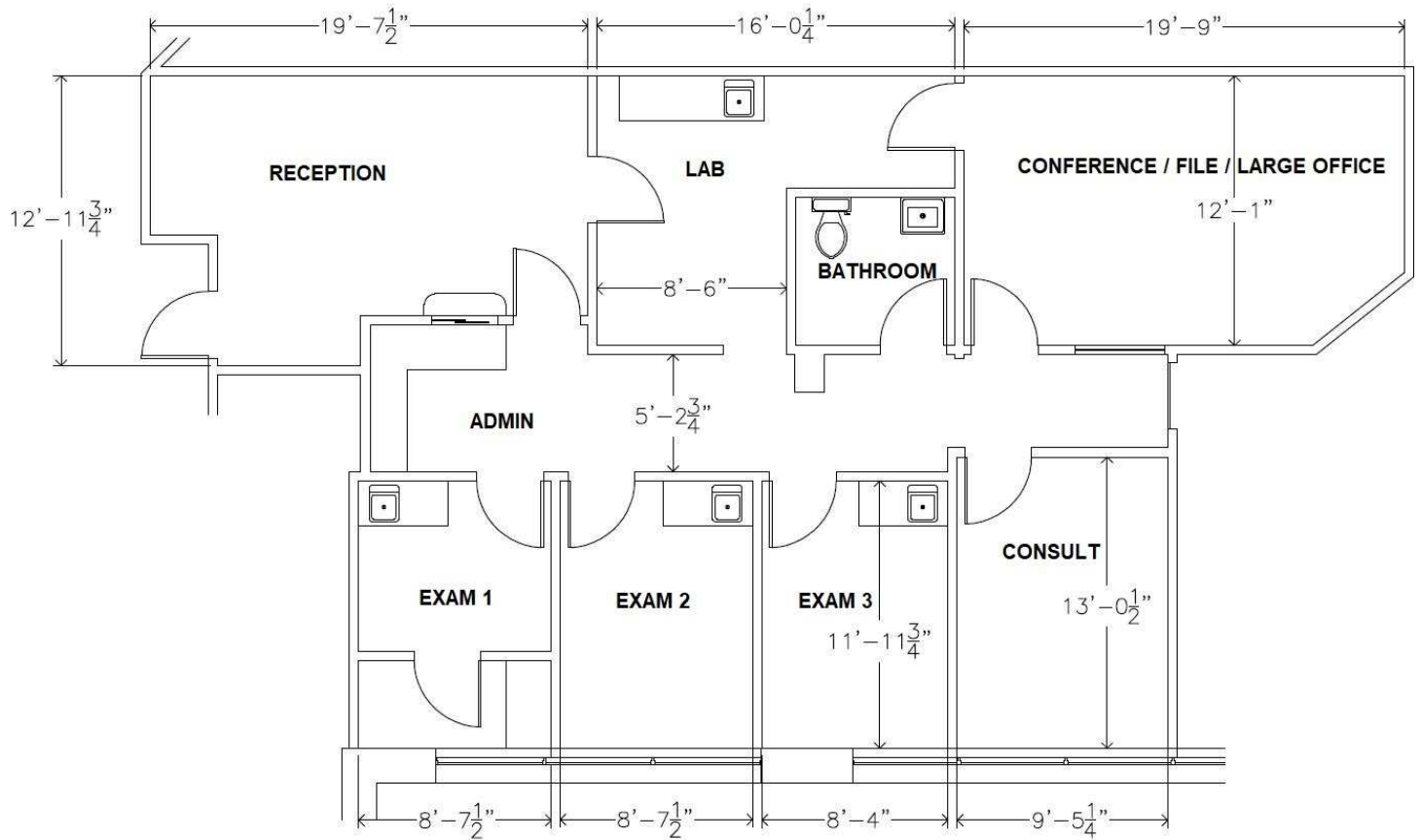
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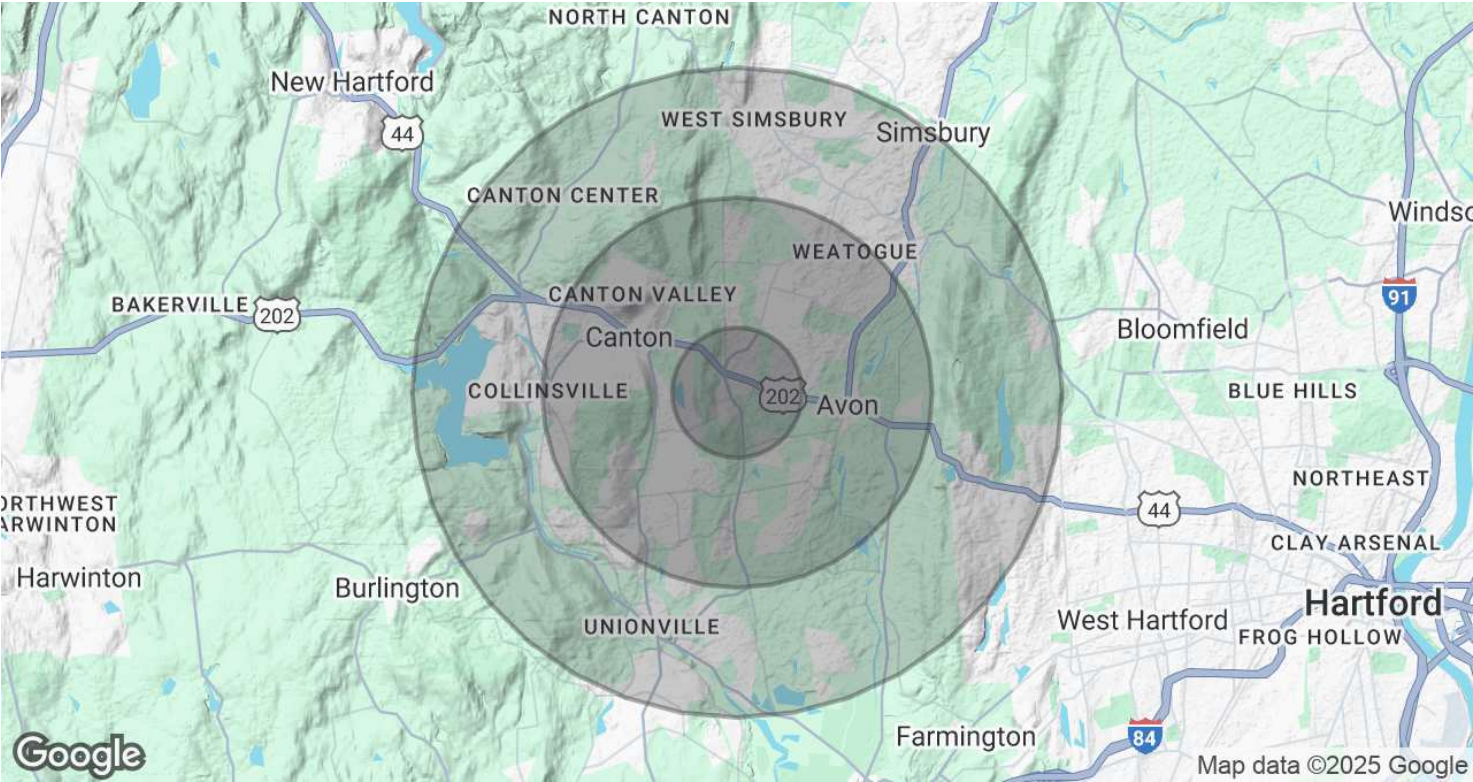
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,231	26,643	53,737
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	46	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,294	10,284	21,340
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$167,992	\$185,656	\$179,718
Average House Value	\$495,631	\$552,511	\$539,752

Demographics data derived from AlphaMap

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