

2,600 SF +/- in Farmington Valley's
Most Popular Medical Corridor

MEDICAL OFFICE SPACE FOR LEASE

34 Dale Road

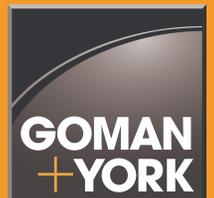
34 Dale Road, Avon, CT 06001

Rob Montesi, SIOR

e: RMontesi@gomanyork.com

t: 860.866.7572

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





PROPERTY DESCRIPTION

Goman+York Property Advisors is pleased to offer in Avon, CT, a fully built-out medical office suite available for lease:

This is a virtually turn-key 2,605 RSF +/- medical office suite is immediately available for occupancy. It features 6-7 exam rooms with sinks, 2 consults, a private office, waiting & admin, nurses' station/lab, kitchenette, 2 private restrooms, and storage. The suite was recently in use as a pediatrics practice.

The 24,624 square foot medical office building is located off of route 44 in Avon, Connecticut, conveniently located in the heart of the Farmington Valley, with close proximity to The Shoppes at Farmington Valley, Simsbury Commons and Avon Marketplace. 34 Dale Road is located directly off of Routes 44 and 167, at the junction of the Avon, Simsbury and Canton town lines.

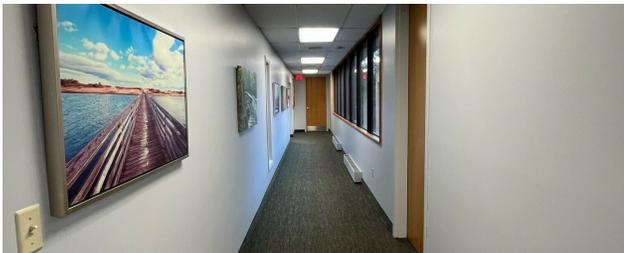
Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

PROPERTY HIGHLIGHTS

- Excellent referral base in building and immediate surrounding area
- Elevator
- Parking: 93 spaces, some are covered with elevator access from garage area
- Asking Rate: Negotiable. Structure is Gross + Janitorial.
- Landlord willing to contribute to suite updates

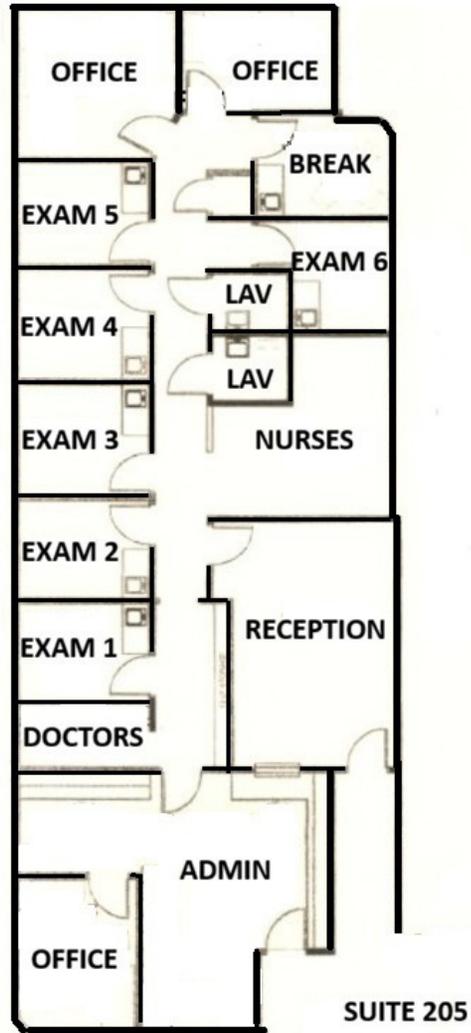


Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com





Rob Montesi, SIOR

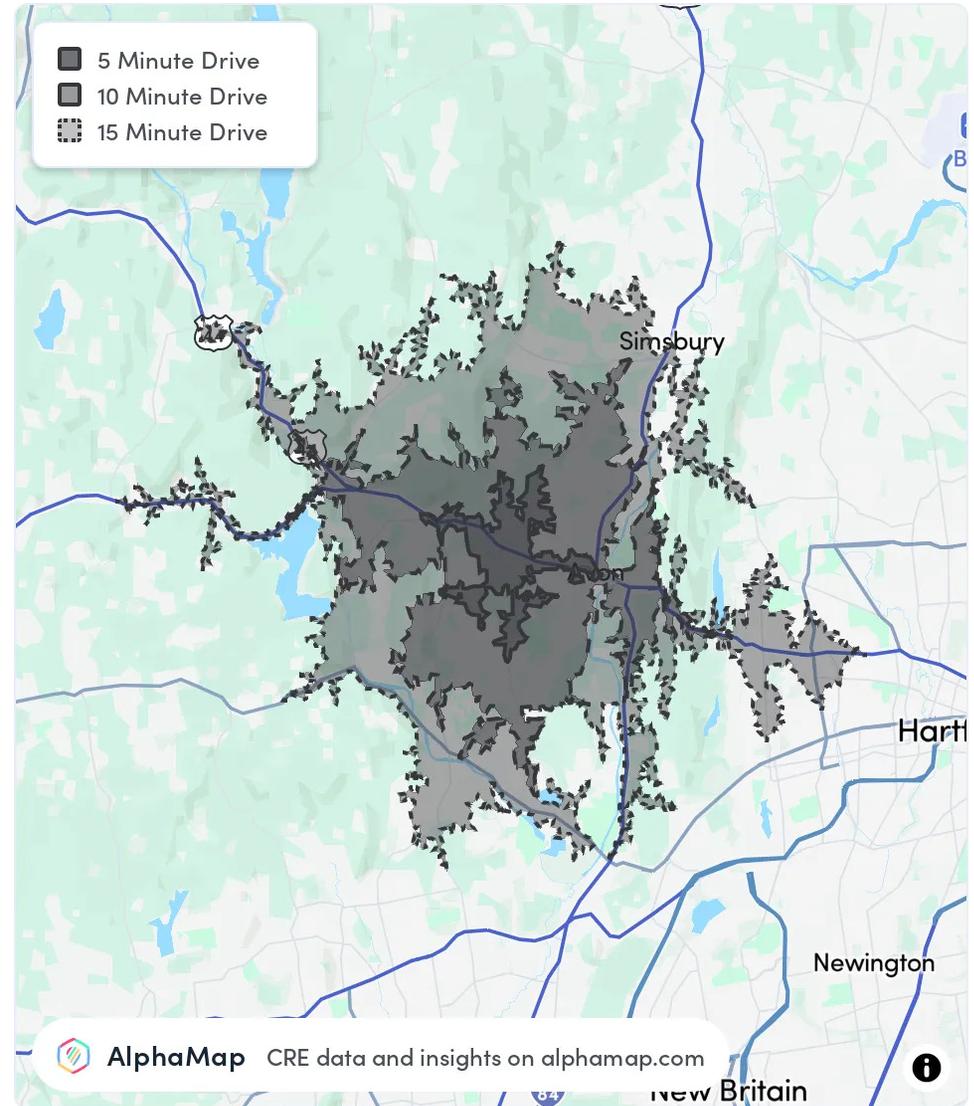
t: 860.866.7572

e: RMontesi@gomanyork.com

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,072	27,142	53,887
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,584	10,673	21,352
Persons per HH	2.6	2.5	2.5
Average HH Income	\$176,680	\$178,595	\$180,383
Average House Value	\$511,802	\$532,147	\$528,544
Per Capita Income	\$67,953	\$71,438	\$72,153

Map and demographics data derived from AlphaMap





Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

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



All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.