



## MEDICAL OFFICE FOR LEASE

609 - 1,525 SF AVAILABLE

40 Dale Rd, Avon, CT 06001

Rob Montesi, SIOR

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**PROPERTY DESCRIPTION**

Goman+York is proud to present 40 Dale Road, Avon, CT, with units of 609 and 1,525 RSF immediately available for lease. Just 20 minutes west of Hartford, 40 Dale Road is part of a medical office hub 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, these are excellent medical office and wellness practice opportunities. 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. Suite 104 is a three-room interior space with reception and 2 spacious offices.

**PROPERTY HIGHLIGHTS**

- Fully built-out medical office can be made ready for occupancy very quickly
- Responsive local ownership and property management

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**OFFERING SUMMARY**

Lease Rate:	\$18-\$23.00 SF/yr (Gross + Janitorial)
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

**CUSTOM HEADER**

- Robust referral base
- Convenient to many nearby amenities



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.



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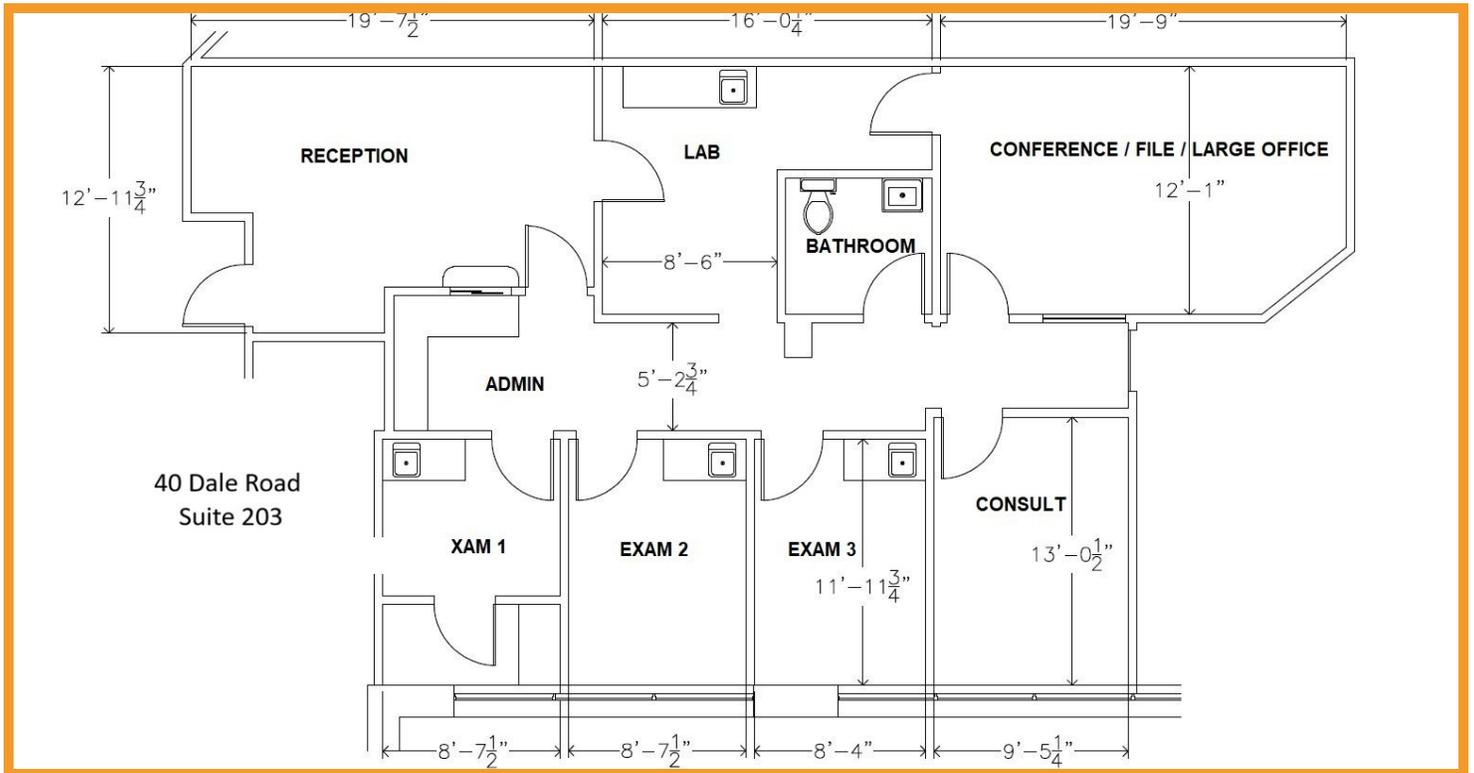
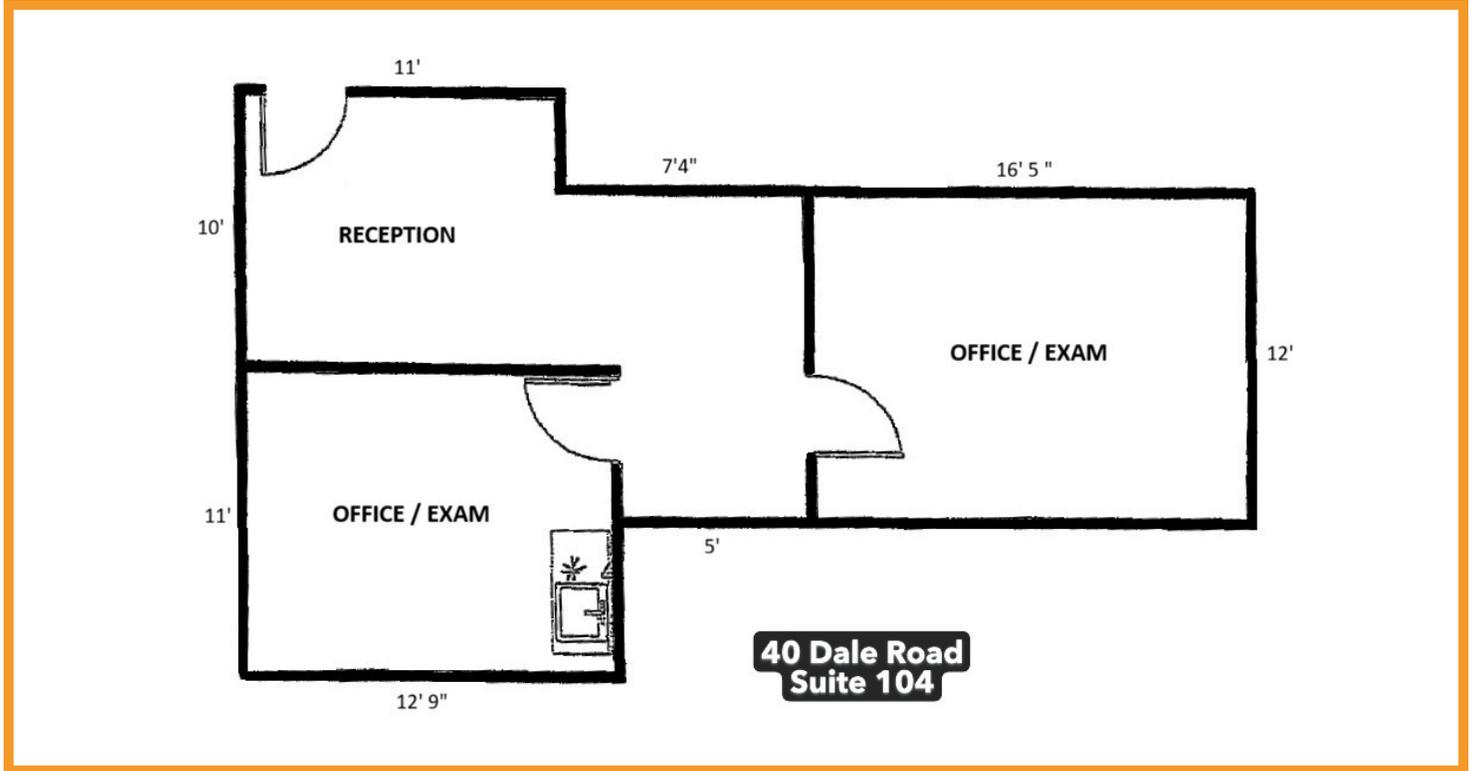
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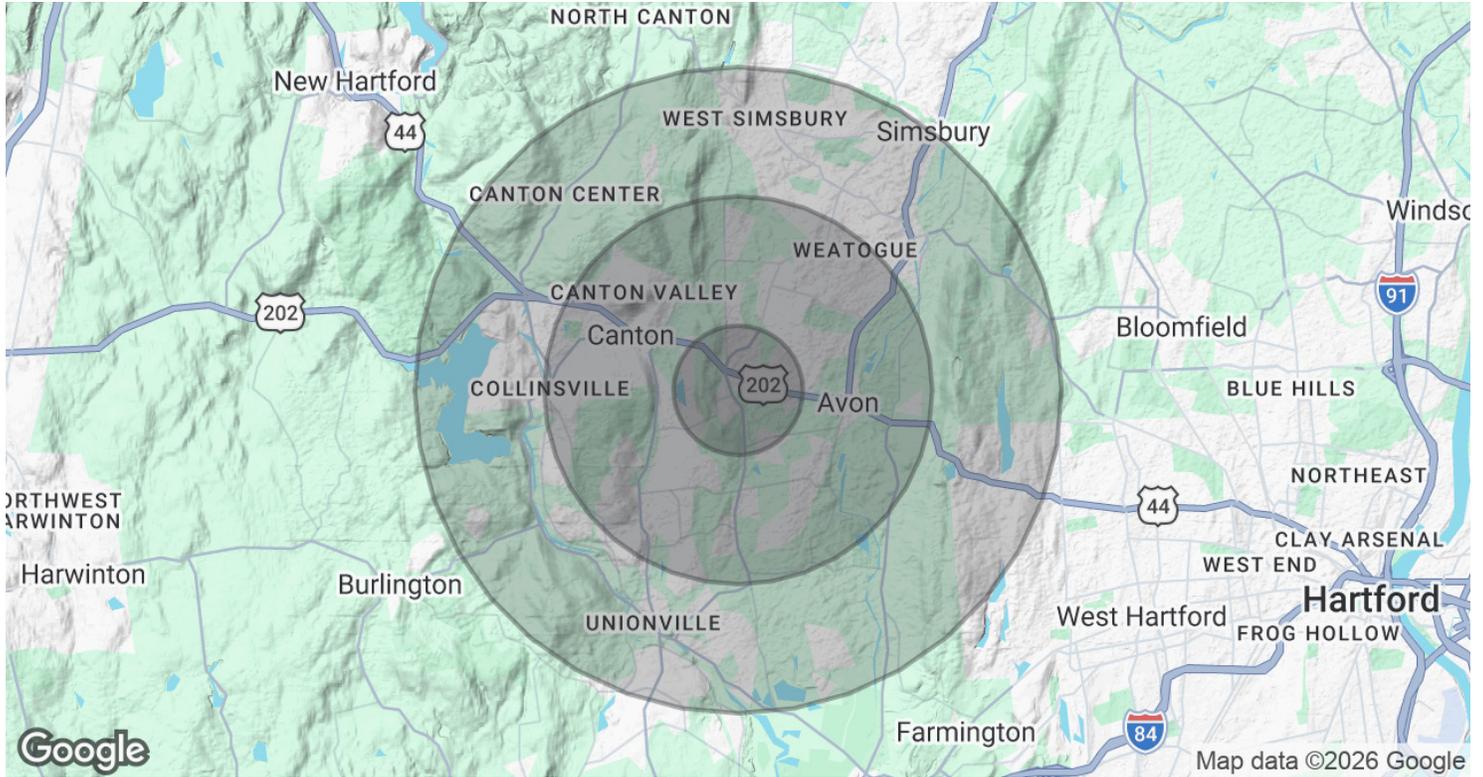
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,231	26,643	53,737
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	46	44	45

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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