

FOR LEASE

AVON WELLNESS CENTER

100 SIMSBURY ROAD | AVON, CT 06001



PROPERTY DESCRIPTION

With its modern design and spacious layout, Avon Wellness Center is ideal for businesses seeking a professional and versatile space. Boasting ample natural light, high ceilings, and customizable floor plans, it provides a welcoming and adaptable environment.

PROPERTY HIGHLIGHTS

- Modern design with customizable floor plans
- Abundant natural light and high ceilings
- Prominent visibility and convenient accessibility
- Well-maintained landscaping and ample parking
- Suitable for making a strong and lasting impression

OFFERING SUMMARY

Lease Rate:	\$18.50 NNN
Available SF:	1,910 SF and 3,343 SF
Lot Size:	8.84 Acres
Building Size:	60,732 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	228	1,228	2,853
Total Population	463	2,722	6,624
Average HH Income	\$135,866	\$167,465	\$177,820

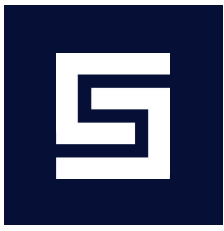
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\$18.50 NNN

BUILDING SPECIFICATIONS

Building Size	60,732 SF
Available Space	1,910 SF
	3,343 SF
Year Built	2000

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Water/Sewer Company	MDC
Gas / Propane	Gas
Electric Company	Eversource

LAND

Lot Size	8.84 Acres
Parking	226
Zoning	CP-B

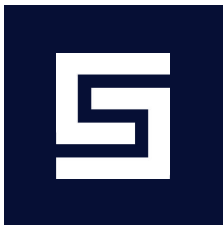
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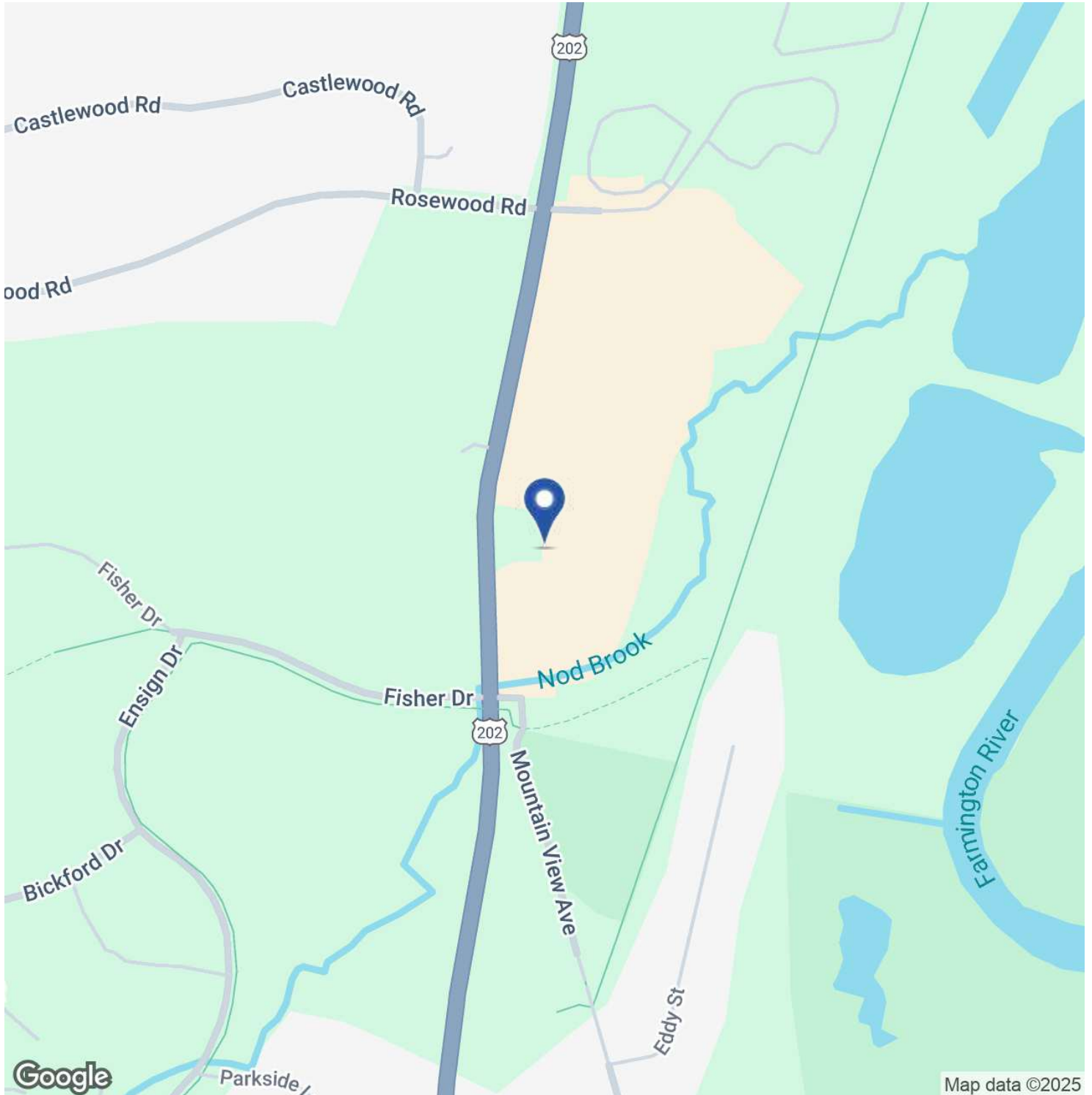
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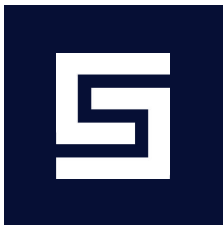
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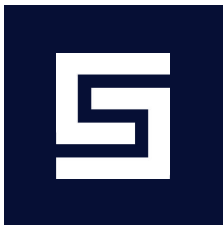
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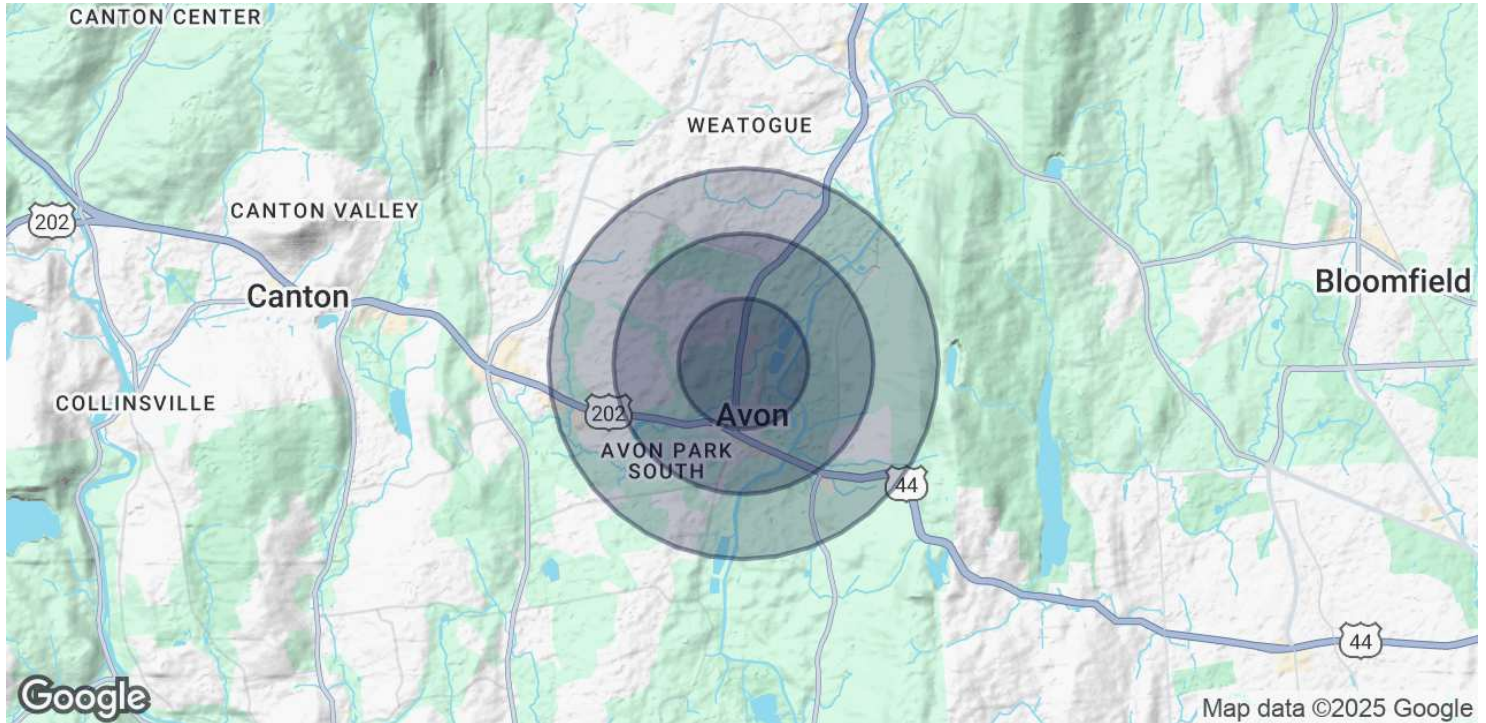
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	463	2,722	6,624
Average Age	50	47	45
Average Age (Male)	46	45	43
Average Age (Female)	53	49	47

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	228	1,228	2,853
# of Persons per HH	2	2.2	2.3
Average HH Income	\$135,866	\$167,465	\$177,820
Average House Value	\$445,487	\$500,833	\$530,120

Demographics data derived from AlphaMap

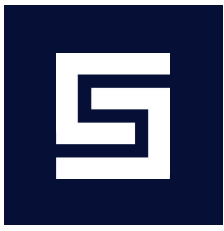
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