

FOR LEASE // WELLNESS, MEDICAL & OFFICE SUITES - RIDGEFIELD, CT



PROPERTY DESCRIPTION

Pond's Edge Professional Park in Ridgefield, CT offers a premier setting for medical, wellness, and professional office users. The available units are sub-dividable and will be delivered as a vanilla box with new finishes, bathrooms, lighting, and flooring. The property features an elevator, abundant parking, city utilities, and strong synergy among established medical tenants. Ownership is seeking 5- to 10-year lease terms

PROPERTY HIGHLIGHTS

- Zone: CDD (Commercial Development District)
- Medical, Health & Wellness, Professional Service
- City Water, Sewer, Ample Power & Natural Gas
- Heating: Gas Heat
- Cooling: Central A/C
- Abundant Parking Serving Both Buildings
- Excellent Visibility, Signage, and Two Entrances to the Park
- Close to Dining, Shopping, and Everyday Services

901 ETHAN ALLEN HWY

Lease Rate:	\$15 - \$17 SF/yr (NNN)
Available SF:	Suite 205 - +/- 4,446 SF
	Suite 201/202- +/- 4,456 SF
	Suite 205A - +/- 2,223 SF
	Suite 201- +/- 2,228 SF
	Suite 109 - +/- 2,195 SF
Nets:	+/- \$6.50 PSF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	232	847
Total Population	259	718	2,459
Average HH Income	\$199,121	\$203,173	\$205,435



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- Heating: Gas Heat
- Cooling: Central A/C
- Abundant Parking Serving Both Buildings
- Excellent Visibility, Signage, and Two Entrances to the Park
- 3.5 Miles to Downtown Ridgefield, 4.5 Miles to I-84
- 1.7 Miles to the Danbury Line, 4 Miles to the Wilton Line
- Close to Dining, Shopping, and Everyday Services



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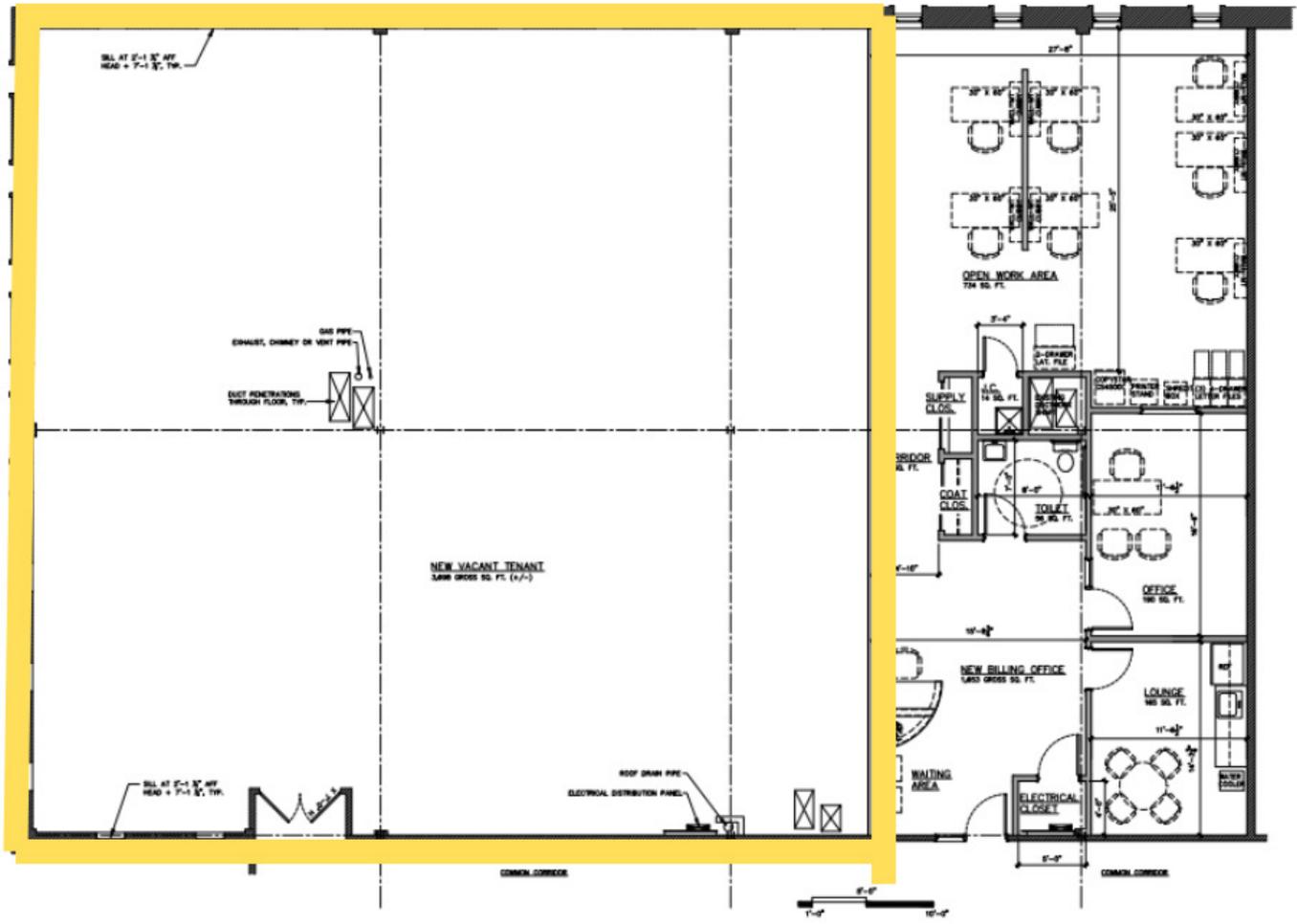


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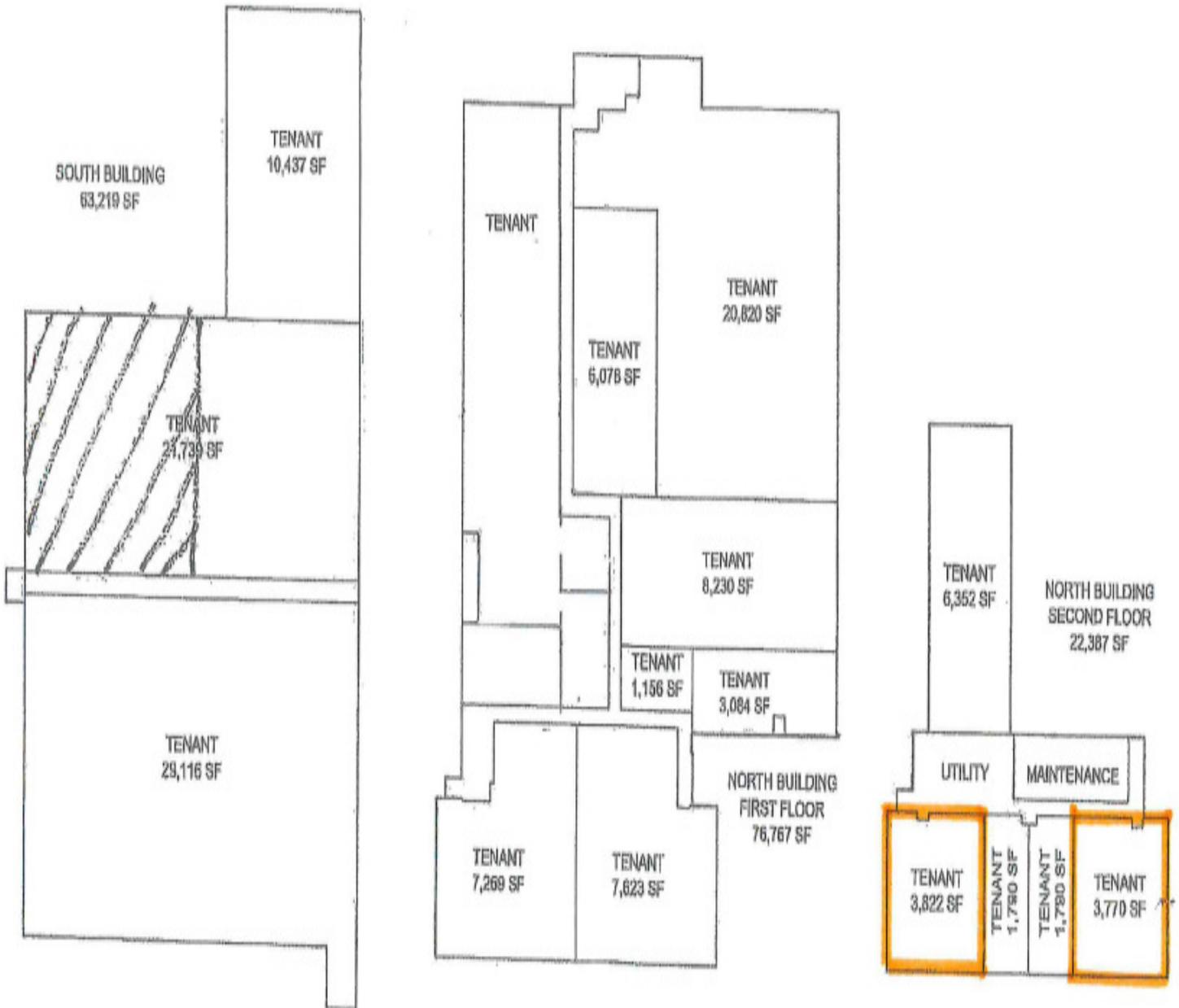


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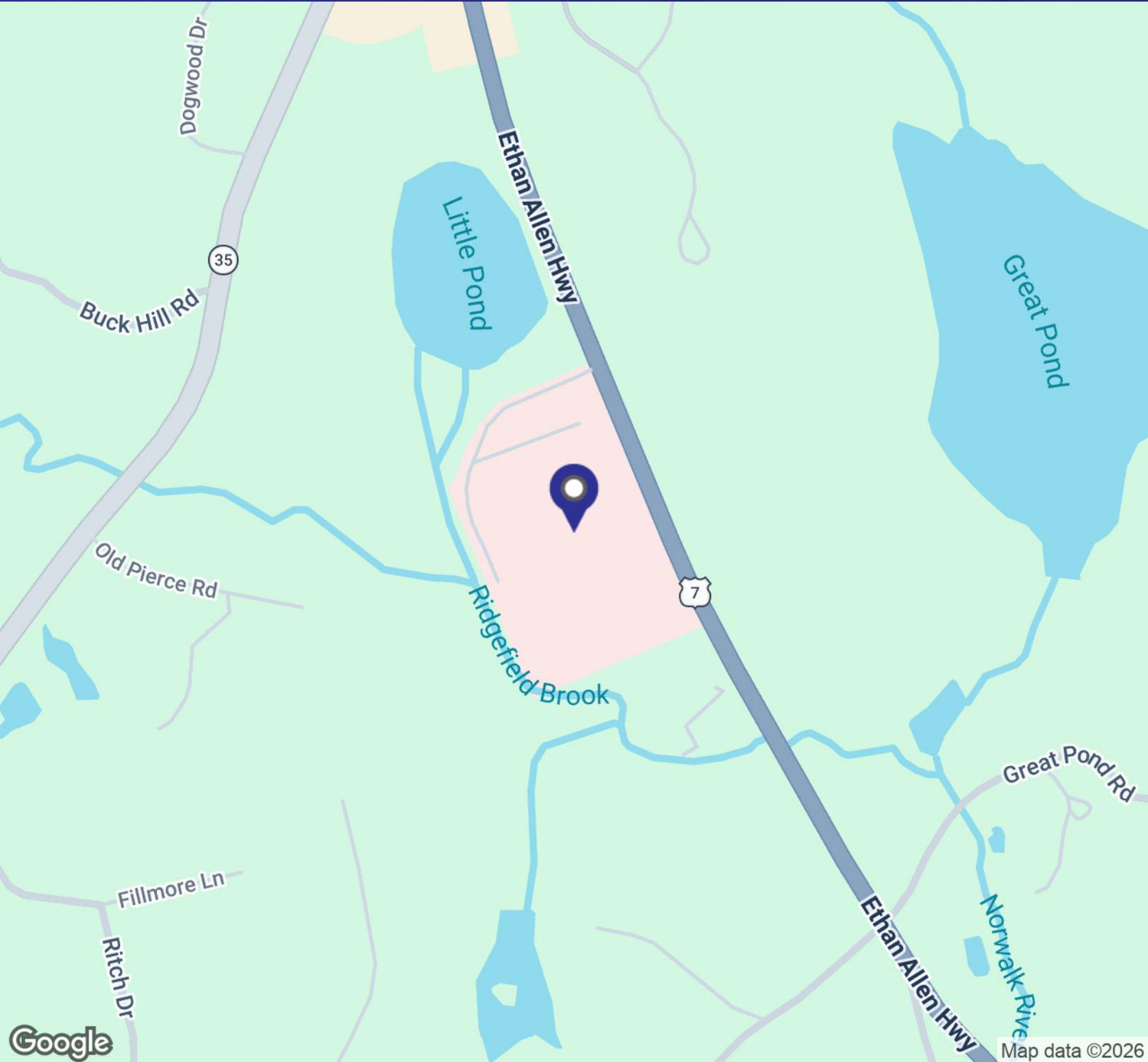
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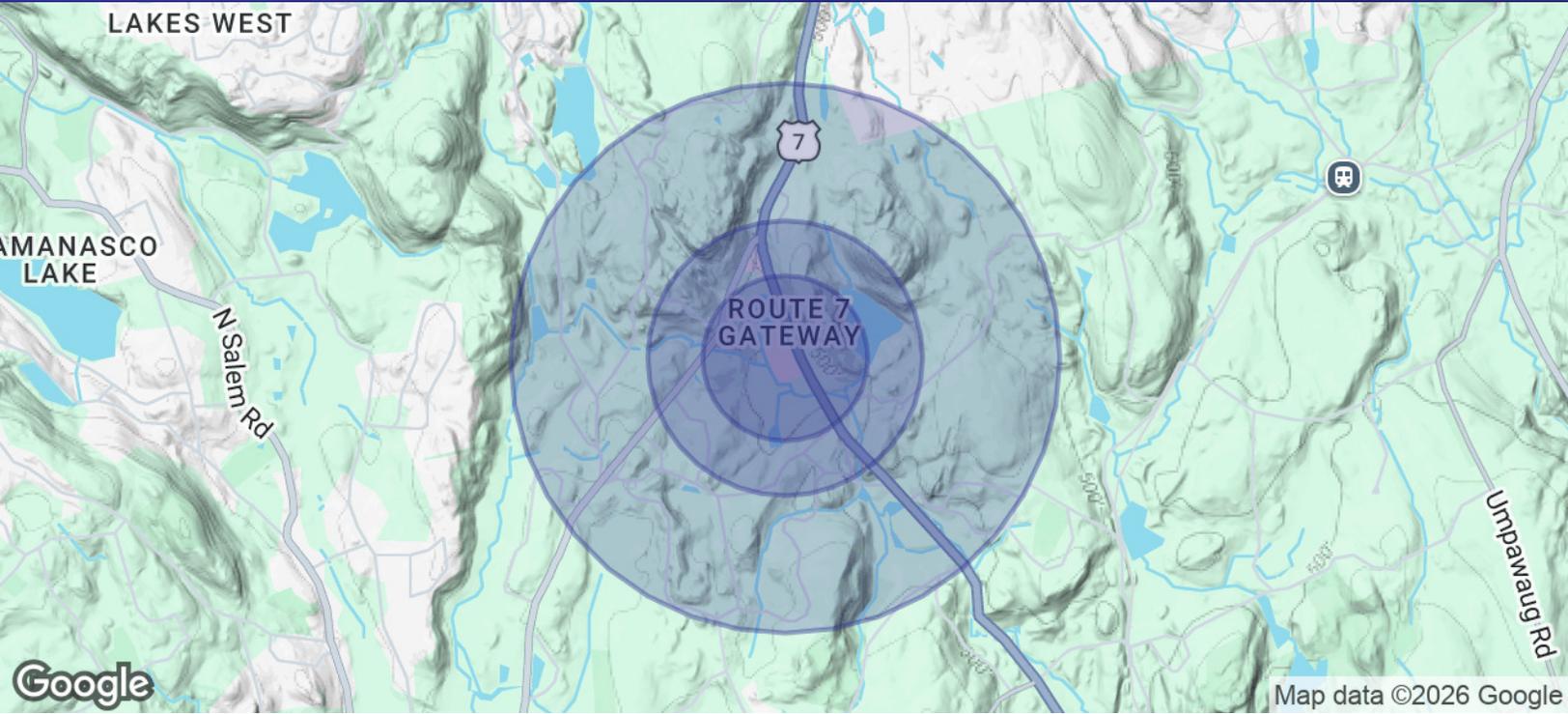
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	259	718	2,459
Average Age	51	49	46
Average Age (Male)	48	47	44
Average Age (Female)	53	51	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	232	847
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$199,121	\$203,173	\$205,435
Average House Value	\$709,976	\$738,134	\$772,104

Demographics data derived from AlphaMap



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