

# Office Owner/Investor Opportunity

39-51 Pine Street, New Canaan, CT

For pricing or additional information, contact  
Scott R. Gance at (203) 762-9990.

Just a stone's throw from the Metro-North train station,  
boutique shops, restaurants, banks, and fitness clubs.



Office Unit 4A & 5A For Sale

Options – 672 SF, 896 SF, or 1,568 SF



Metro North



Elegant Lobby



Convenient  
Parking

[www.thepartnersrealestate.net](http://www.thepartnersrealestate.net)



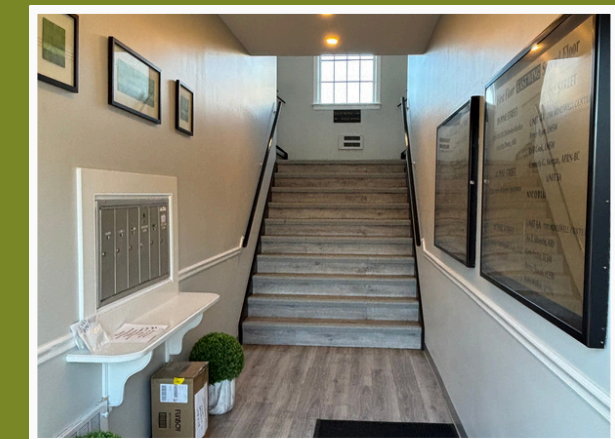
The Partners  
Commercial Real Estate Services, Inc.



## Description

A warmly appointed common-area lobby welcomes you into this well-maintained office property. Front and center are two contiguous second-floor office condos—one comprising approximately 672 square feet (Unit 4A) and the other 896 square feet (5A). Each offers bright, efficient space and can be purchased separately or combined for a total of 1,568 square feet, providing excellent flexibility for a wide range of professional uses. The 672 SF suite is currently configured with a welcoming reception area, two private offices and storage room (3rd office), while the adjacent 896 SF suite features an open bullpen area and two private offices.

Perfectly positioned within New Canaan's vibrant town center, the property is just one block from the boutique shops and cafés along Elm Street and Park Street, and a short walk to restaurants, banks, fitness centers, and local services. Its prime location offers unmatched convenience for both clients and employees—just a three-minute walk to the Metro-North train station—making it an ideal setting for any professional seeking a prestigious downtown presence.





## Unit 4A - 672 Square Feet



Reception Area



Private Office



Private Office



Storage Room

## Unit 5A - 896 Square Feet



Open Bull Pen

Note: Building storage space available



Private Office

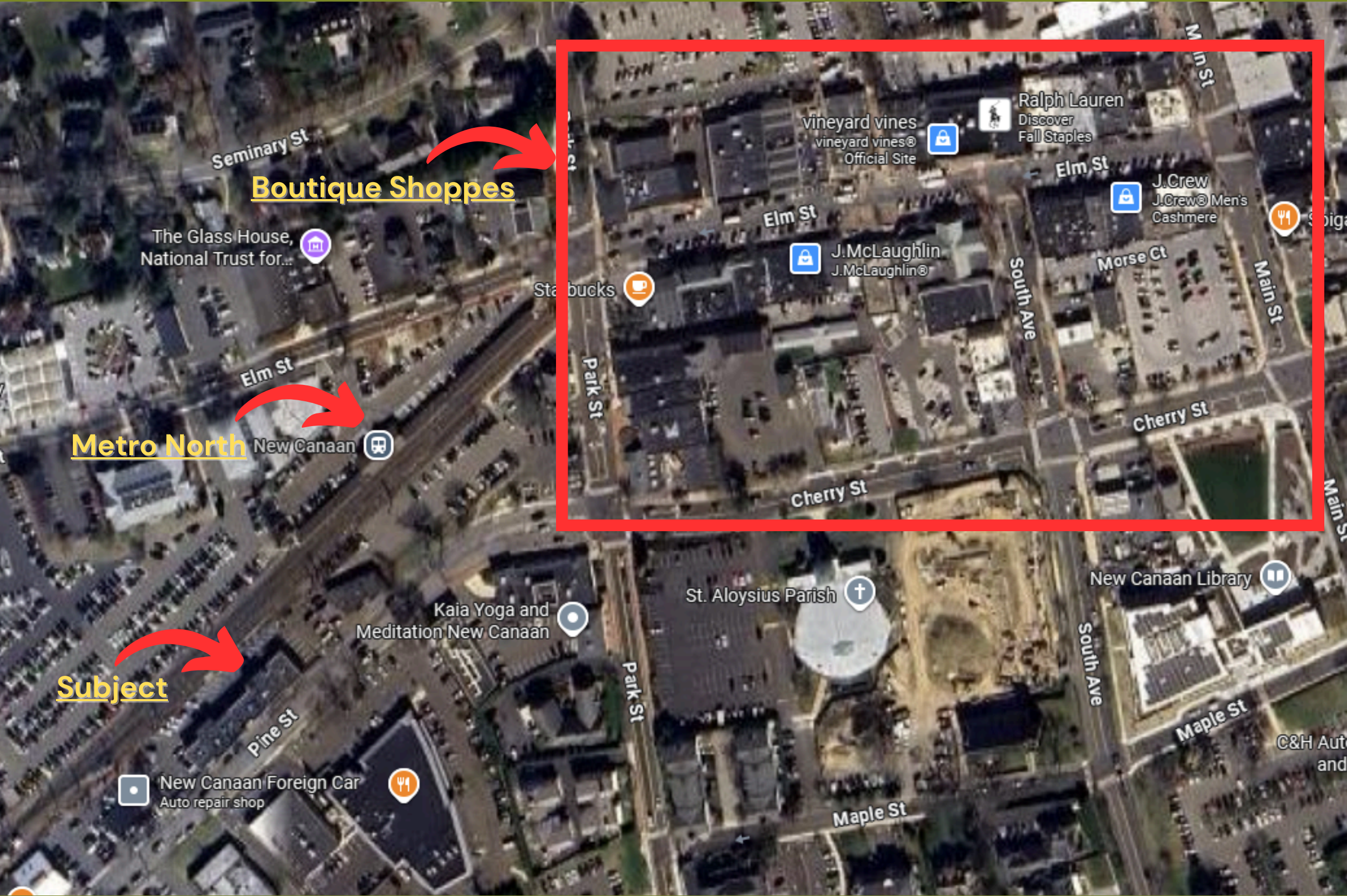


Private Office

Note: Common area bathroom (2<sup>nd</sup> Floor hallway)

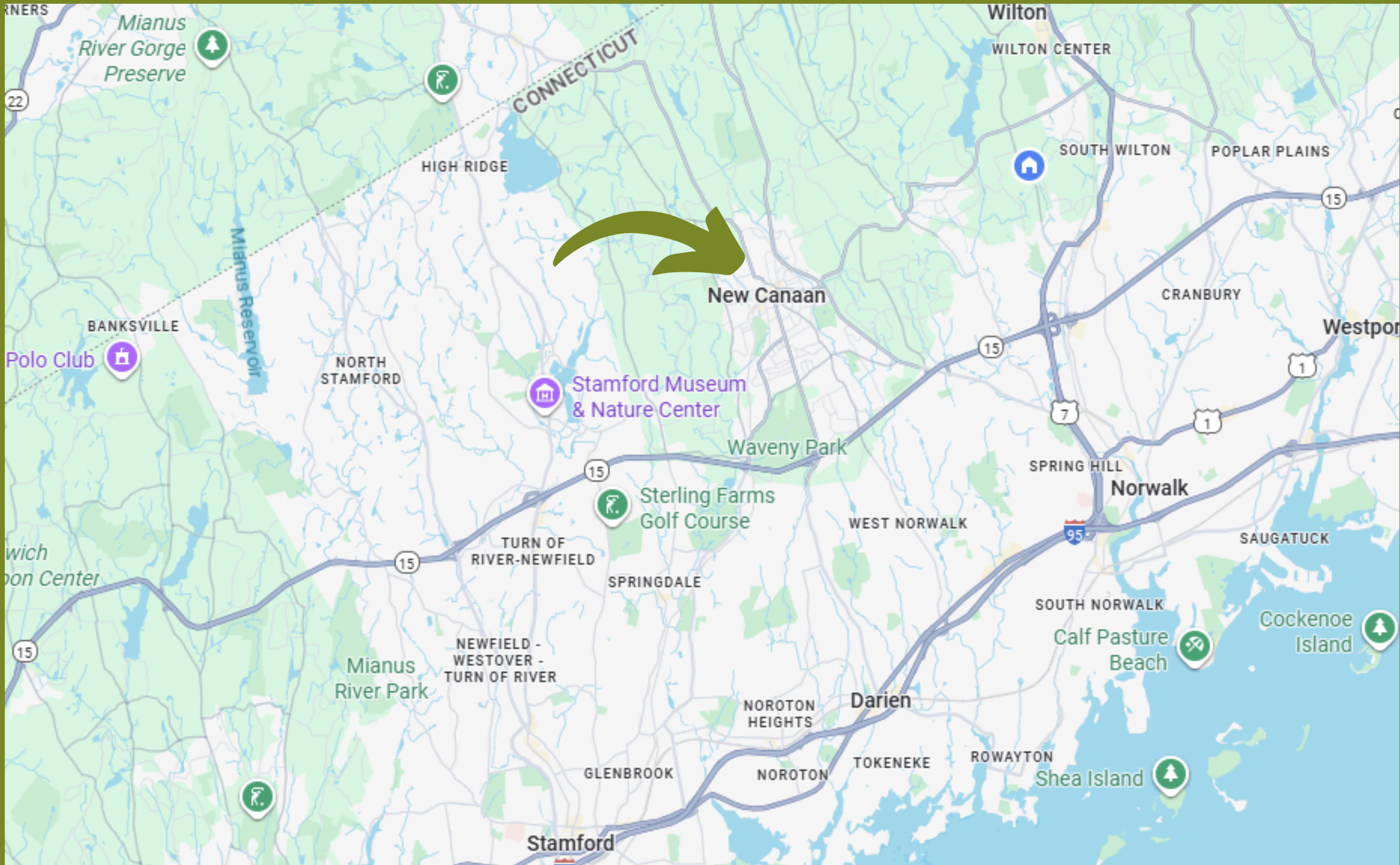








REFERNCE MAP





## Discover Downtown New Canaan: A Premier Location for Your Professional Presence

Located in the heart of Fairfield County, Connecticut, downtown New Canaan blends historic charm, upscale shops, and year-round vitality, making it one of the region's most sought-after commercial markets.

### Location & Accessibility

- Just under an hour from Manhattan via the Metro-North New Haven Line, with the station only minutes from the subject property.
- Easy access to major roadways like I-95 (Connecticut Turnpike), US-7 and the Merritt Parkway, facilitating convenient commutes across Fairfield County and beyond.
- Ample public parking, walkable blocks, and a pedestrian-friendly grid create a pleasant environment for employees, clients, and visitors alike.

### Vibrant Retail & Dining Scene

- Elm Street and its adjoining side streets offer a curated collection of boutique retailers, national brands, and specialty services.
- A dynamic food scene—featuring everything from upscale dining to neighborhood cafés and casual bistros—ensures lively activity throughout the day and evening.
- Local fitness studios, wellness-focused services, and high-end salons contribute to the high-quality business neighborhood.

### Professional & Lifestyle Amenities

- A strong cluster of banks, wealth-management firms, law practices, and creative agencies makes the district a respected professional hub.
- Boutique hotel-style lodging, artisanal markets, and cultural attractions give employees and clients access to top-tier amenities.
- High-income demographics and a well-educated local workforce support demand for quality office space.

### Community Character

- Tree-lined streets, period architecture, and well-preserved historic fabric create an aesthetic setting that reflects prestige and permanence.
- Active local business associations, frequent community events, and an engaged civic network foster a sense of place and collaboration.
- A nationally ranked public school system and abundant open space make the town especially appealing for resident professionals and families.

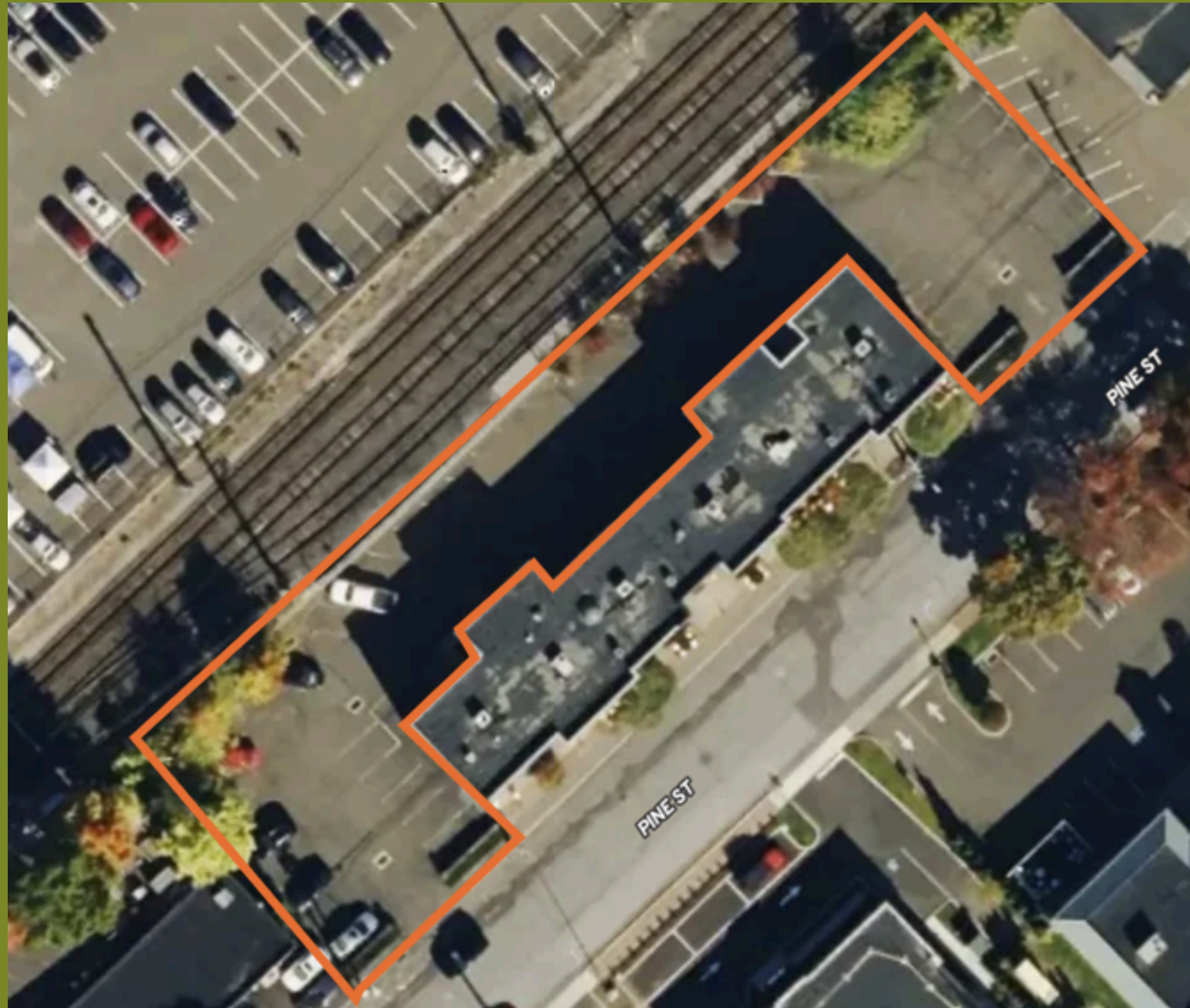
### Why This Location Works for Office Tenants & Investors

- High foot traffic and visibility from both local residents and commuters anchor sustained demand.
- Proximity to major employment centers in Stamford, Greenwich, and mid-Fairfield County strengthens regional connectivity.
- The downtown code and zoning environment emphasize quality, making well-positioned commercial buildings a rare commodity.
- Strong resale and leasing fundamentals fueled by limited new supply and sustained interest from high-end tenants.





# Onsite Parking – Four (4) Dedicated Parking Space per Unit





# Demographics



Population			
	2 miles	5 miles	10 miles
2020 Population	15,248	126,316	391,245
2024 Population	16,101	126,970	397,891
2029 Population Projection	16,286	127,211	399,321
Annual Growth 2020-2024	1.4%	0.1%	0.4%
Annual Growth 2024-2029	0.2%	0%	0.1%
Median Age	43	41.9	40.7
Bachelor's Degree or Higher	75%	58%	59%
U.S. Armed Forces	0	35	92



Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$204,024	\$165,676	\$161,744
Median Household Income	\$199,420	\$135,867	\$129,277
< \$25,000	281	4,142	15,534
\$25,000 - 50,000	388	5,201	16,760
\$50,000 - 75,000	468	4,466	14,209
\$75,000 - 100,000	250	4,113	12,994
\$100,000 - 125,000	360	3,842	12,972
\$125,000 - 150,000	447	3,339	10,173
\$150,000 - 200,000	605	5,147	15,506
\$200,000+	2,785	16,181	50,271





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