

±3,100 SF

300 West Main St.
Avon, CT 06001

Excellent Location on Route 44 | Ideal for Professional Office or Medical

CBRE is pleased to bring to your attention the availability of 3,143 RSF of high-profile professional office space on the second floor at 300 West Main St. in Avon, a mixed-use property boasting an excellent location and superior visibility on busy Route 44. Route 44 is a heavily-trafficked retail corridor in Avon populated with numerous retail shopping, entertainment, restaurants, personal, business and professional services, with an average daily traffic count of approximately 24,000 VPD.

300 West Main St. offers convenient on-site parking, exterior building signage and immediate access to/from Route 44. The available suite features a wide open floor plan with private men's and women's restrooms and a separate entrance accessed directly from the parking area on the side of the building. Ideal for office, medical office, fitness or professional service, the space will be available YE 2025. Join DORO Marketplace, well known in the area for their European cafe and market offerings - scheduled to open 1st Quarter 2026!

300 West Main Street, Avon

DORO Conceptual Rendering, Scheduled Opening 1Q 2026



Available For Lease

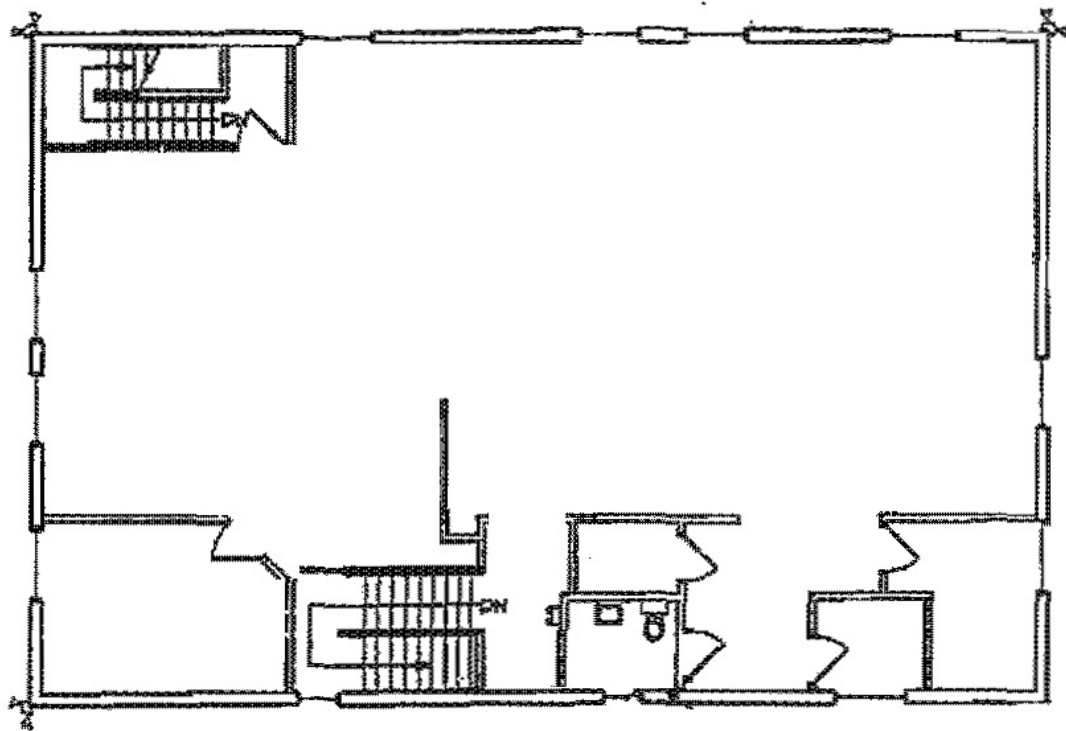
3,143 RSF Second Floor Suite & Entrance

±3,100 SF Available

300 West Main St. | Avon, CT

For Lease

Second Floor Plan - 3,143 RSF



Area Demographics

	1 mile	3 miles	5 miles
Population (2024)	3,168	26,450	54,079
Households	1,440	10,274	21,577
Average Household Income	\$158,224	\$186,556	\$184,295
Median Age	46.2	43.6	47.2



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300 West Main St. | Avon, CT

For Lease



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