



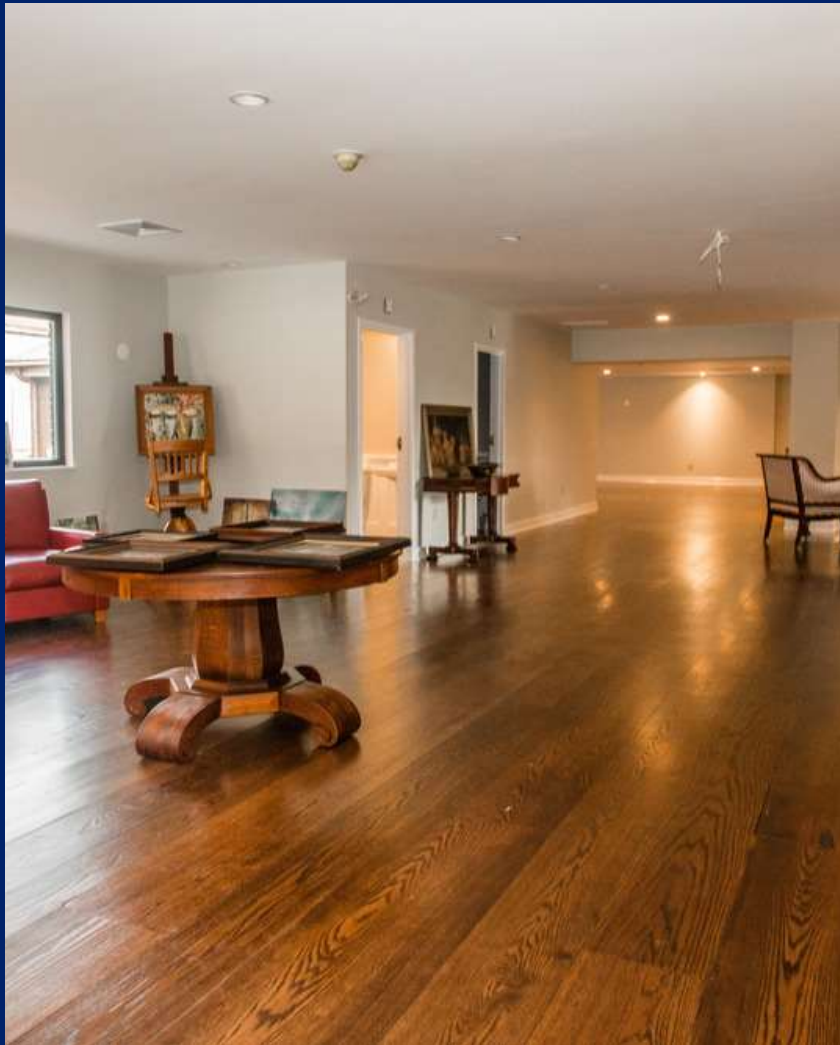
**COLDWELL
BANKER
COMMERCIAL
REALTY**

598 DANBURY ROAD

Ridgefield, CT 06877

AVAILABLE SPACE

1,677 - 3,379 SF



FOR LEASE

CBCWORLDWIDE.COM

OFFICE / RETAIL

Daniel Sousa
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**COLDWELL BANKER COMMERCIAL
REALTY**
7 Kenosia Ave Ste 3, Danbury, CT 06810
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598 DANBURY ROAD

Ridgefield, CT 06877

LEASE



OFFERING SUMMARY

Available SF:	1,677 - 3,379 SF
Lease Rate:	\$22/SF MG
Lot Size:	0.46 Acres
Year Built:	1975
Building Size:	4,879 SF
Renovated:	2017
Zoning:	NBZ
Traffic Count:	28,417

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PROPERTY OVERVIEW

Coldwell Banker Commercial presents for lease 598 Danbury Road, located in Ridgefield, Connecticut. Completely renovated with high-end finishes, the available 3,379 SF space is ideal for a gallery, retail, office, or medical use. The space can be divided and each unit is separately metered for utilities and has handicap restrooms. Basement storage available.

PROPERTY HIGHLIGHTS

- Owner will consider pop-up gallery or retail uses
- Upgrades include variable width hardwood floors
- Handicap accessible restrooms
- Generator pad available

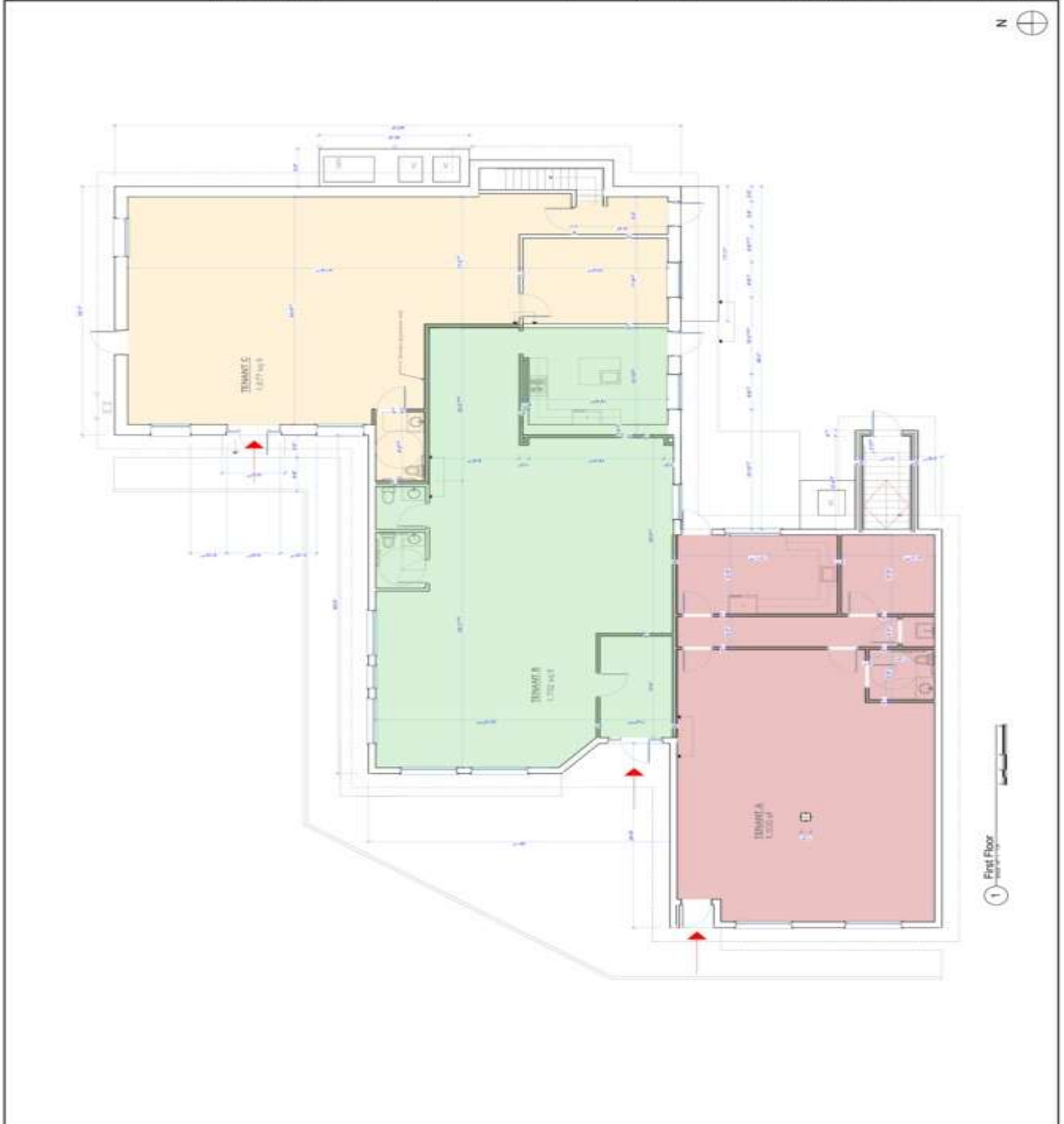




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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,677 - 3,379 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Tenant A	-	1,500 - 4,879 SF	Modified Gross	\$25.00 SF/yr	-
Tenant B	Available	1,702 - 3,379 SF	Modified Gross	\$22.00 SF/yr	-
Tenant C	Available	1,677 - 3,379 SF	Modified Gross	\$22.00 SF/yr	-

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Google

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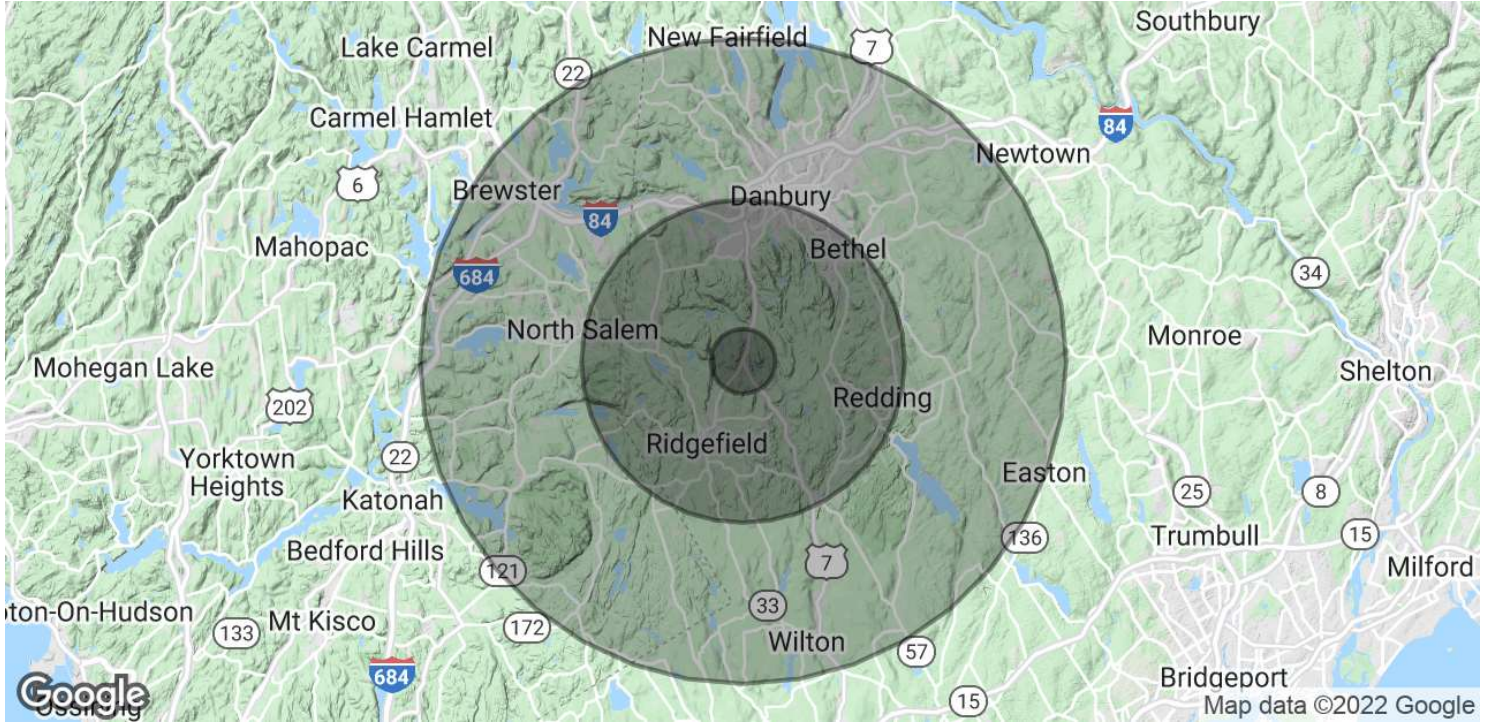


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598 DANBURY ROAD

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,636	58,753	235,398
Average age	44.1	40.5	39.8
Average age (Male)	43.1	39.1	39.1
Average age (Female)	45.4	42.2	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	609	22,094	84,795
# of persons per HH	2.7	2.7	2.8
Average HH income	\$159,540	\$146,436	\$138,353
Average house value	\$668,160	\$592,662	\$552,863

* Demographic data derived from 2010 US Census

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