

SALE

160 HAWLEY LN

160 Hawley Lane Unit 100 Trumbull, CT 06611



PROPERTY DESCRIPTION

A well-maintained 1,450 SF office property in Trumbull, currently operating as a dental office, with one unit available. The existing layout may be especially attractive to another dental user, offering a potential plug-and-play opportunity with minimal buildout. The property also benefits from B-C zoning, allowing for a range of office uses. Located in a strong market, this is a practical option for both investors and owner-users.

PROPERTY HIGHLIGHTS

- B-C zoning with flexible use options
- Ideal for dental or other medical uses
- Flexible layout to suit various needs
- Well-maintained with existing buildout
- Prime location in Trumbull

OFFERING SUMMARY

Sale Price:	\$325,000
Number of Units:	1
Lot Size:	2.09 Acres
Building Size:	23,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,341	29,424	92,279
Total Population	6,684	78,788	246,916
Average HH Income	\$151,695	\$122,304	\$109,361

Rafael Cerulo
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COLDWELL BANKER
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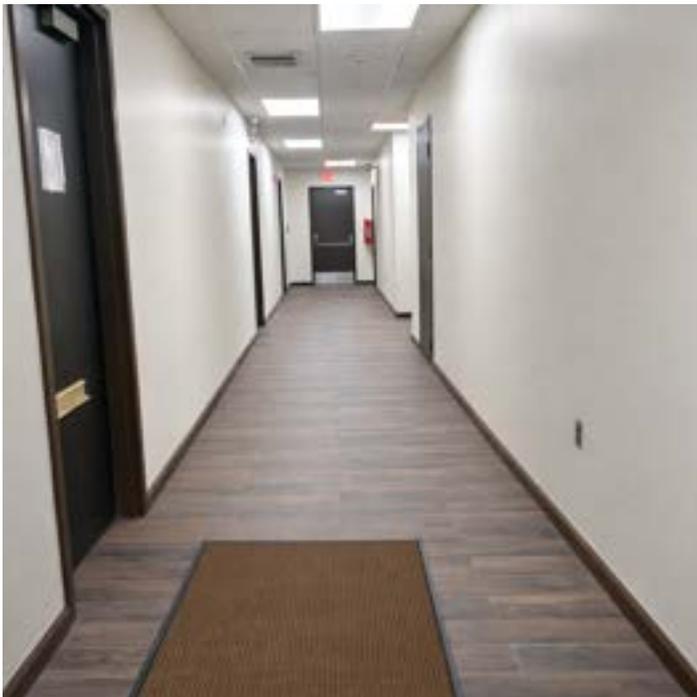
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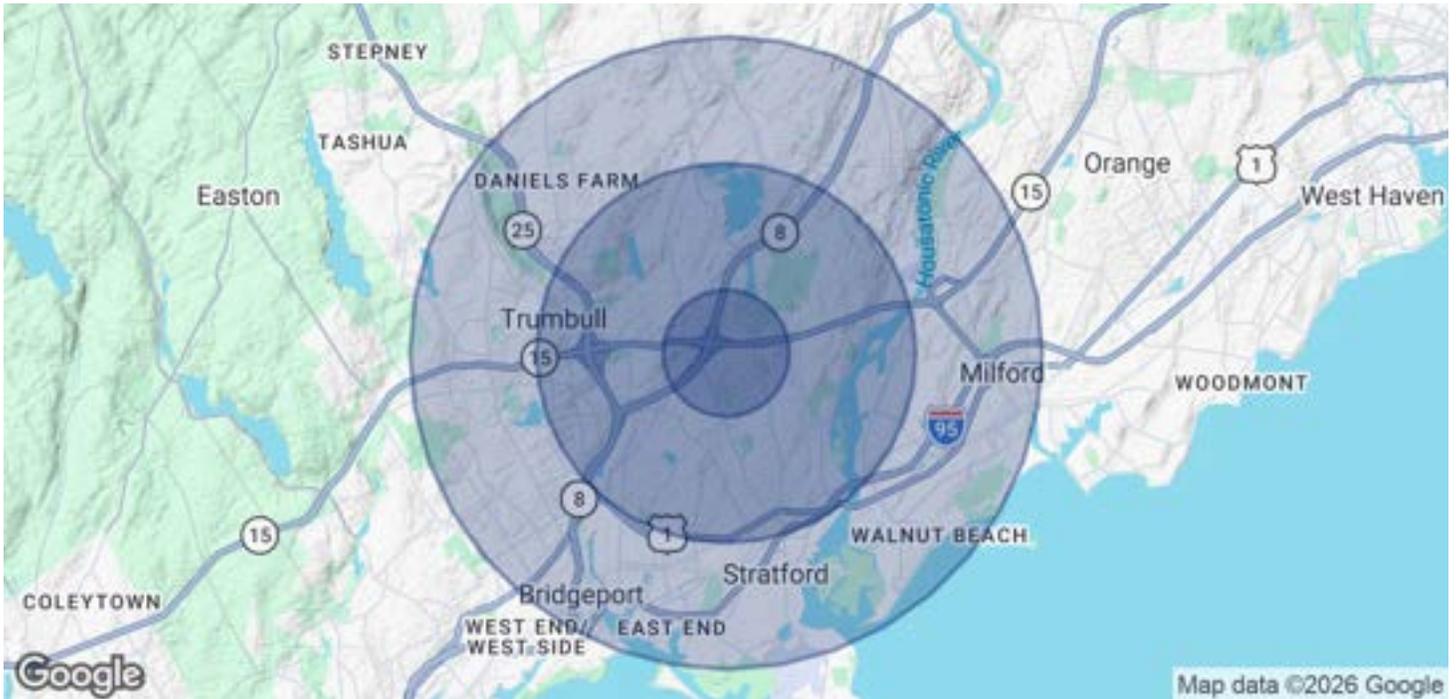
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,684	78,788	246,916
Average Age	41.4	43.1	41.2
Average Age (Male)	38.7	40.8	39
Average Age (Female)	45.2	44.5	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,341	29,424	92,279
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$151,695	\$122,304	\$109,361
Average House Value	\$457,531	\$361,759	\$364,153

2023 American Community Survey (ACS)

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