

LEASE

PROFESSIONAL OFFICE

158 Danbury Rd Suite #8 Ridgefield, CT 06877



PROPERTY DESCRIPTION

Take advantage of this prime leasing opportunity at 158 Danbury Road, Suite #8. This professional and versatile commercial space is perfectly suited for office, therapy, or professional service use. Located along Ridgefield's bustling downtown district and highly visible Route 35 corridor, this suite offers a polished business environment with excellent accessibility and on-site parking. The space is move-in ready, providing a clean and efficient layout that make it easy to get your business up and running. Make this your place of business today!

OFFERING SUMMARY

Lease Rate:	\$1,900.00 per month (MG)
Available SF:	844 SF
Building Size:	11,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,914	7,744	15,051
Total Population	4,468	21,173	41,277
Average HH Income	\$192,360	\$234,293	\$229,636

PROPERTY HIGHLIGHTS

- Unbeatable Downtown Location
- Professional Setting
- Ample and Convenient Parking
- 3 Private Offices
- Move-in Ready

Chris Scatterday
(203) 461-1931



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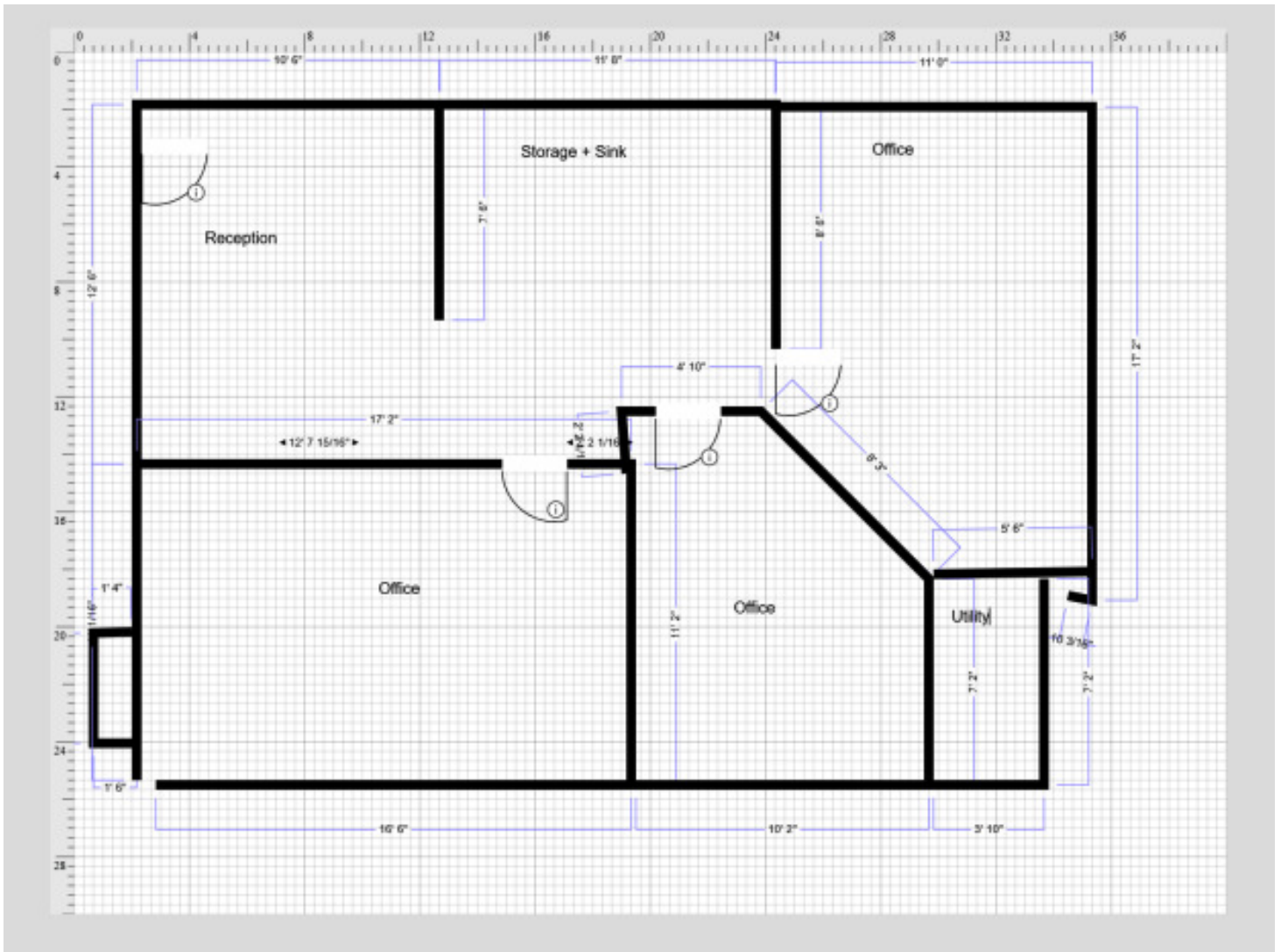
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Map
data
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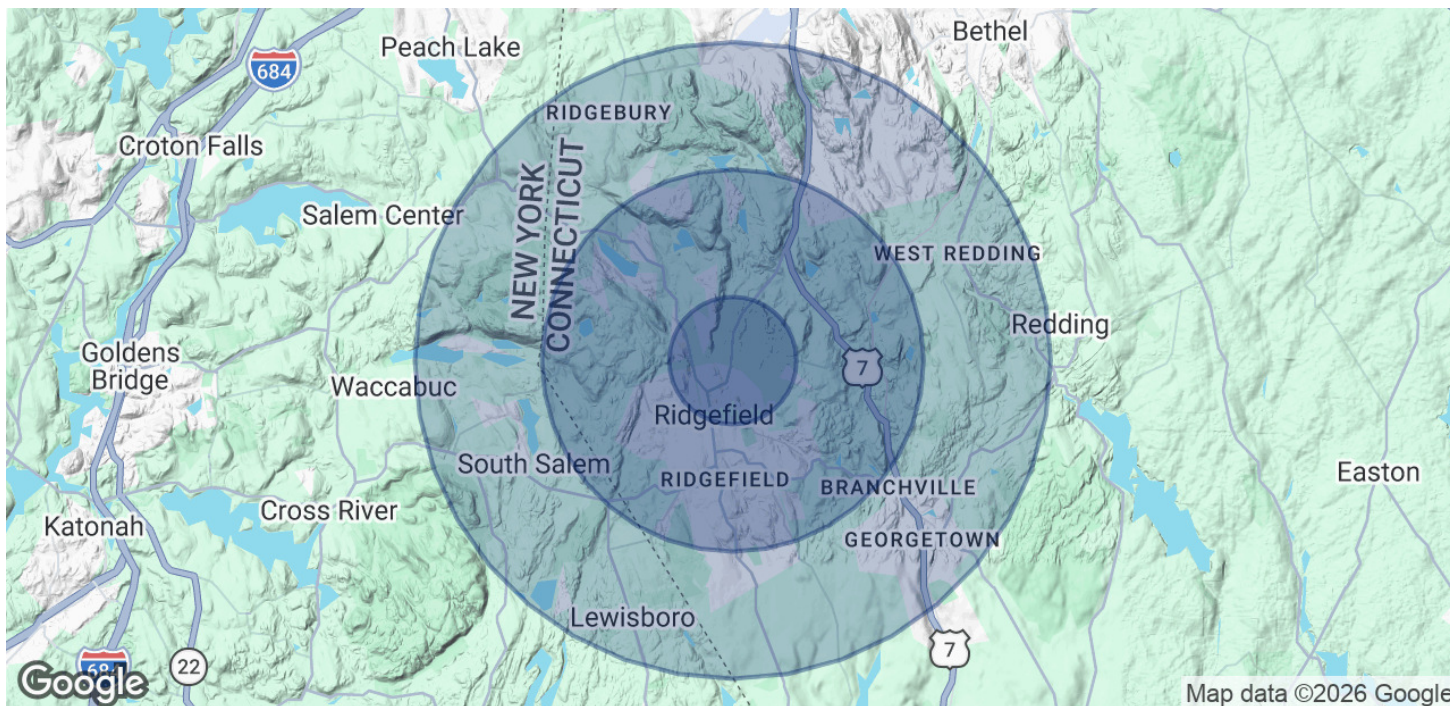
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,468	21,173	41,277
Average Age	45	43	43
Average Age (Male)	42	42	42
Average Age (Female)	47	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,914	7,744	15,051
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$192,360	\$234,293	\$229,636
Average House Value	\$889,559	\$920,570	\$874,765

Demographics data derived from AlphaMap

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