

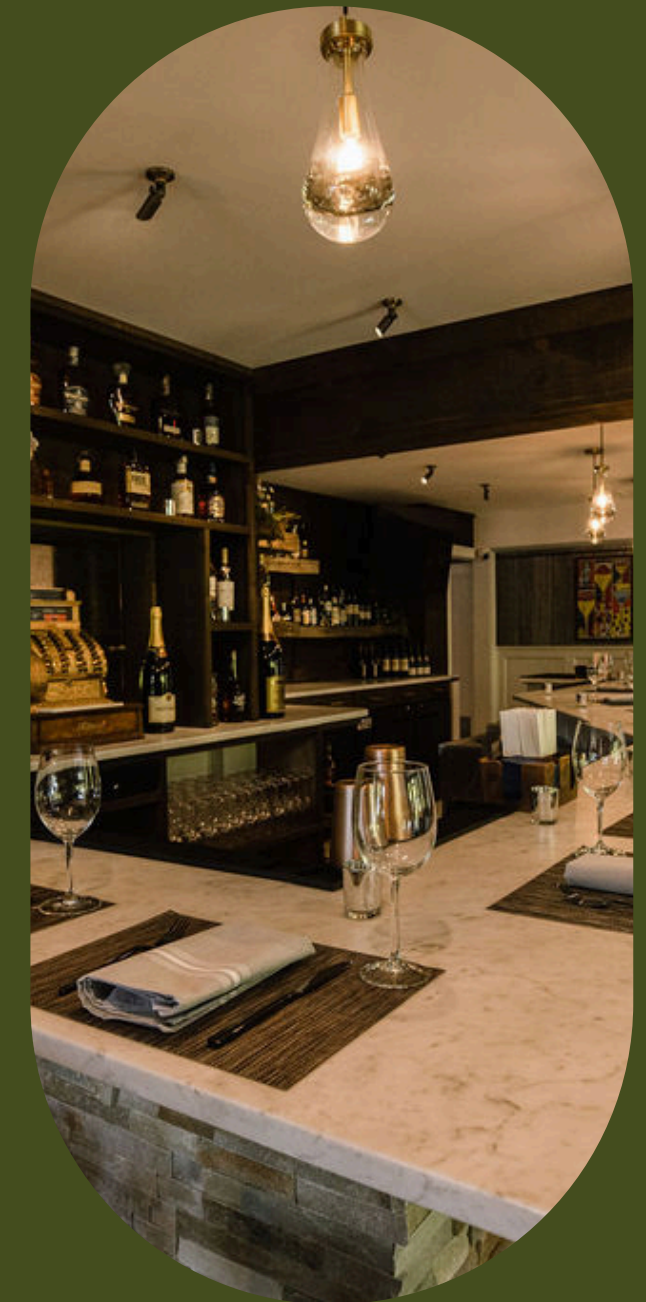
# The Benjamin Property

Prime Investment Opportunity

Landmark Property with Established High-End Restaurant



20 West Lane, Ridgefield, CT



[www.thebenjaminrestaurant.com](http://www.thebenjaminrestaurant.com)



The Partners  
Commercial Real Estate Services, Inc.



The **Benjamin** Property is a hidden gem nestled in the heart of **Ridgefield, CT**, a town rich in American history and charm. Set on just under two acres, this beautifully landscaped estate features lush gardens, mature trees, and carefully curated plantings, creating a serene and picturesque retreat.

Conveniently located within half a mile of Ridgefield's historic downtown, the property offers effortless access to charming shops, acclaimed restaurants, and cultural attractions. A scenic sidewalk leads directly from the estate, tracing past immaculately maintained lawns and stately homes, offering a delightful stroll into town.



**Description** A rare investment opportunity in a premier location! This distinguished property, home to a renowned high-end restaurant, offers an exciting chance for strategic repositioning or future development—**without disrupting the restaurant's continued success.**

Nestled in a highly desirable area, this well-maintained and income-producing asset includes additional space with untapped potential for enhancement, expansion, or complementary development. The restaurant remains a cornerstone of the property, ensuring stability and ongoing patronage while investors explore opportunities to maximize value.

- High-end, established restaurant with long-term appeal
- Flexible repositioning or development potential on the balance of the property
- Prime location with strong customer base & high visibility
- Stable investment with existing income stream

Invest with confidence in a property that blends historical charm, prestige, and future opportunity—all while preserving the continued operation of its flagship restaurant.





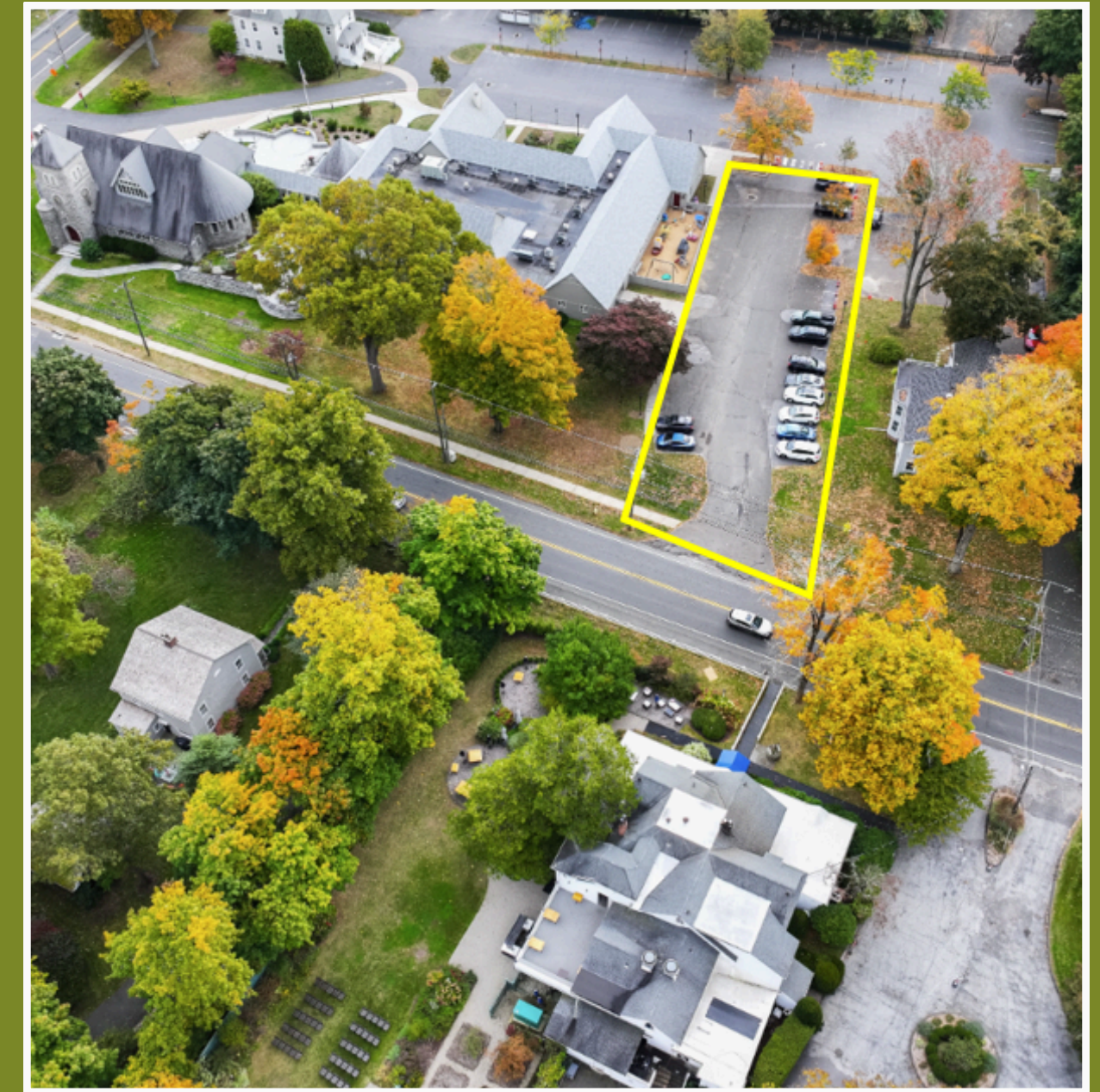




# Parking



Onsite Parking



Overflow Parking







# Outside Event and Dining Areas









# Private Event House

Nestled amidst lush gardens and mature landscaping, the Private Event House is located just behind the main restaurant building. This expansive 3,000-square-foot space features five intimate dining rooms perfect for private gatherings, a gourmet commercial kitchen, bathrooms, and an overnight suite. The Private Event House is an ideal venue for weddings, banquets, and exclusive events.

## ***Salient Points:***

- Renovated in 2023, the Private Event House is fully equipped and ready to host any event with a unique flair. Just behind the cottage, a beautiful lawn provides an ideal setting for entertaining, dining, or exhibits.
- Wedding couples and event hosts can enjoy the luxury of staying in the cottage's master suite.
- Flat-screen TVs are strategically placed throughout the private dining rooms for added convenience.
- Three private rooms
- Three half bathrooms and two full bathrooms.





# Demographics



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	4,896		21,044		43,259	
2024 Estimate	4,886		21,029		43,156	
2020 Census	4,866		20,861		42,067	
Growth 2024 - 2029	0.20%		0.07%		0.24%	
Growth 2020 - 2024	0.41%		0.81%		2.59%	
<b>2024 Population by Hispanic Origin</b>	298		1,395		2,860	
<b>2024 Population</b>	4,886		21,029		43,156	
White	4,175	85.45%	17,880	85.03%	36,465	84.50%
Black	44	0.90%	186	0.88%	474	1.10%
Am. Indian & Alaskan	16	0.33%	65	0.31%	112	0.26%
Asian	229	4.69%	981	4.66%	2,001	4.64%
Hawaiian & Pacific Island	0	0.00%	1	0.00%	5	0.01%
Other	422	8.64%	1,915	9.11%	4,099	9.50%
U.S. Armed Forces	0		5		20	
<b>Households</b>						
2029 Projection	1,864		7,669		15,559	
2024 Estimate	1,860		7,666		15,529	
2020 Census	1,857		7,637		15,190	
Growth 2024 - 2029	0.22%		0.04%		0.19%	
Growth 2020 - 2024	0.16%		0.38%		2.23%	
Owner Occupied	1,343	72.20%	6,184	80.67%	13,034	83.93%
Renter Occupied	517	27.80%	1,482	19.33%	2,494	16.06%
<b>2024 Households by HH Income</b>	1,861		7,667		15,529	
Income: <\$25,000	130	6.99%	632	8.24%	1,167	7.51%
Income: \$25,000 - \$50,000	153	8.22%	720	9.39%	1,290	8.31%
Income: \$50,000 - \$75,000	317	17.03%	881	11.49%	1,416	9.12%
Income: \$75,000 - \$100,000	74	3.98%	364	4.75%	864	5.56%
Income: \$100,000 - \$125,000	103	5.53%	515	6.72%	1,105	7.12%
Income: \$125,000 - \$150,000	172	9.24%	584	7.62%	1,161	7.48%
Income: \$150,000 - \$200,000	158	8.49%	788	10.28%	2,010	12.94%
Income: \$200,000+	754	40.52%	3,183	41.52%	6,516	41.96%
<b>2024 Avg Household Income</b>	\$177,130		\$180,542		\$185,573	
<b>2024 Med Household Income</b>	\$147,310		\$158,724		\$168,942	

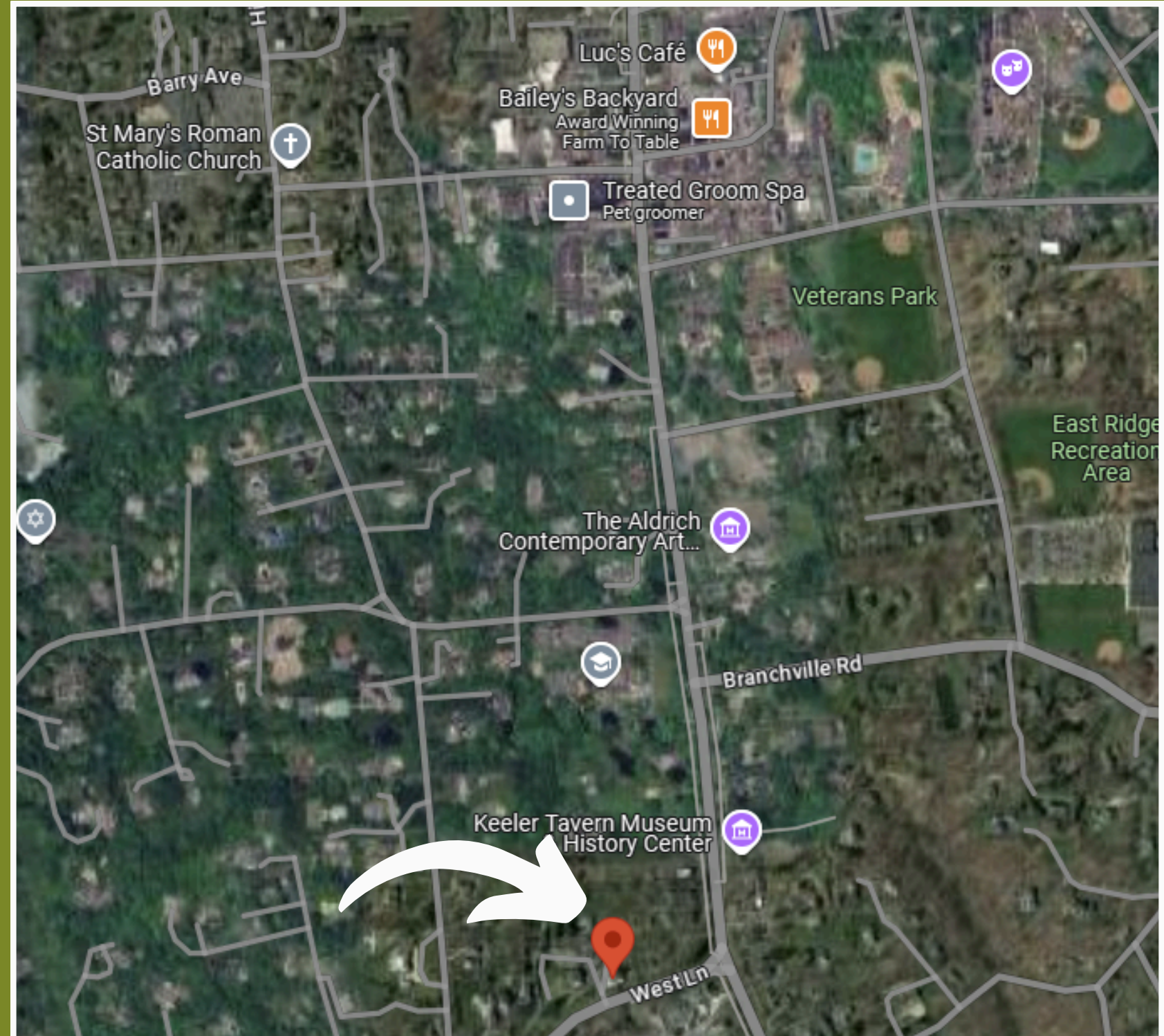
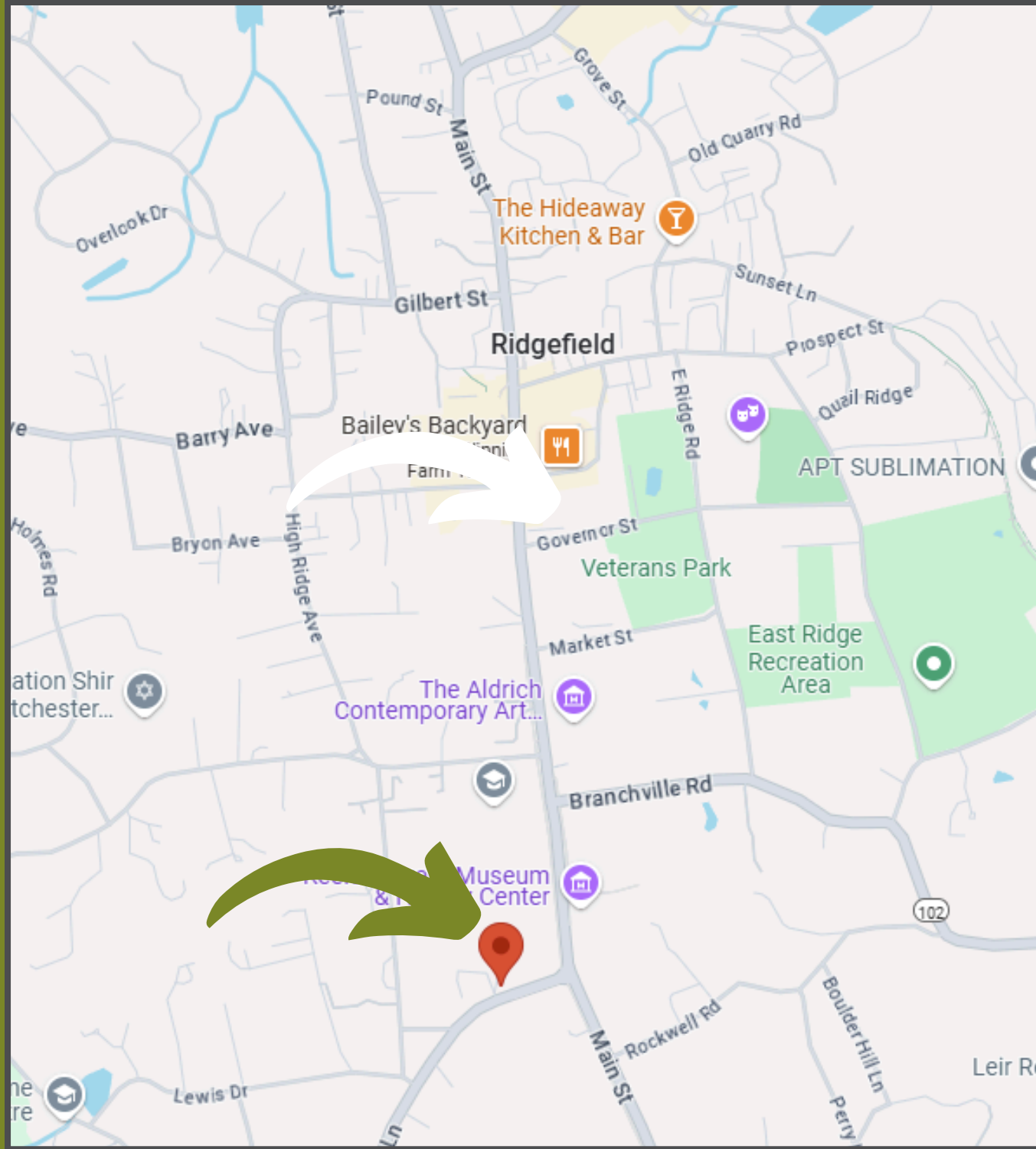


The Benjamin





# Maps/Aerial





# Confidentiality and Disclaimer Notice

The information contained in the following Business and Property overview (the “Overview”) is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Partners Commercial Real Estate Services, Inc. and it should not be made available to any other person or entity without the written consent of The Partners Commercial Real Estate Services, Inc. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Overview. If you have no interest in the subject Business and Property at this time, please return this Overview to The Partners Commercial Real Estate Services, Inc. This Overview has been prepared to provide summary information to prospective purchasers, and to establish only a preliminary level of interest in the subject Business and Property. The information contained herein is not a substitute for a thorough due diligence investigation. The Partners Commercial Real Estate Services, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject Business and/or Property, the future projected financial performance of the Business and/or Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or Business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject Property. The information contained in this Overview has been obtained from sources we believe to be reliable; however, The Partners Commercial Real Estate Services, Inc. has not verified, and will not verify, any of the information contained herein, nor has The Partners Commercial Real Estate Services, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

