

HAWLEY LANE PROFESSIONAL CENTER
160 HAWLEY LANE
TRUMBULL, CT 06611



THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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Professional Medical / Office Condominiums Available at Crossroads of Merritt Parkway & Route 8 in Trumbull, CT

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer several medical/office condominiums for sale at the **Hawley Lane Professional Center**, located at **160 Hawley Lane in Trumbull, Connecticut**. Three unique condominiums are available, presenting an excellent opportunity to select the size and price that best fits your requirements in a conveniently located medical corridor.

Choose from:

- **Suite 105-107: 3,266 SF at \$750,000**
- **Suite 204: 1,798 SF at \$415,000**
- **Suite 205: 908 SF at \$210,000**

These units are also available for lease at \$16/SF NNN.

Locate your practice or office here and become part of the professional community at this center, alongside Yale New Haven Health and other respected providers. Directly across the street, you'll find DaVita Kidney Care and The Vascular Experts. Situated within half a mile away are large pediatric and neurology practices, and a Yale New Haven Health anchored medical building that is home to a variety of primary care and specialty practices, as well as a blood draw facility. Also located within half a mile is a large Class A office building with a variety of office tenants.

The Hawley Lane Professional Center's 23,200 SF is comprised of three levels on 2.09 acres in a B-C Zone. The premises are meticulously maintained and feature ample parking at 6 spaces per 1,000 SF, professional landscaping, and common hallways renovated in early 2025.

Near the Trumbull/Stratford border, less than one mile from the Merritt Parkway - Exits 33 & 34 and just off Route 8, with proximity to Route 25, the Center is ideally located for accessibility by patients/clients and staff. The site offers further convenience as it is adjacent to numerous retail and hospitality options such as Kohl's, Target, Best Buy, Big Y, and the Marriott Trumbull Hotel.





HAWLEY LANE PROFESSIONAL CENTER

Total Size:	23,282 SF
Land:	2.09 Acres
Zoning:	B-C Zone
Year Built:	1980
Construction:	Brick Masonry
Stories:	Two plus Lower Level

FEATURES

Traffic Count:	16,145 Average Daily Volume
Parking:	140 Shared Spaces (6/1,000 SF)
Amenities:	Elevator, Handicap Accessible, Four Common Restrooms (Two on the 1 st Floor & Two on the 2 nd Floor)

SUITE 105-107 3,266 SF

Sale Price:	\$750,000
Lease Rate:	\$16/SF NNN
Real Estate Taxes:	\$19,366.84 (2025)

SUITE 204 1,798 SF

Sale Price:	\$415,000
Lease Rate:	\$16/SF NNN
Real Estate Taxes:	\$11,599.60 (2025)

SUITE 205 908 SF

Sale Price:	\$210,000
Lease Rate:	\$16/SF NNN
Real Estate Taxes:	\$4,831.72 (2025)

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

DEMOGRAPHICS ONE MILE THREE MILES

Population:	21.6k	147.3k
Median HH Income:	\$127.1k	\$84.5k



NEAR ROUTE 8, THE MERRITT PARKWAY & AMENITIES



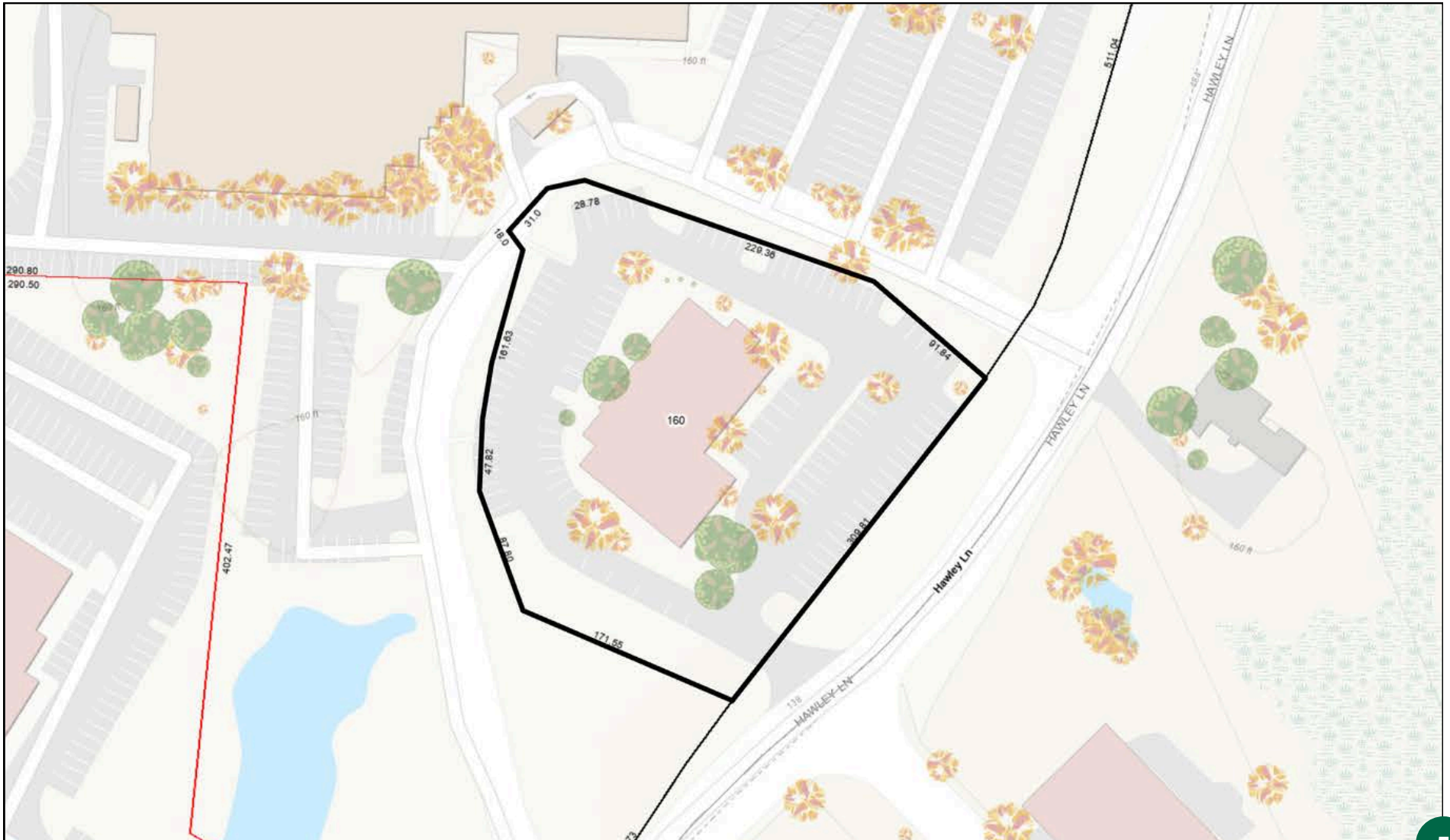
Amenities include restaurants, retail stores, medical offices, and a hotel.



Minutes to Route 8 (Exit 5) and the Merritt Parkway (Exits 33 & 34)

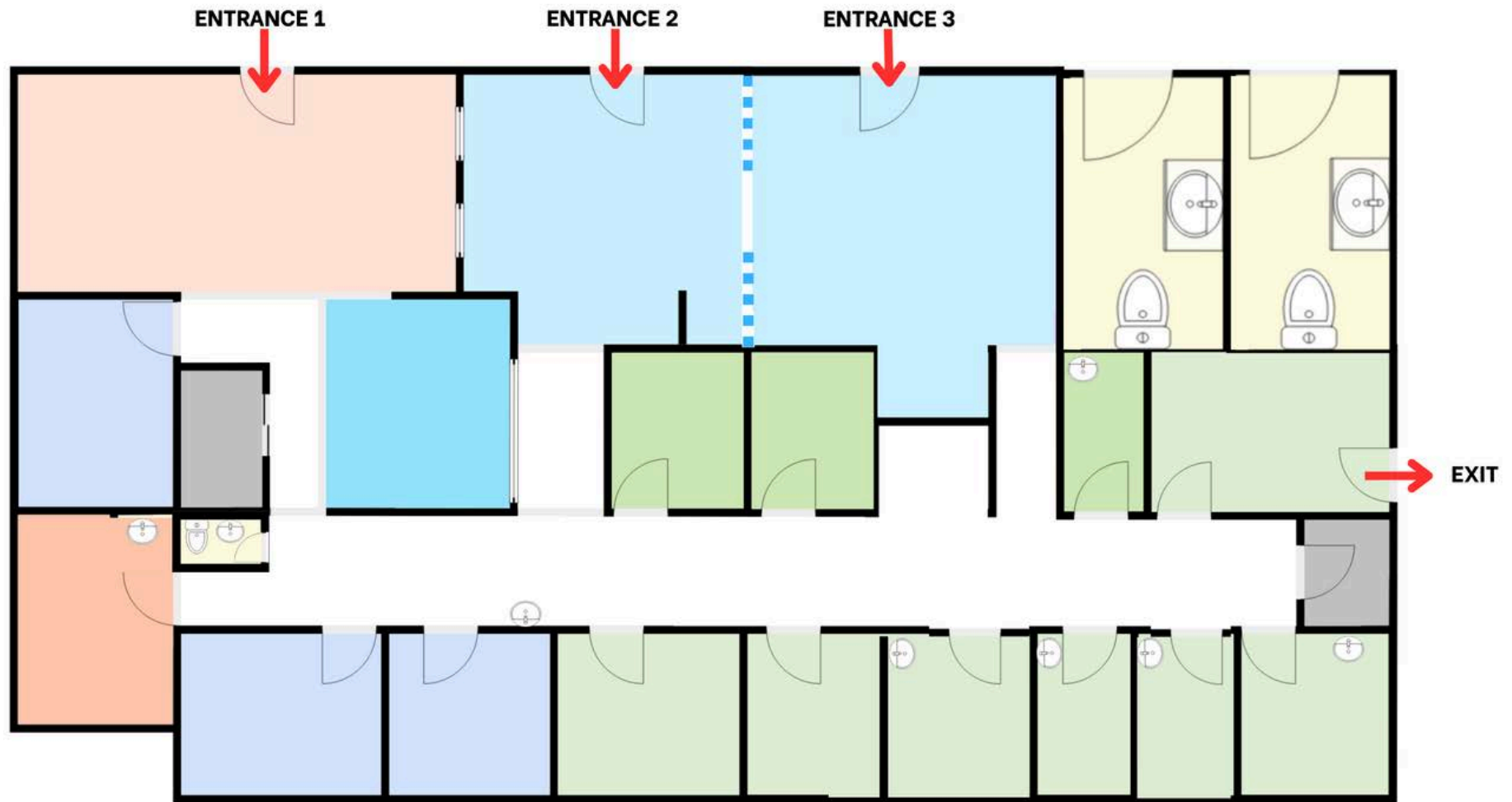
SITE PLAN

2.09 Acres

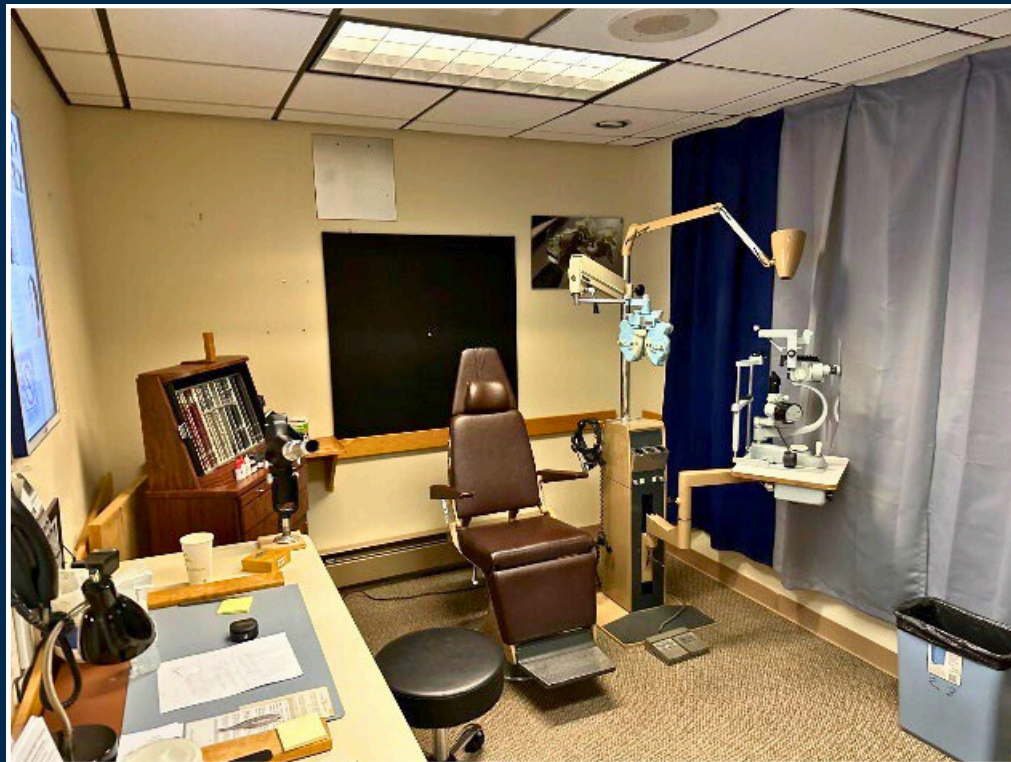
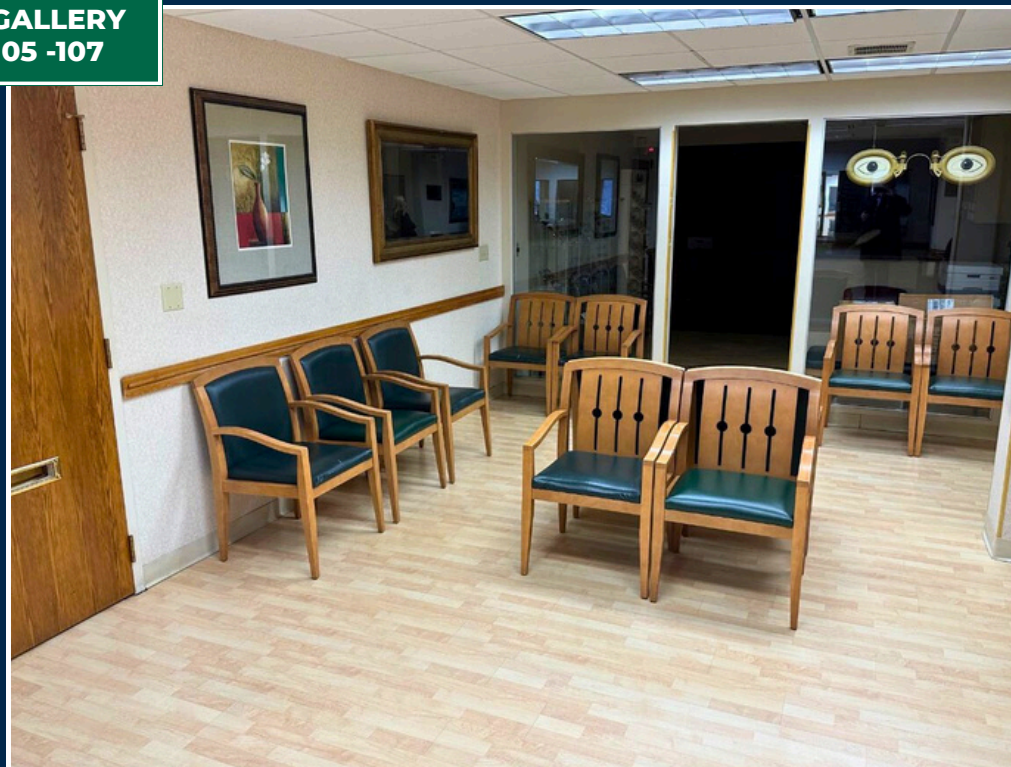


FLOOR PLAN (NOT TO SCALE)
SUITE 105-107

3,266 SF

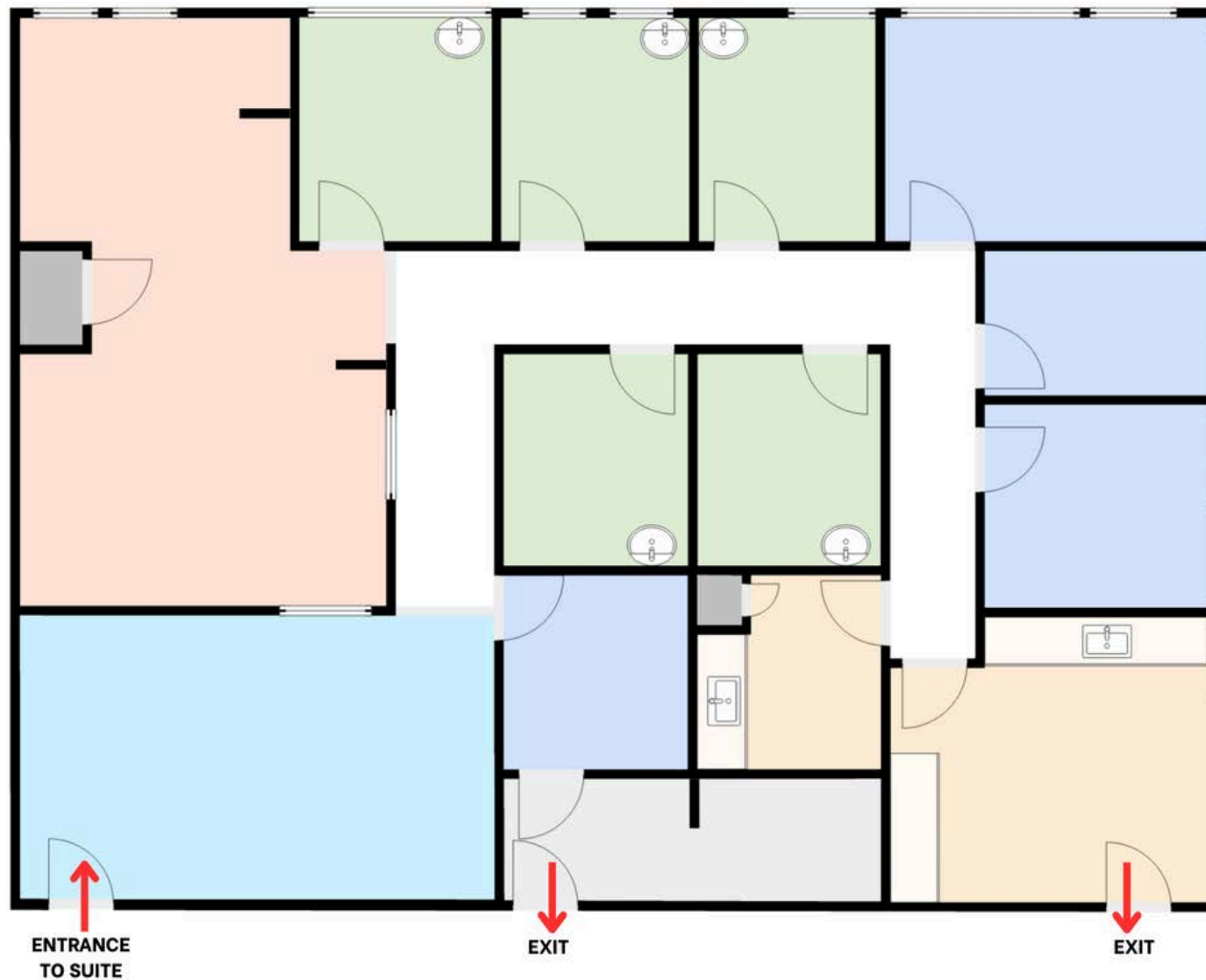


**PHOTO GALLERY
SUITE 105 -107**



FLOOR PLAN (NOT TO SCALE)
SUITE 204

1,798 SF



**PHOTO GALLERY
SUITE 204**



FLOOR PLAN (NOT TO SCALE) SUITE 205

908 SF

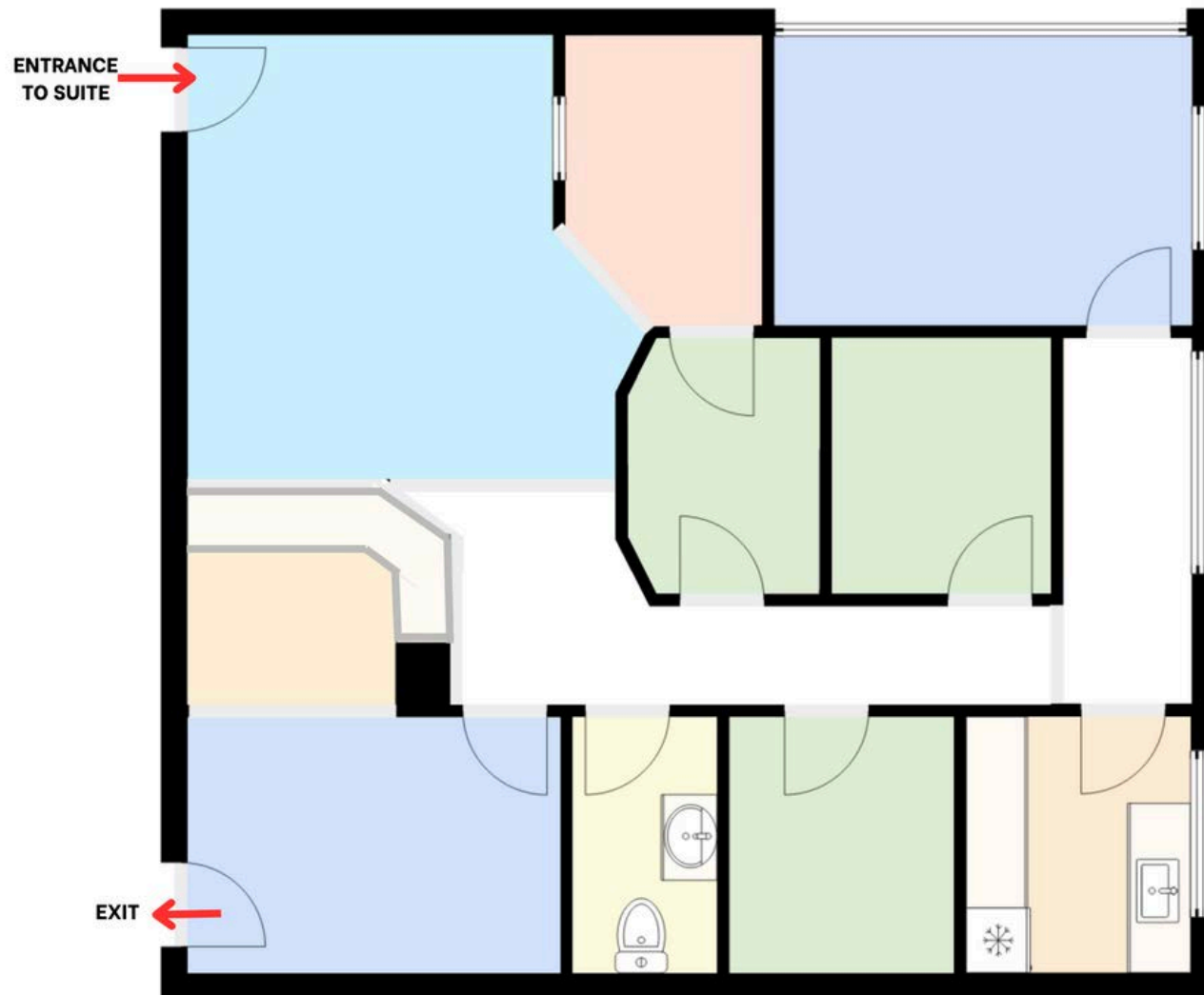
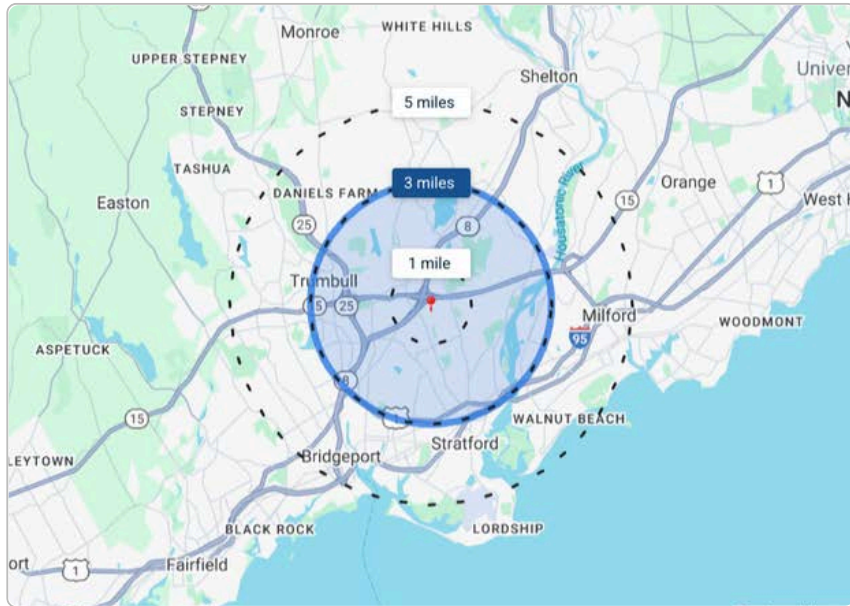


PHOTO GALLERY
SUITE 205



DEMOGRAPHICS: THREE MILES



Population

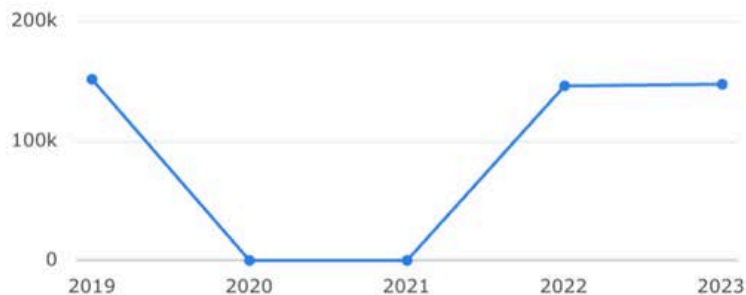
147.3k

↓ 2%

Compared to 151.5k in 2019

0%

Compared to 145.9k in 2022



Household Income

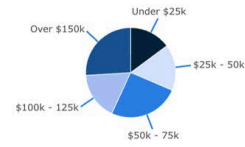
\$84.5k

Median Income

\$114.7k

2028 Estimate

↑ 36%
Growth Rate



Age Demographics

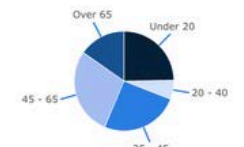
41

Median Age

43

2028 Estimate

↑ 4%
Growth Rate



Housing Occupancy Ratio

14:1

21:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:3 predicted by 2028

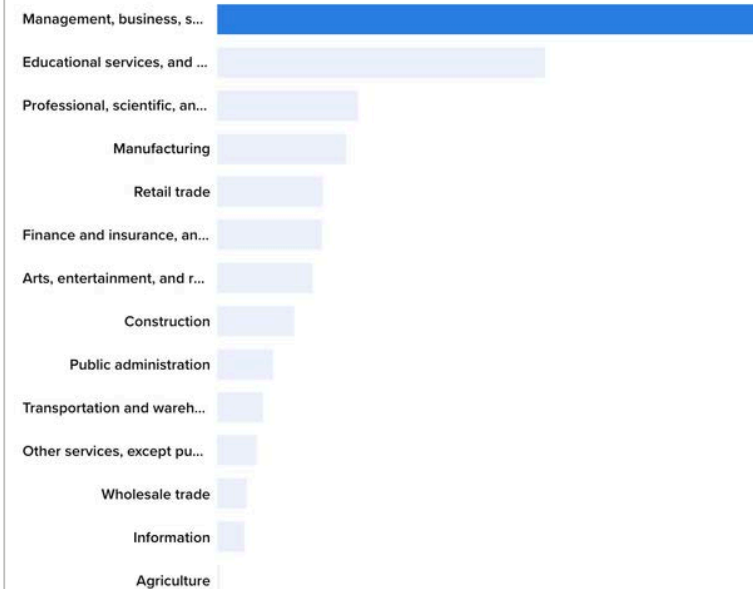
Renters

Homeowner

Number of Employees

17.6k

Top Employment Categories



5 Advantages to Purchasing the Medical / Office Condominium in Trumbull, CT

Purchasing a medical / office condominium at 160 Hawley Lane in Trumbull, CT, offers several advantages:

1

PRIME FAIRFIELD COUNTY LOCATION:

Easy access to the Merritt Parkway (Route 15) and Routes 8/25 supports patient draw from Trumbull, Stratford, Fairfield, Bridgeport, and Monroe.

2

PURPOSE-BUILT MEDICAL LAYOUT:

Existing exam rooms, plumbing, and ADA features reduce upfront build-out costs and speed time to operation.

3

AMPLE ON-SITE PARKING & ACCESSIBILITY:

Surface parking, elevator access, and barrier-free entry make visits smoother for patients and staff.

4

OWNERSHIP BENEFITS VS. LEASING:

Build equity, lock in occupancy costs, and control interior improvements through condominium ownership and predictable common charges.

5

HEALTHCARE ECOSYSTEM NEARBY:

Close to major hospital systems and outpatient facilities, enabling referrals, specialist collaboration, and patient convenience.

NEXT STEPS

HAWLEY LANE PROFESSIONAL CENTER
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REGULATIONS



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