

LEASE

COPPS HILL COURT

75-81 Danbury Road Ridgefield, CT 06877



PROPERTY DESCRIPTION

Introducing exceptional leasing opportunities at Copps Hill Court, Ridgefield, CT, 06877. This property offers diverse and adaptable spaces, ideal for a range of businesses. With private offices and move-in ready options, it caters to various operational needs. The ample parking ensures convenience for tenants and visitors alike. Strategically located in the downtown area, this property provides an unparalleled combination of accessibility and professional environment. Don't miss the chance to secure a prime commercial space in this sought-after location, designed to elevate your business.

PROPERTY HIGHLIGHTS

- Amazing Downtown Location
- Versatile spaces
- Private Offices
- Ample parking
- Move-In Ready

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Available SF:	3,160 SF
Lot Size:	1.76 Acres
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,086	7,878	14,666
Total Population	4,936	21,555	40,277
Average HH Income	\$194,703	\$233,518	\$234,304

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,160 SF	Lease Rate:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
75 DR Suite B5-1	3,160 SF	Modified Gross	\$19.50 SF/yr	This incredible space offers a perfect location for a lawyer, accountant, or anyone looking for a quiet and private office setting. Move-in ready and featuring multiple private offices, ample parking, large common areas, private bathrooms and full kitchen.
79 DR Suite A-1	585 SF	Modified Gross	\$21.00 SF/yr	This move-in ready suite offers a versatile commercial space for retail, office, personal training, or a wellness facility. With an abundance of natural light, a private bathroom, and ground floor access; this suite is ideal for a variety of businesses.
79 DR Suite A-2, 5 & 6	3,280 SF	Modified Gross	\$21.00 SF/yr	This move-in ready suite offers a versatile commercial space ideal for businesses such as dance studios, fitness centers, or wellness facilities. This inviting and well-lit suite features three spacious private studios, a large locker room, private bathrooms, and multiple private offices.

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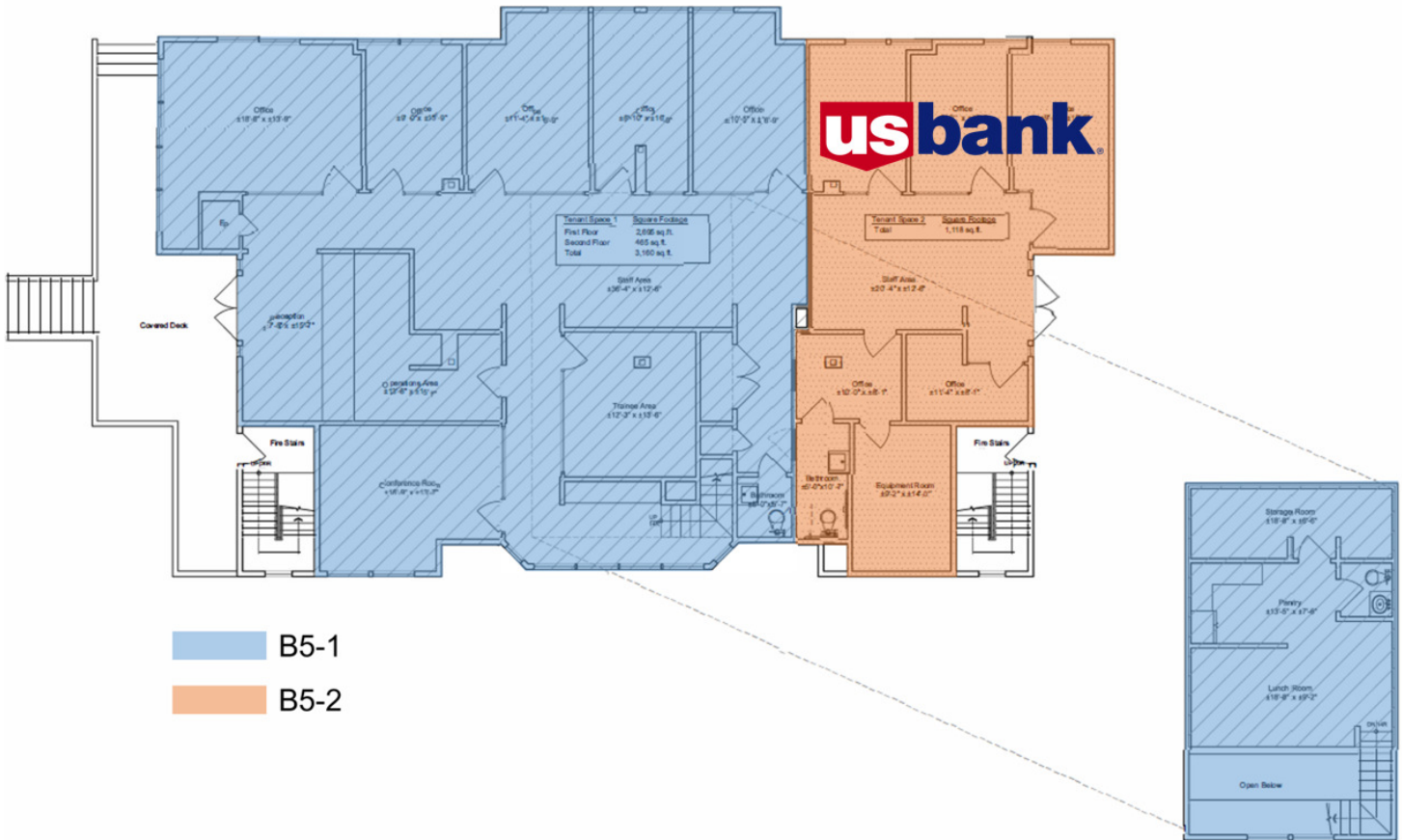


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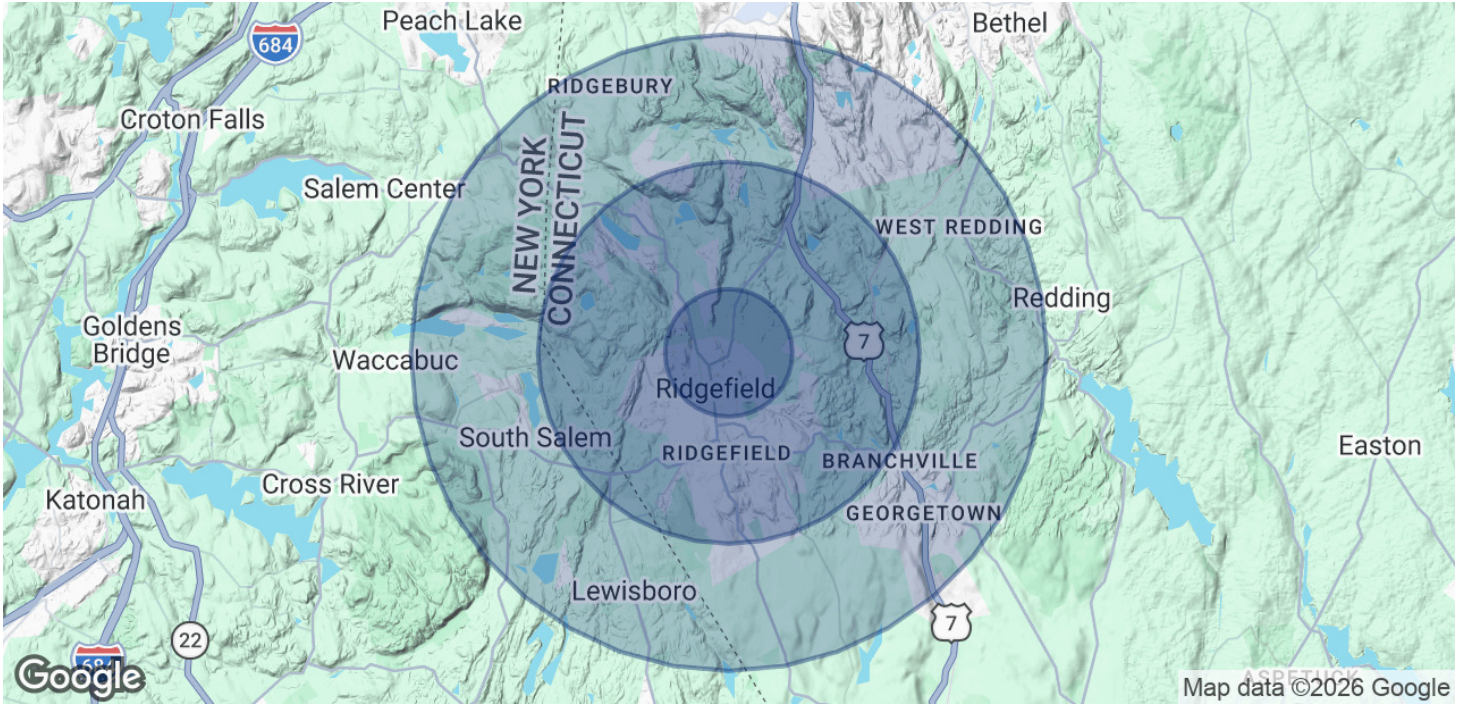
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,936	21,555	40,277
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,086	7,878	14,666
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$194,703	\$233,518	\$234,304
Average House Value	\$918,484	\$926,272	\$893,374

2020 American Community Survey (ACS)

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