

LEASE

35 COPPS HILL RD

35 Copps Hill Rd Ridgefield, CT 06877



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for Lease 35 Copps Hill Road in Ridgefield, Connecticut. Impeccable 3,000 SF, second-floor Medical office is already fitted out for a vibrant and welcoming new practice. Contently located in Downtown Ridgefield surrounded by other professional office, medical and shops.

PROPERTY HIGHLIGHTS

- Recently renovated
- Elevator serviced Building
- Excellent parking
- Walkable to Shops and Restaurants
- Ideal for any professional or medical office

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	3,000
Lot Size:	2.15 Acres
Building Size:	13,864 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,006	5,132	8,648
Total Population	3,966	12,036	21,459
Average HH Income	\$140,741	\$181,816	\$197,977

Dan Sousa
(203) 948-7870

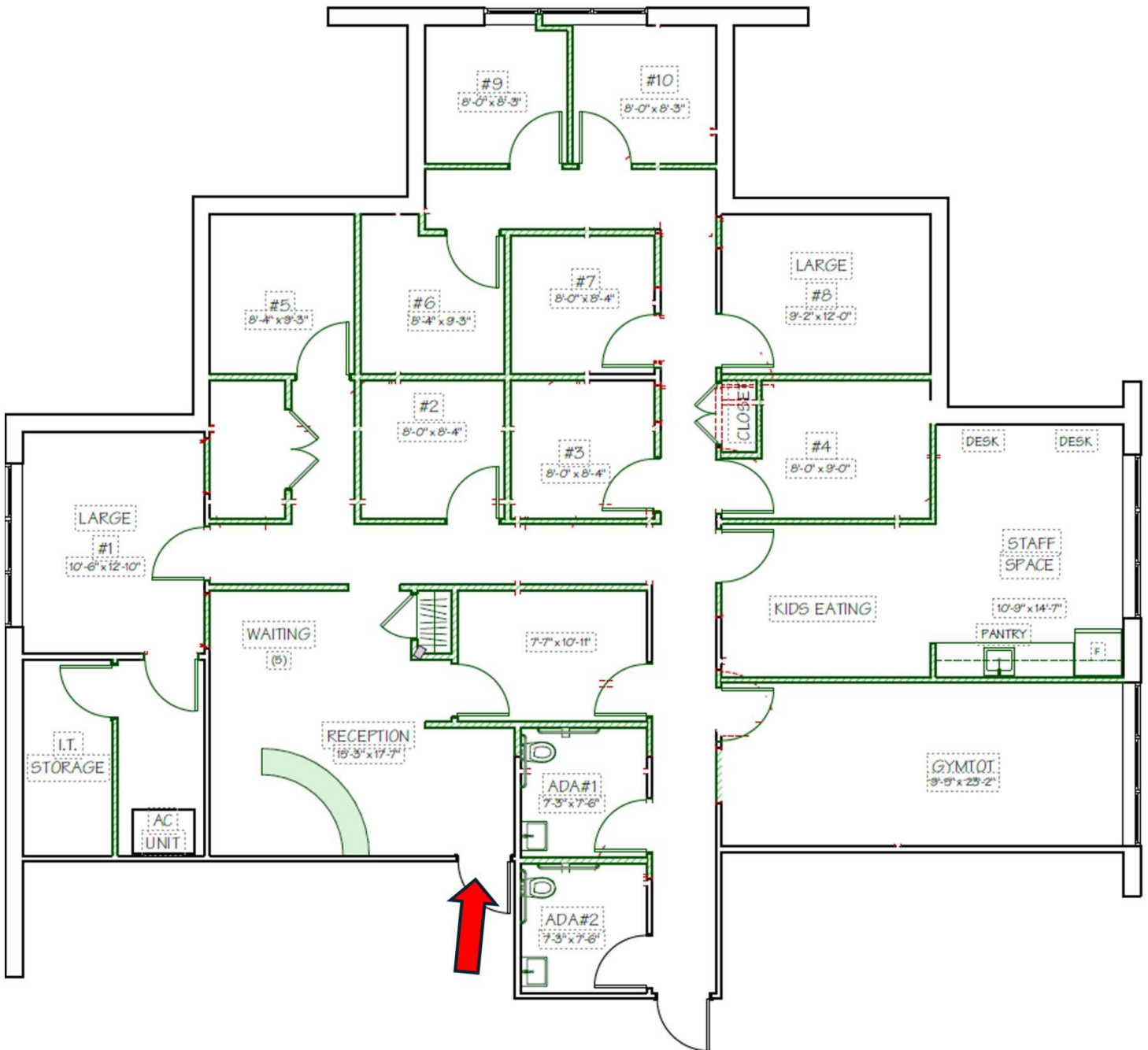


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data
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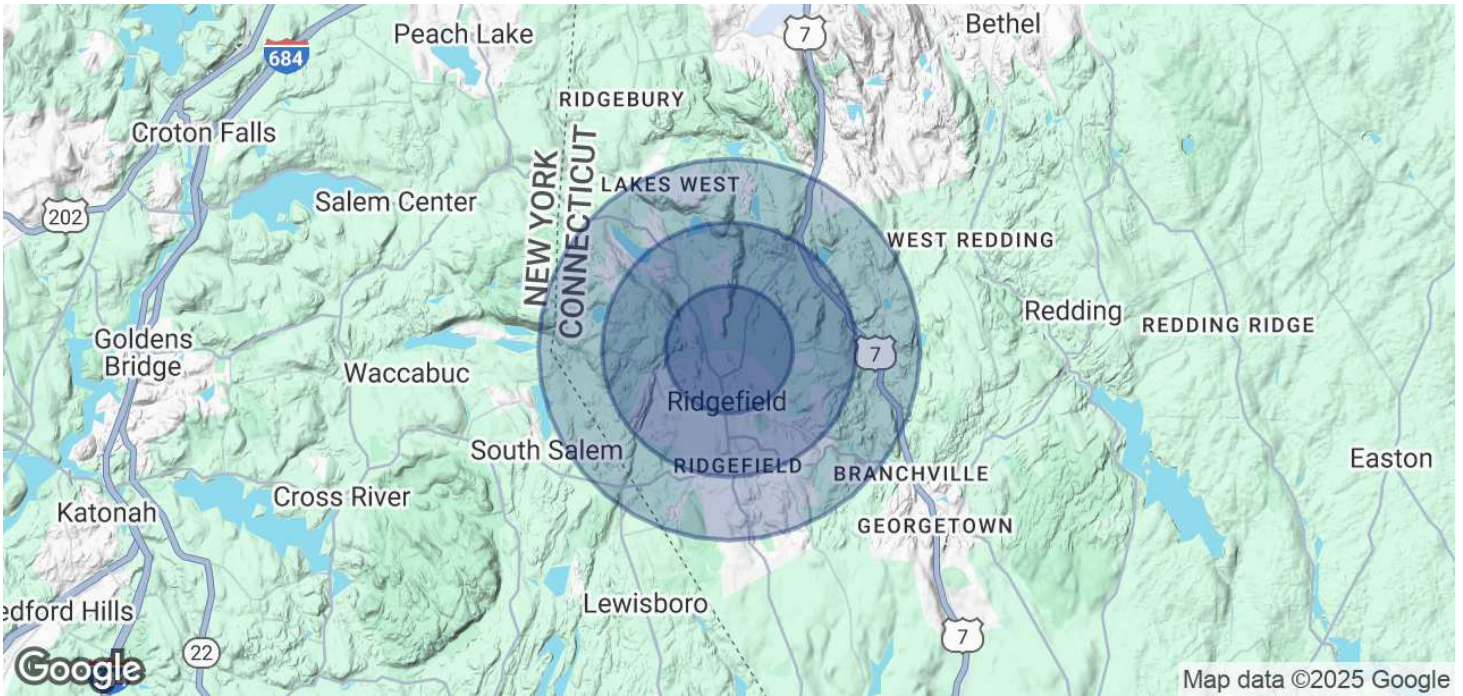
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,966	12,036	21,459
Average Age	49.1	46.5	46
Average Age (Male)	45.2	45.6	45.5
Average Age (Female)	51.2	47	46.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,006	5,132	8,648
# of Persons per HH	2	2.3	2.5
Average HH Income	\$140,741	\$181,816	\$197,977
Average House Value	\$491,822	\$626,672	\$647,406

2020 American Community Survey (ACS)

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