

LEASE

12 OLD MILL ROAD

Redding, CT 06896



PROPERTY DESCRIPTION

Now presenting multiple leasing opportunities at 12 Old Mill Road, a well-maintained multi-use building located in the Georgetown section of Redding, CT. These unique spaces offer a large studio perfectly suited for dance, music, art, and fitness as well as two private offices ideally suited for small businesses, independent professionals and creative users. All the spaces offer tons of natural light, newly re-finished bathrooms, and plenty of parking.

Make this your place of business today!

PROPERTY HIGHLIGHTS

- Multi-Purpose Studio
- Large Private Offices
- Located in the Heart of Downtown Georgetown
- Abundant Parking
- Available September 1, 2025

OFFERING SUMMARY

Lease Rate:	\$1,495.00 - 2,895.00 per month (MG)
Number of Units:	2
Available SF:	500 - 1,100 SF
Lot Size:	0.57 Acres
Building Size:	6,462 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	448	4,908	16,248
Total Population	1,111	12,457	40,533
Average HH Income	\$182,565	\$214,623	\$210,290

Chris Scatterday
(203) 461-1931



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	500 - 1,100 SF	Lease Rate:	\$1,495.00 - \$2,895.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office #1	Available	500 SF	Modified Gross	\$1,495 per month	This space is ideal for professionals seeking a private workspace outside. Featuring large windows for natural light, ample parking, and a peaceful setting this office is perfect for remote workers, consultants, therapists, or anyone needing a quiet place to focus.
Studio #1	Available	1,100 SF	Modified Gross	\$2,895 per month	This unique space offers a large studio perfectly suited for dance, music, art, and fitness. Tons of natural light, newly re-finished bathrooms, and plenty of parking.

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OFFICE #1

12 Old Mill Road Redding, CT 06896



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OFFICE #2

12 Old Mill Road Redding, CT 06896



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STUDIO #1

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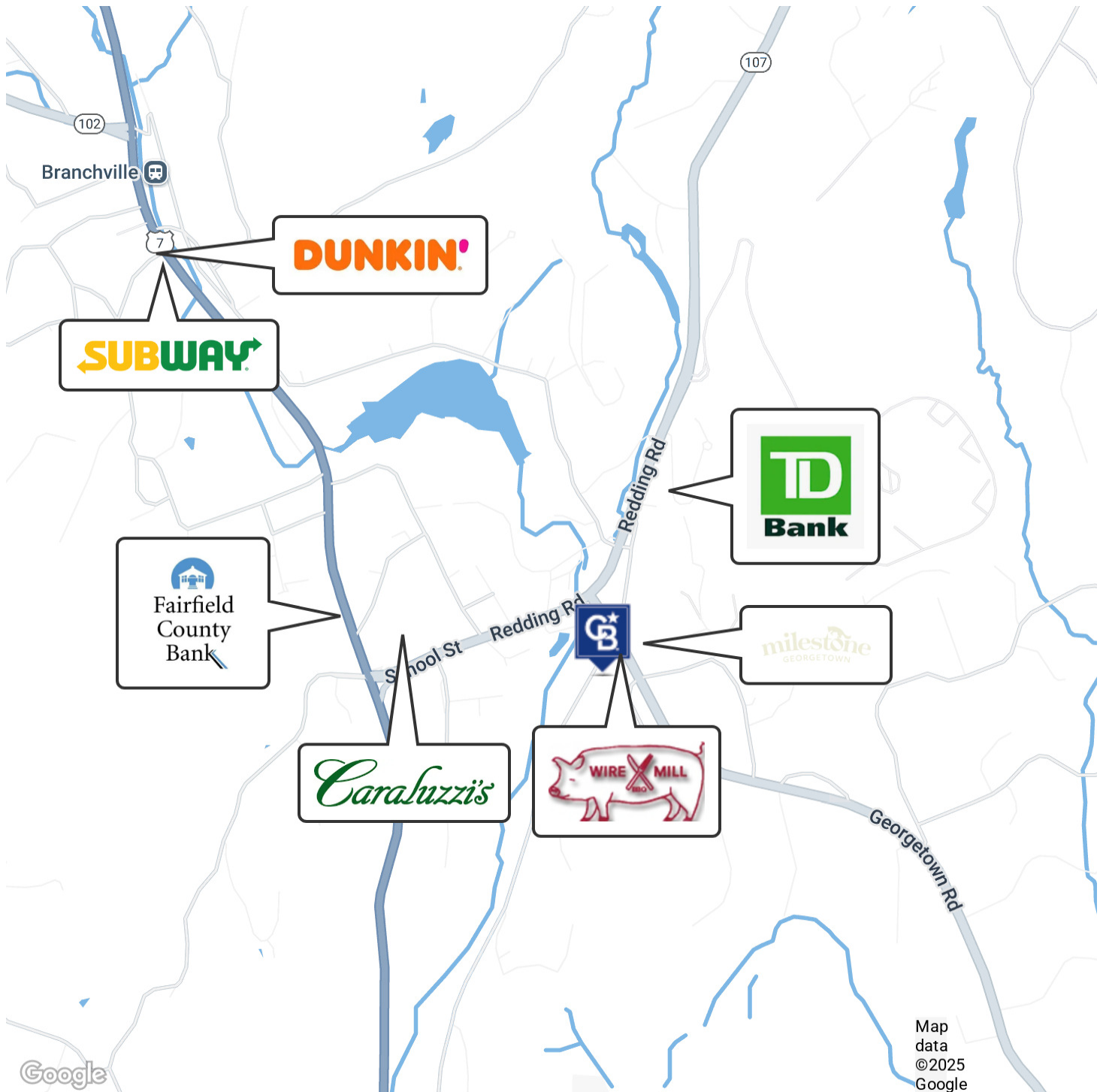


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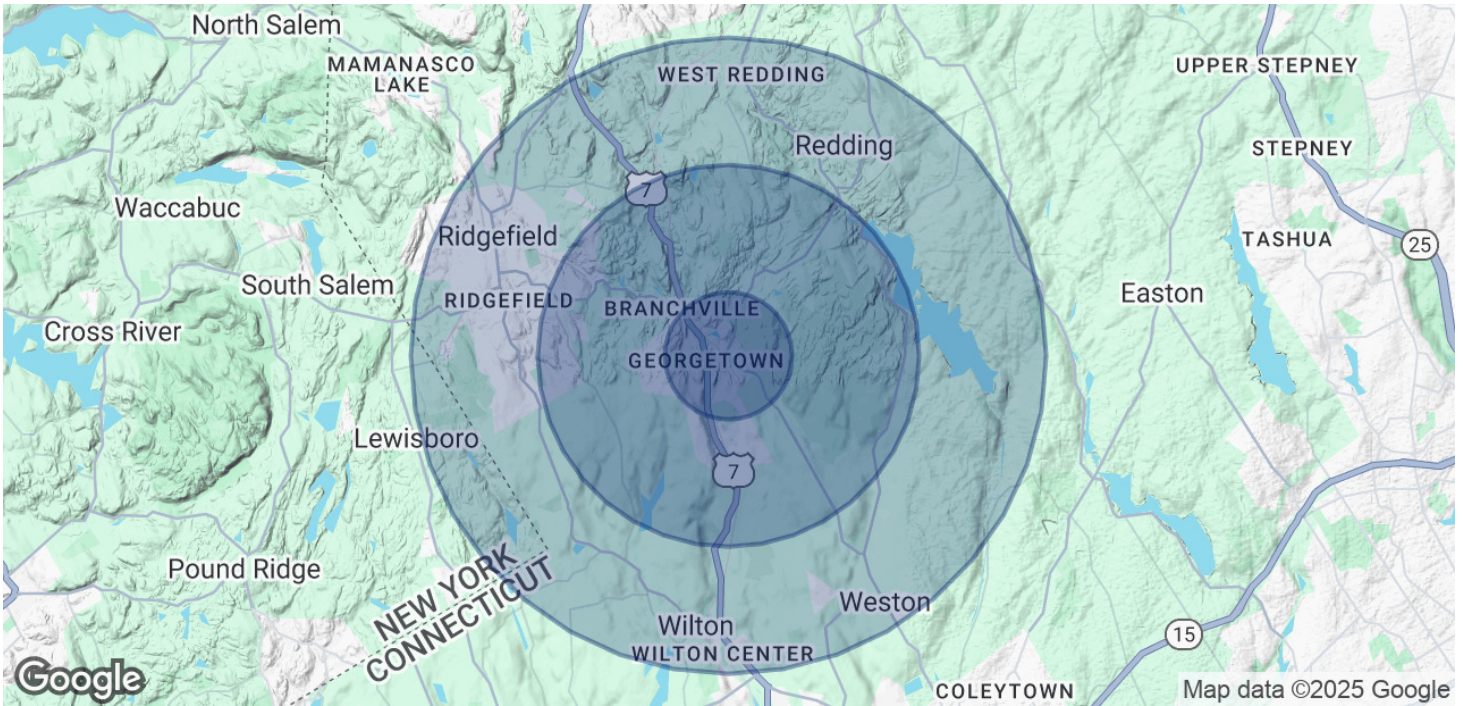
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,111	12,457	40,533
Average Age	46	45.5	45.7
Average Age (Male)	45.8	44.7	44.5
Average Age (Female)	46.6	46.7	46.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	448	4,908	16,248
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$182,565	\$214,623	\$210,290
Average House Value	\$652,014	\$735,923	\$727,866

2020 American Community Survey (ACS)

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