

LEASE

104 STONEBRIDGE COURT

104 Stonebridge Court Cheshire, CT 06410



PROPERTY DESCRIPTION

Available space from 2,500 to 7,500 square feet to be built. Perfect for professional office, wellness, service , or light retail business. This premier location is located directly off I-691 and Rt. 10 with immediate highway access to New Haven and Hartford County on I-84 Or I-91. Tenant will be located adjacent to multiple national tenants, a 110,000 sq foot Hilton Homewood Suites Hotel, large Whole Foods Grocery store, The Goddard School and a large multi tenant Condo/Apartment complex. Convenient parking and sidewalks are a added convenience.

PROPERTY HIGHLIGHTS

- Build to Suit or Vanilla Box
- Immediate Highway access
- Major National Tenants on site and over 155,000 Sq /Ft of Retail Shops
- 140 - Unit Residential Community
- 300 - Unit Apartment Complex
- Heavy Traffic Volume
- Signalized Intersection

OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (NNN)
Available SF:	2,500 - 7,500 SF
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	983	4,547	37,633
Total Population	2,968	12,499	97,951
Average HH Income	\$120,755	\$136,440	\$132,424

James McCall
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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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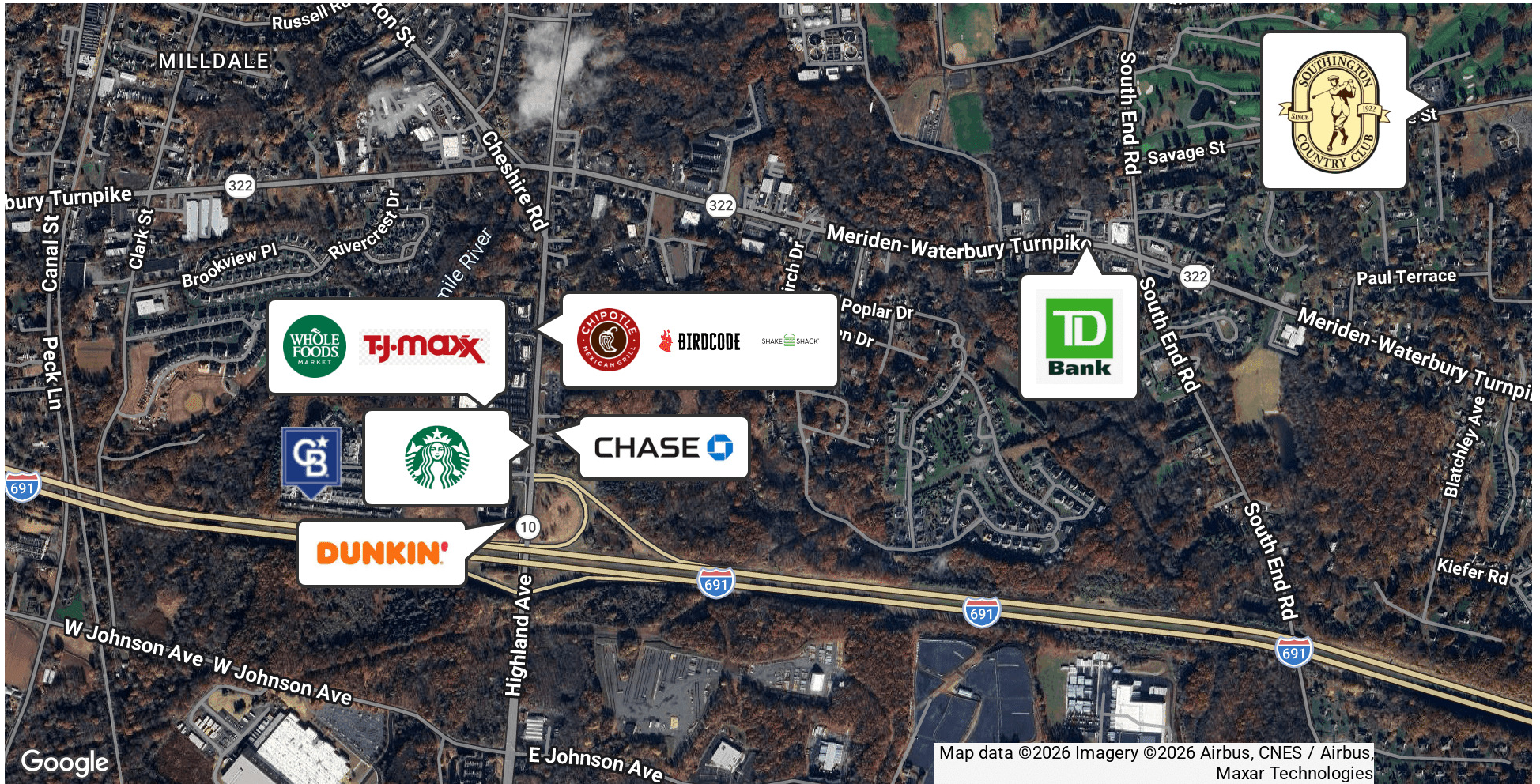
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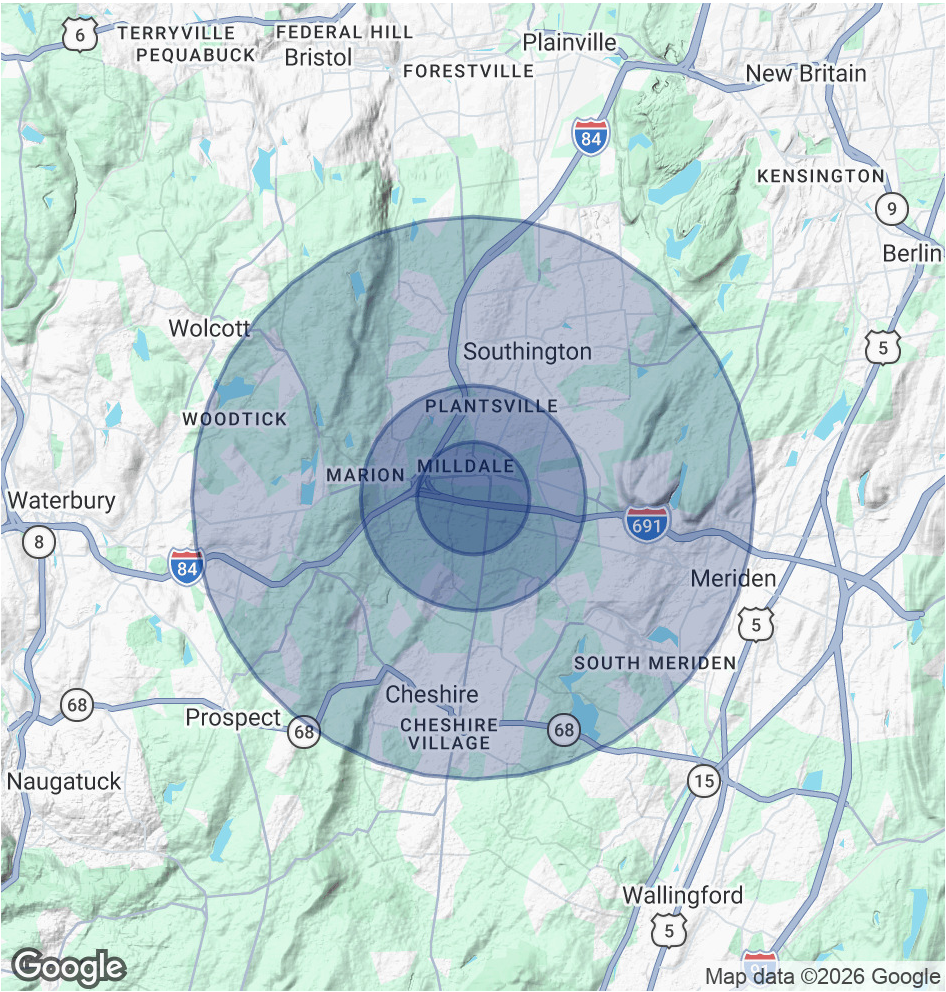
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POPULATION	1 MILE	2 MILES	5 MILES
Total Population	2,968	12,499	97,951
Average Age	40.8	44.6	43
Average Age (Male)	39.3	42.9	41
Average Age (Female)	45.2	48.1	44.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	983	4,547	37,633
# of Persons per HH	3	2.7	2.6
Average HH Income	\$120,755	\$136,440	\$132,424
Average House Value	\$354,084	\$377,165	\$350,430

2023 American Community Survey (ACS)



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