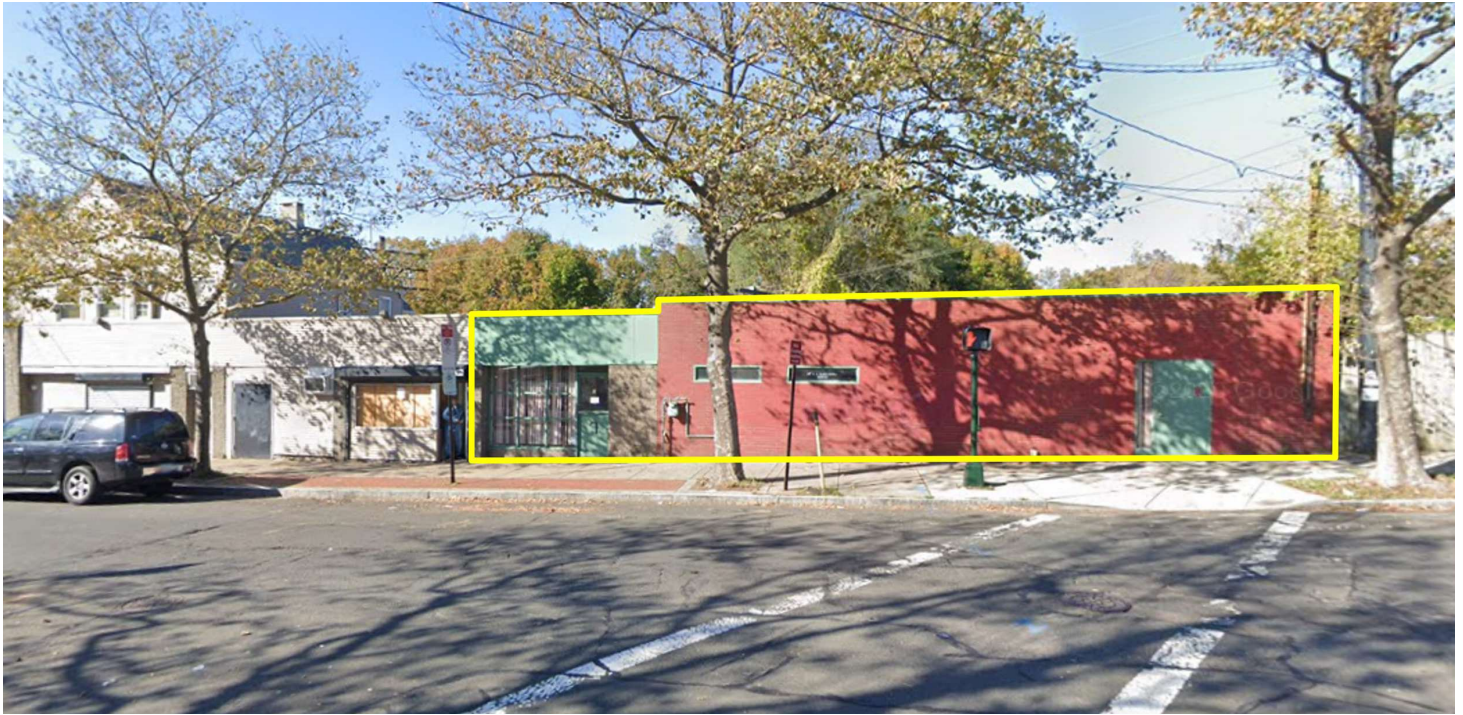


LEASE

3 KIMBERLY AVE

3 Kimberly Ave New Haven, CT 06519



PROPERTY DESCRIPTION

Attention Dentist: Move-in-ready dental office with 3 well-equipped exam rooms, a welcoming reception area, dedicated office space, a sterilization room, and a convenient break/kitchenette area. Located in Kimberly Sq., the space benefits from excellent visibility and enjoys high foot traffic from residents within the revitalized Hill section. The landlord is willing to stay on and work clinically post-lease, and would also enjoy working in a mentor role for a new tenant as needed.

PROPERTY HIGHLIGHTS

- 3 Exam Rooms, Doctor Office, Reception and Kitchenette
- Sterilization Room
- New Compressor
- Turn-key Dental Office with Existing Equipment

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,164 SF
Lot Size:	0.03 Acres
Building Size:	1,164 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,488	62,712	104,566
Total Population	17,578	164,193	265,294
Average HH Income	\$68,125	\$82,109	\$91,951

Dan Sousa
(203) 948-7870

Gary Goodridge
(203) 676-6513



COLDWELL BANKER
COMMERCIAL
REALTY

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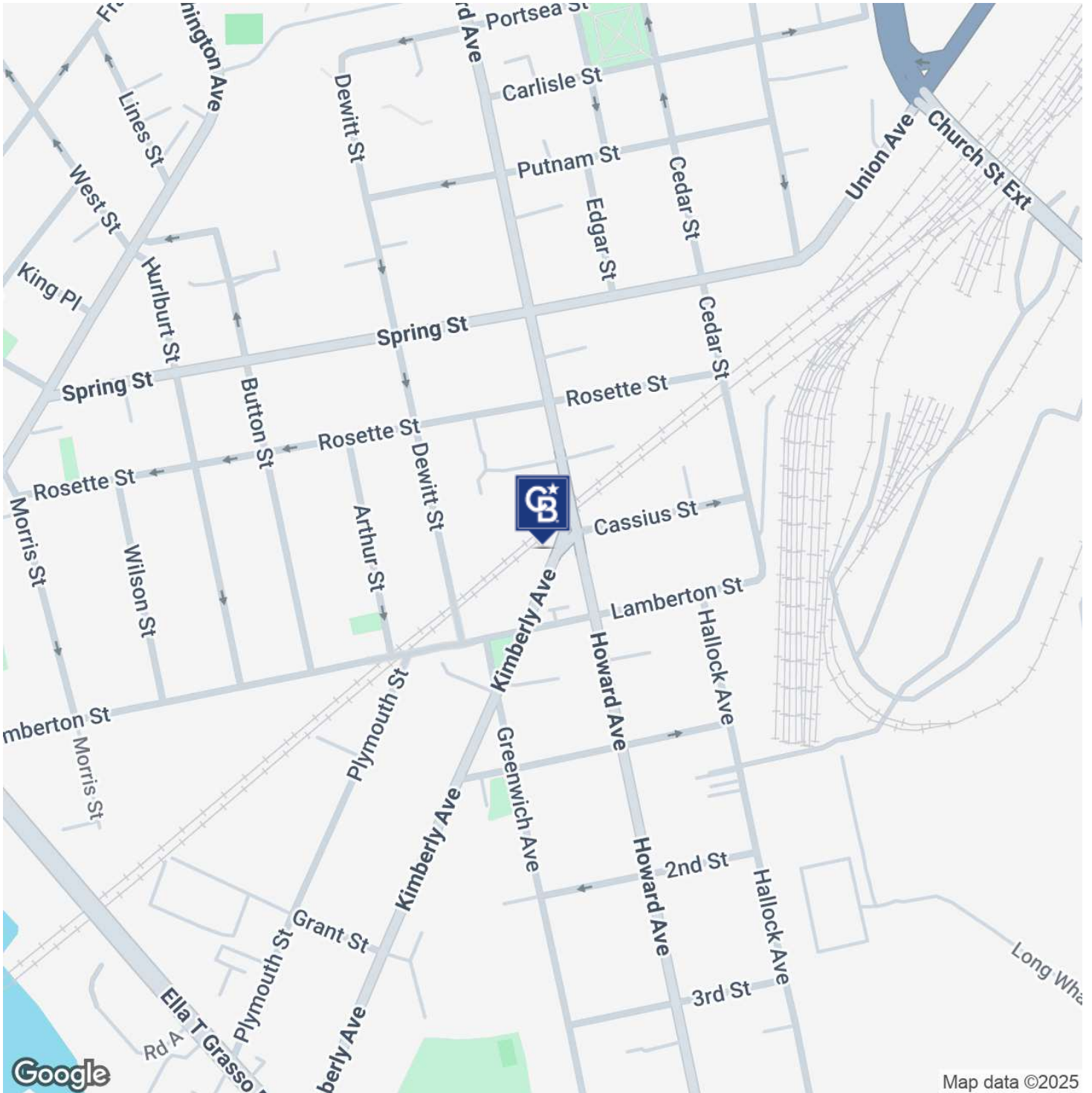
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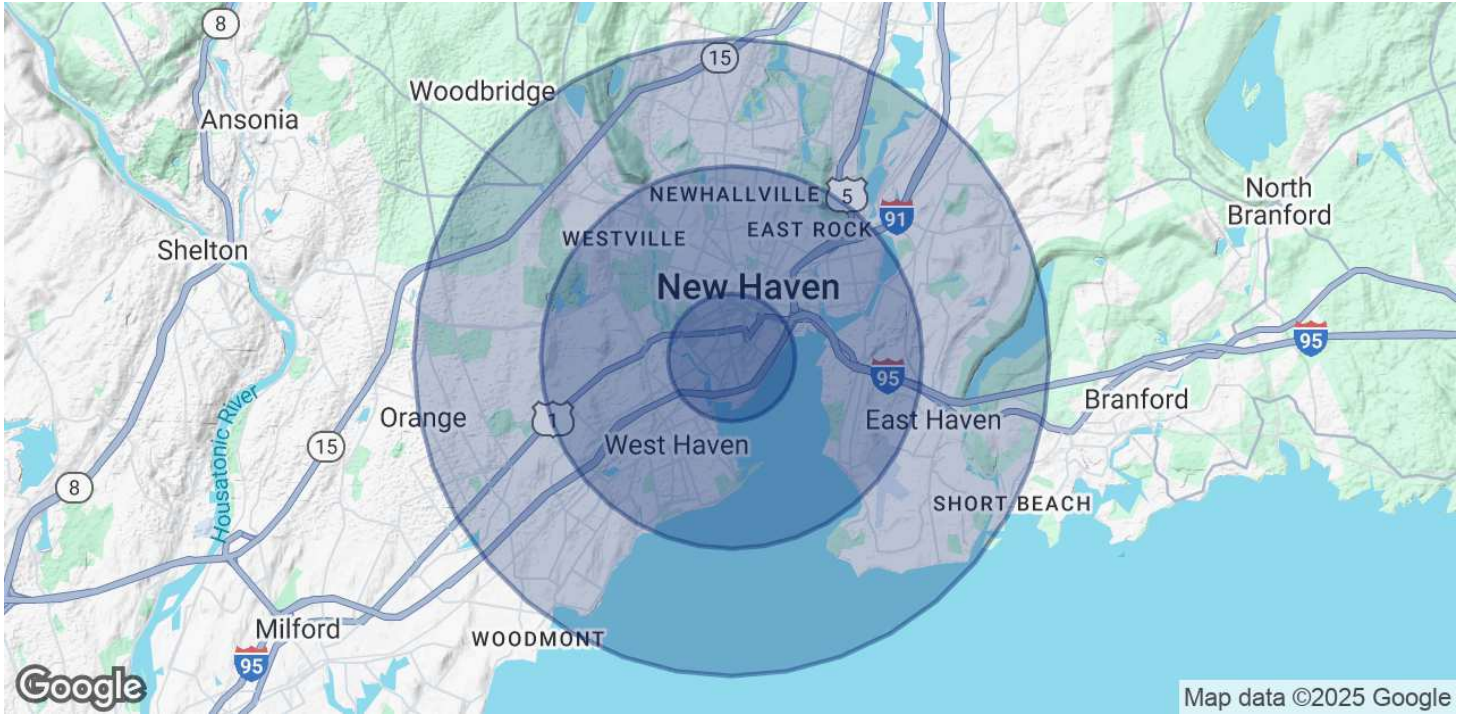
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3 KIMBERLY AVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,578	164,193	265,294
Average Age	36	36	39
Average Age (Male)	35	35	38
Average Age (Female)	37	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,488	62,712	104,566
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$68,125	\$82,109	\$91,951
Average House Value	\$253,348	\$324,976	\$333,346

Demographics data derived from AlphaMap

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