



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

# **898 ETHAN ALLEN HWY**

**Ridgefield, CT 06877**

**For Lease**





## PROPERTY DESCRIPTION

Explore this premier Ridgefield property, where modern convenience meets timeless elegance. With captivating architecture and meticulously landscaped grounds, this location offers a prestigious and professional setting for your business. Thoughtfully designed office spaces feature contemporary finishes and abundant natural light. Ample parking and easy access to major roadways make this property both accessible and sophisticated. Elevate your business presence and make a statement with this exceptional property.

## PROPERTY HIGHLIGHTS

- Captivating architecture
- Meticulously landscaped grounds
- Thoughtfully designed office spaces
- Contemporary finishes
- Abundant natural light
- Ample parking
- Easy access to major roadways
- Prestigious and professional setting
- Elevate your business presence

## LOCATION DESCRIPTION

Discover the charm of Ridgefield, CT, a picturesque town rich in history and culture. The vibrant downtown area offers an array of dining and retail opportunities, creating a welcoming environment for professionals. Surrounded by lush greenery and scenic beauty, the area provides a peaceful escape from the hustle and bustle of the city. Explore the renowned Aldrich Contemporary Art Museum or savor a performance at The Ridgefield Playhouse. With convenient access to major roadways, this prime location seamlessly combines work and leisure, making it an ideal setting for your next office space. Welcome to a community that fosters inspiration and productivity.

## OFFERING SUMMARY

Lease Rate:	\$400.00 - 650.00 per month (MG)
Number of Units:	6
Available SF:	75 - 160 SF
Lot Size:	30,928 SF
Building Size:	0 SF

# Property Details

**898 Ethan Allen Hwy  
Ridgefield, CT 06877**

Lease Rate	<b>\$400.00 - 650.00 PER MONTH</b>
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## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-2
Lot Size	30,928 SF
APN #	RIDG M:G10 B:0507
Lot Depth	0 ft
Corner Property	No
Waterfront	No
Power	Yes

## LOCATION INFORMATION

Street Address	898 Ethan Allen Hwy
City, State, Zip	Ridgefield, CT 06877
County	Fairfield

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## UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Gas / Propane	Yes

## TAXES & VALUATION

Foreclosure / Distressed	No
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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	75 - 160 SF	Lease Rate:	\$400.00 - \$650.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Window Office	-	175 SF	Modified Gross	\$700 per month	Corner Window Office
Corner Office	Available	160 SF	Modified Gross	\$650 per month	Corner Office
Twin Office #1	Available	75 SF	Modified Gross	\$400 per month	Affordable twin office space. Great for an external office space.
Twin Office #2	Available	75 SF	Modified Gross	\$400 per month	Great for an external office space.
Back Office	Available	90 SF	Modified Gross	\$500 per month	-

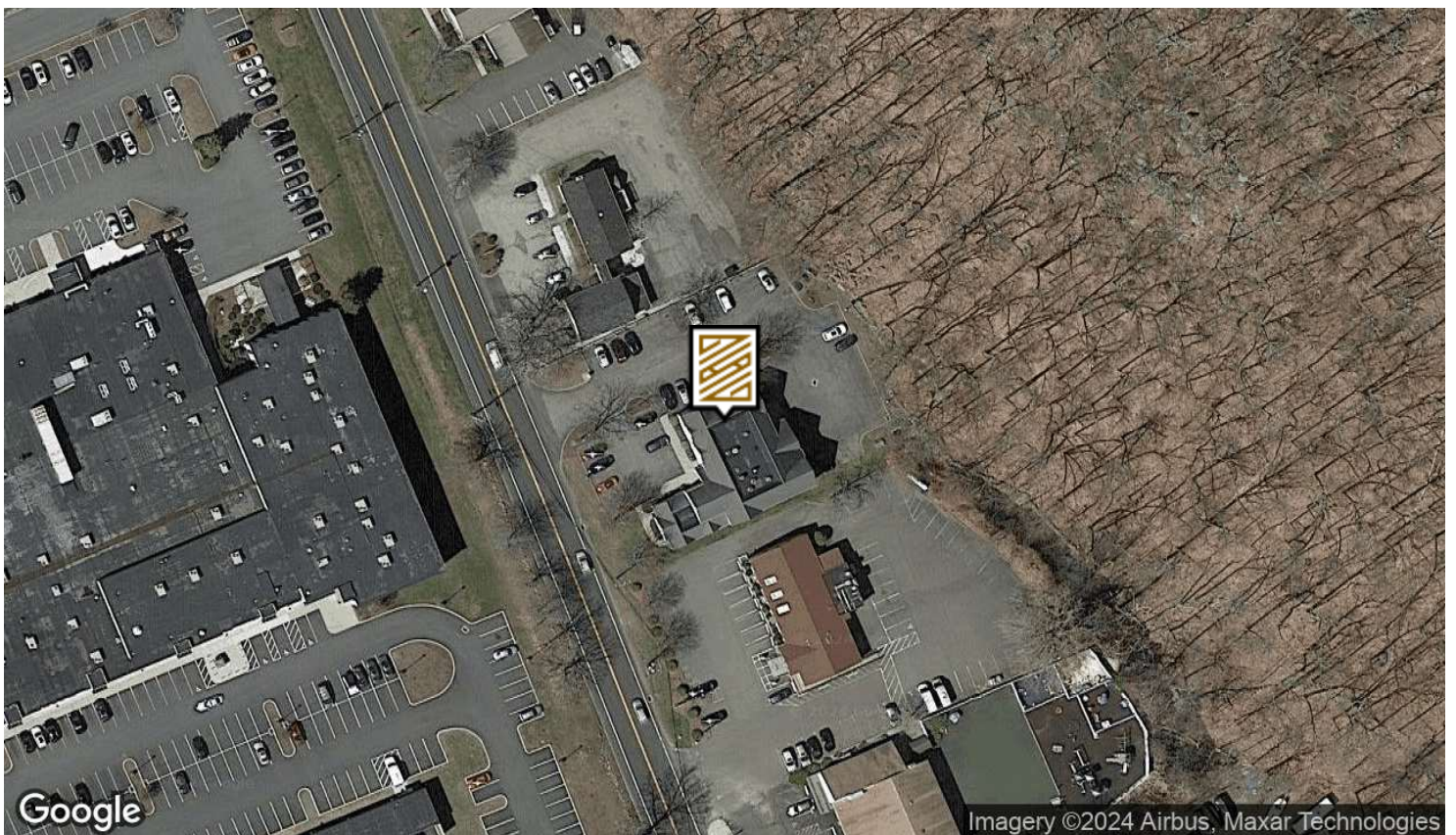
**Additional Photos**

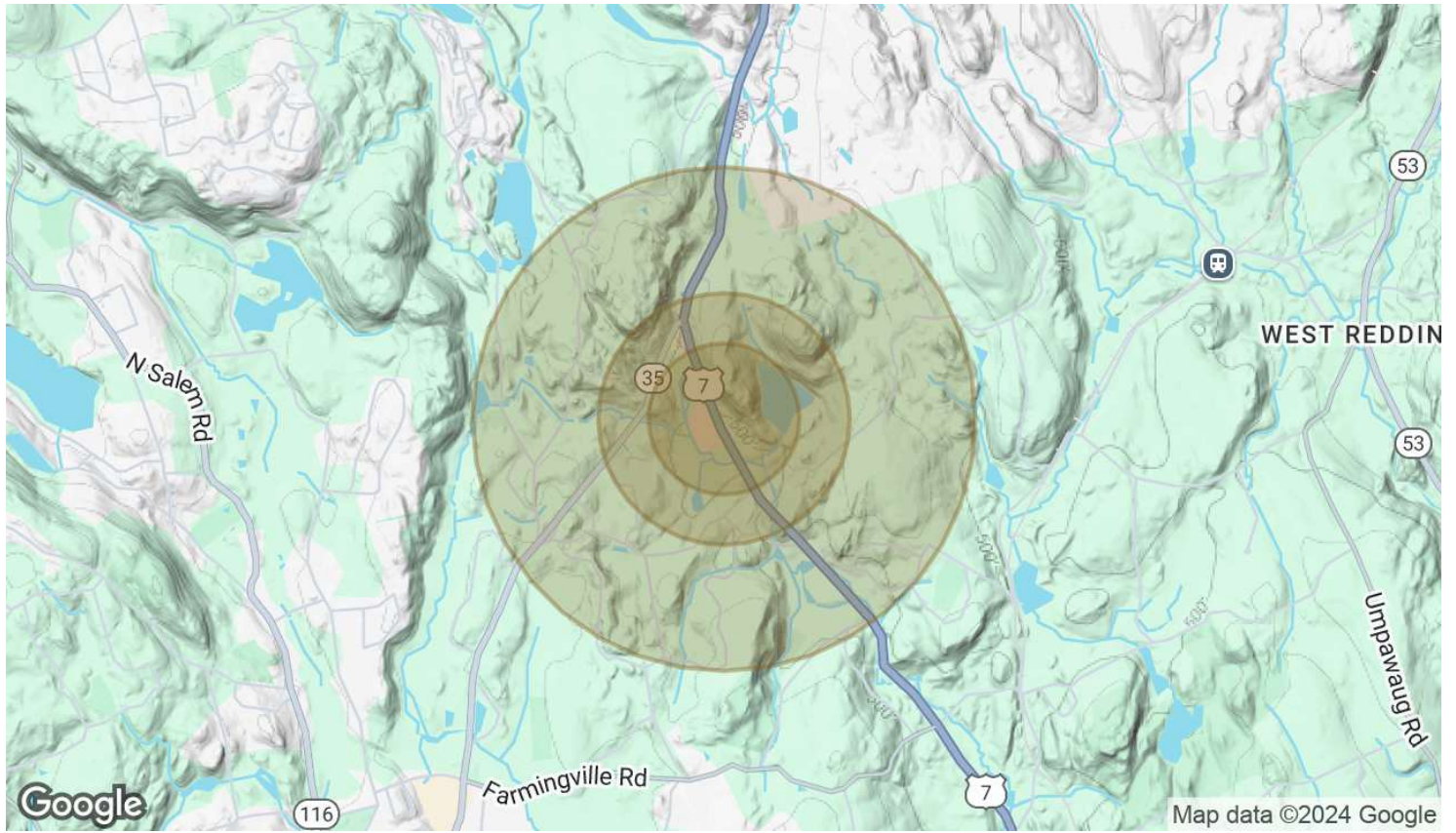
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**Location Map**

**898 Ethan Allen Hwy  
Ridgefield, CT 06877**





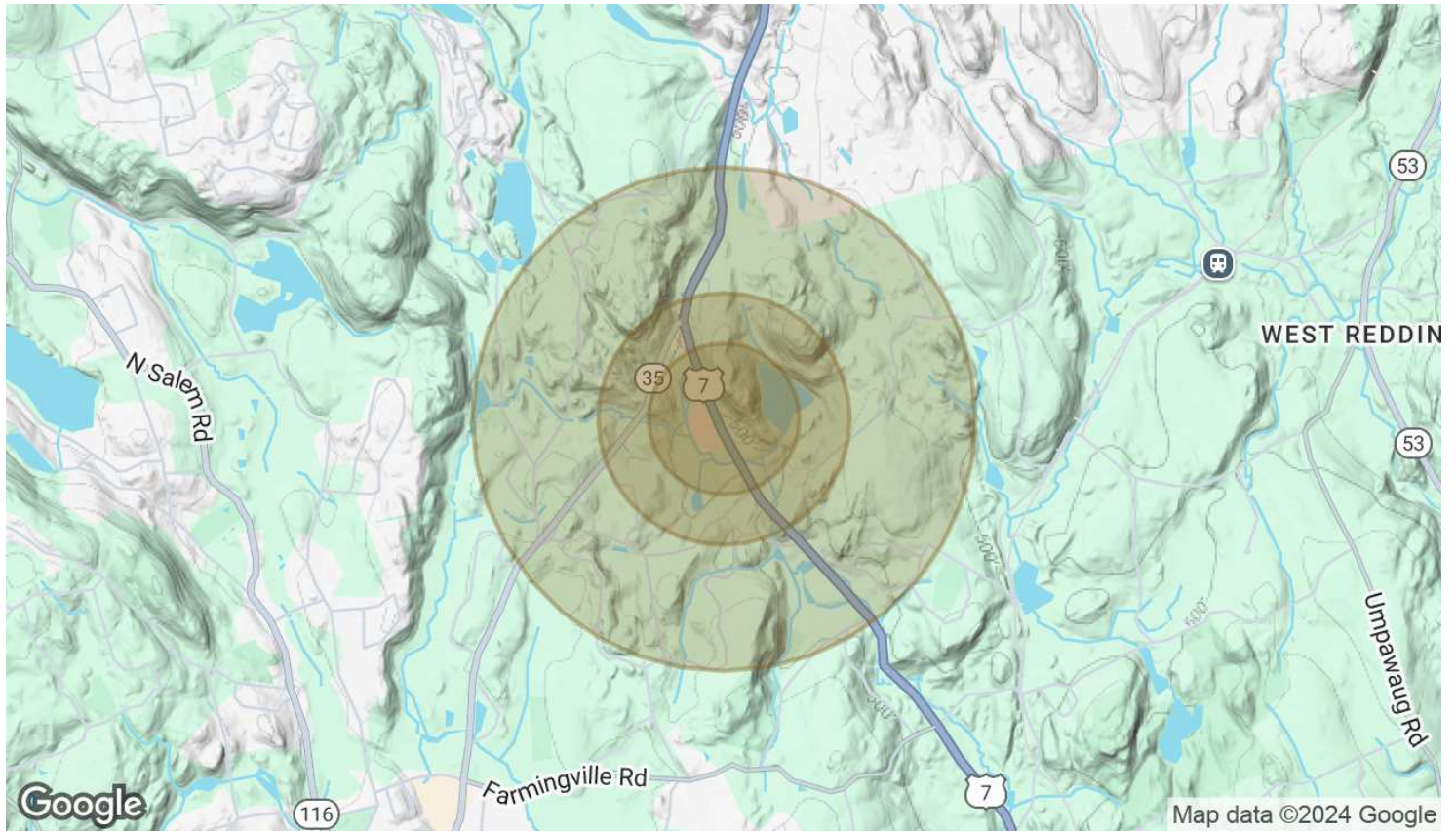
<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	255	762	2,319
Average Age	51	49	47
Average Age (Male)	48	47	44
Average Age (Female)	53	51	48

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	82	247	795
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$199,083	\$202,460	\$204,340
Average House Value	\$710,333	\$737,687	\$768,756

<b>RACE</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population - White	202	610	1,895
Total Population - Black	7	18	40
Total Population - Asian	22	62	163
Total Population - Hawaiian	0	0	0
Total Population - American Indian	1	1	4



Total Population - Other	5	13	42
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*Demographics data derived from AlphaMap*

## **Agents Contact**

**898 Ethan Allen Hwy  
Ridgefield, CT 06877**

### **MICHAEL MALDONADO**

Commercial Agent

Scalzo Commercial & New Developments

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## **Agents Contact**

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Ridgefield, CT 06877**

### **JACOB WADE**

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