

# SPACE FOR LEASE


6 Glen Road, Sandy Hook, CT


**A★R★E★A**  
**ATHERTON**  
**REAL ESTATE**  
**ADVISORS**   
NAVIGATING YOUR CRE SUCCESS




**Great Exposure | Prime Location | Ample Natural Light**

**Available Space:**  
**Upper Level: 1,323± SF**

 **Lease Rate:**  
**Unit 101:**  
**\$17.00/SF NNN**

 **Building Size:**  
**3,842± SF**

 SHDD zone

 **4,900± AADT**

## Property Highlights:

- Beautiful Turnkey Office/Retail/Service Space
- Located in the heart of Sandy Hook Center within walking distance of local restaurants and shops
- Easy Access to I-84 Exit 10, RT-25, RT-34 and more
- Great visibility to foot traffic and an estimated 4,600± AADT on Glen Road, 12,900± AADT in Sandy Hook Center
- Flexible Zoning

## FOR MORE INFORMATION, CONTACT:

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# Layout

