



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

TWO PROFESSIONAL OFFICES
NEW CANAAN, CT

161 CHERRY STREET



THREE-STORY
PROFESSIONAL
OFFICE BUILDING

1,357 RSF &
360 RSF
OFFICE SPACE
2ND FLOOR



- Attractive three-story brick office building in downtown New Canaan.
- Centrally located on the corner of Cherry Street and Vitti Street; walking distance to restaurants, shops and train station
- Ample onsite parking with access to additional street parking and municipal parking lot
- Less than 10 minutes from both I-95 and Merritt Parkway.
- Elevator, security system and 24/7 electronic door access for tenants

Demographics	1 Mile	3 Mile	5 Mile
Population	7,700	29,018	124,245
Average HHl	\$326,642	\$382,641	\$252,725
Adj. Daytime	10,570	23,165	128,870

EXCLUSIVE LEASING AGENTS

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Laure Aubuchon 203.349.8485
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The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

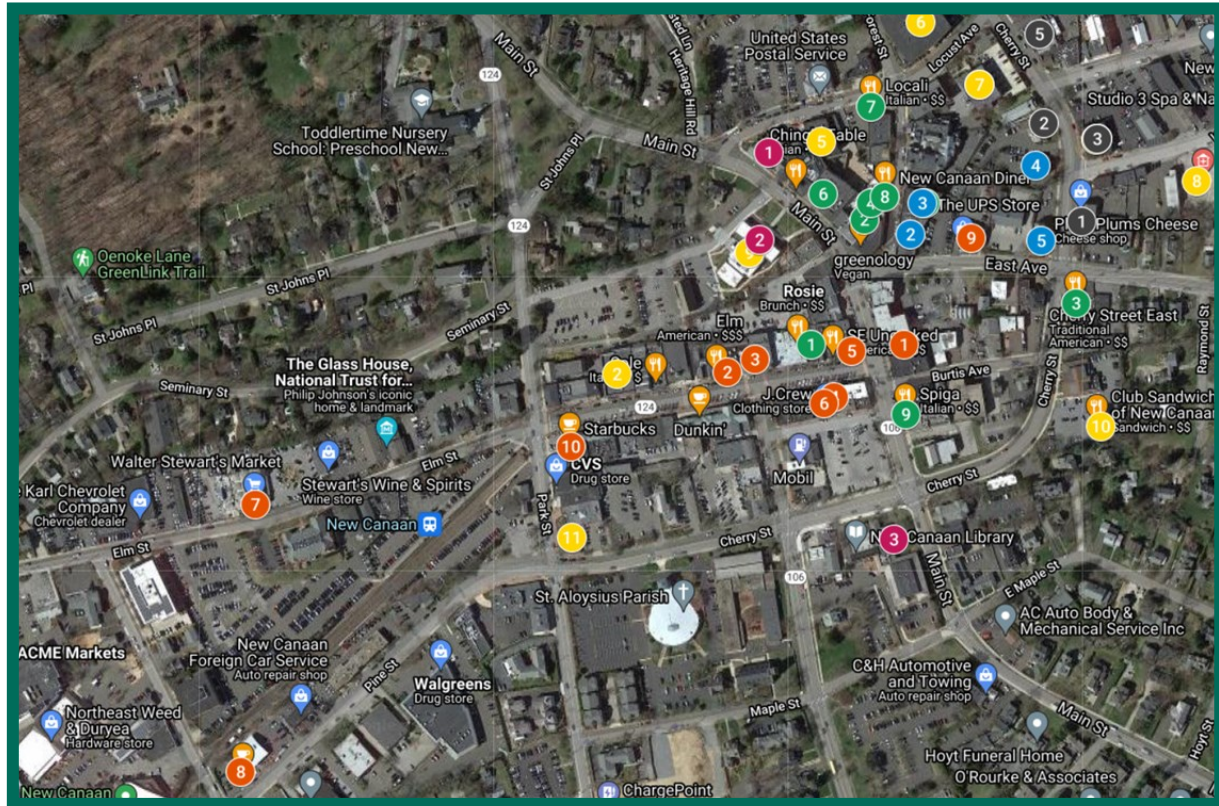


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Restaurants

- 1 Patisserie Salzburg
- 2 Cava Wine Bar & Wood Grille
- 3 Cherry Street East
- 4 Gates Restaurant
- 5 Hashi Sushi
- 6 Pesca Peruvian Bistro
- 7 Locali
- 8 Farmer's Table
- 9 Spiga

Medical Services

- 1 New Canaan Primary Care
- 2 Orthopaedic Surgery and Sports Medicine
- 3 Stamford Health Medical Group
- 4 Soundview Medical
- 5 New England Pediatrics LLP

Legal & Financial Offices

- 1 Kay Parker Jex LLC
- 2 The Maddox Law Firm, LLC
- 3 The Barocas Law Firm LLC
- 4 Ivey Barnum & O'Mara LLC
- 5 Wallman Law Firm LLC
- 6 HTG Investment Advisors Inc
- 7 Fenwick Investments
- 8 de Visscher Advisors
- 9 New Canaan Finance Department
- 10 Impala Asset Management
- 11 Merrill Lynch Private Wealth Advisor

Municipalities

- 1 New Canaan Fire Department
- 2 New Canaan Town Clerk
- 3 New Canaan Library

Shopping

- 1 Bluemercury
- 2 vineyard vines
- 3 Ralph Lauren
- 4 Benefit Cosmetics Boutique & BrowBar
- 5 The Shade Store
- 6 J.Crew
- 7 Walter Stewart's Market
- 8 Zumbach's Gourmet Coffee
- 9 Fjord Fish Market
- 10 Starbucks

Offices

- 1 Stamford Health Medical Group
- 2 Rangeley Capital
- 3 Valerie Wilson Travel
- 4 Bankwell
- 5 New Canaan Immediate Care

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