

TWO PROFESSIONAL OFFICES
NEW CANAAN, CT

161 CHERRY STREET



THREE-STORY
PROFESSIONAL
OFFICE BUILDING

1,357 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 HHI | \$326,642 | \$382,641 | \$252,725 |
| Adj. Daytime Demographics | 10,570 | 23,165 | 128,870 |

EXCLUSIVE LEASING AGENTS
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Laure Aubuchon 203.349.8485
laubuchon@saugatuckcommercial.com

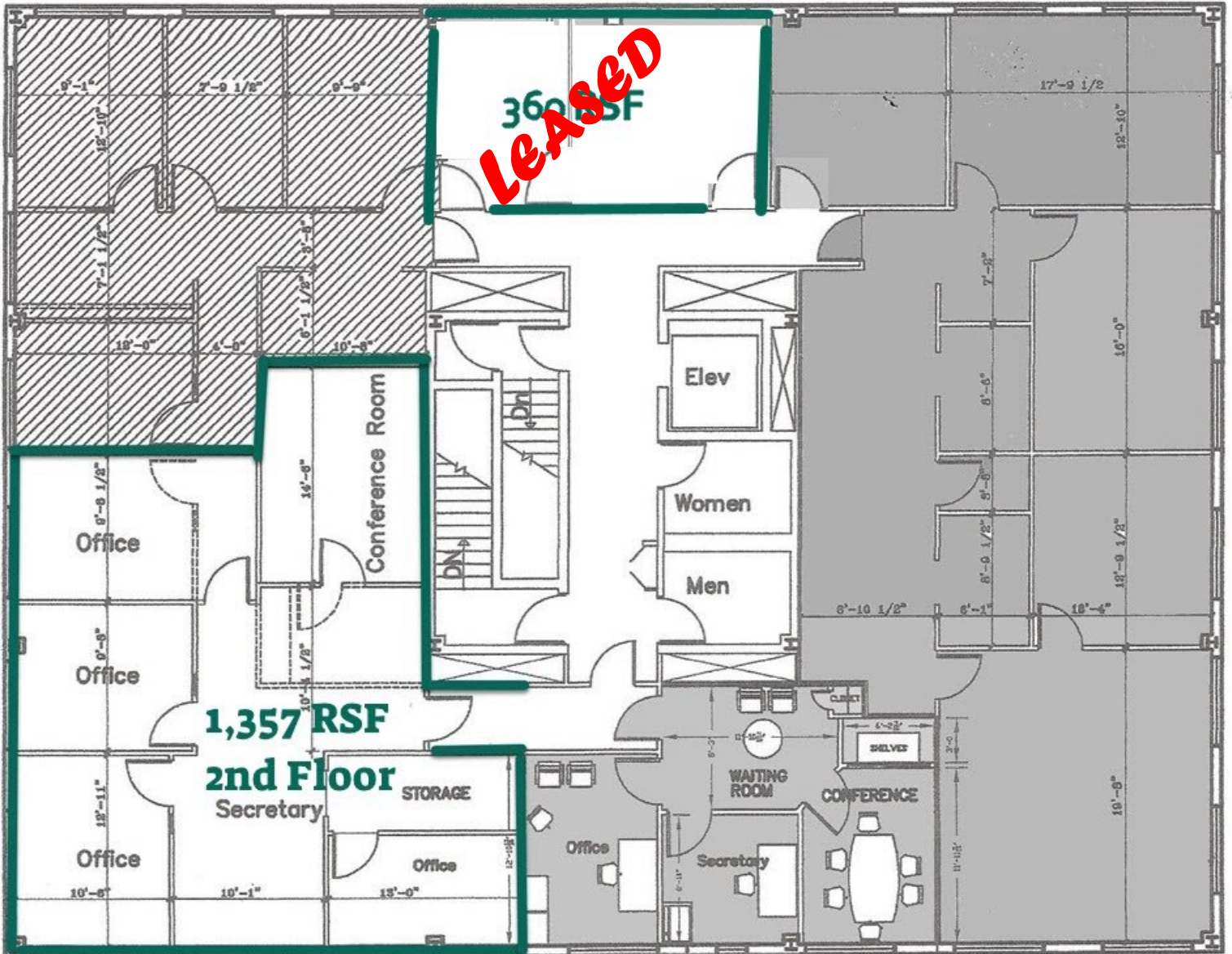


SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

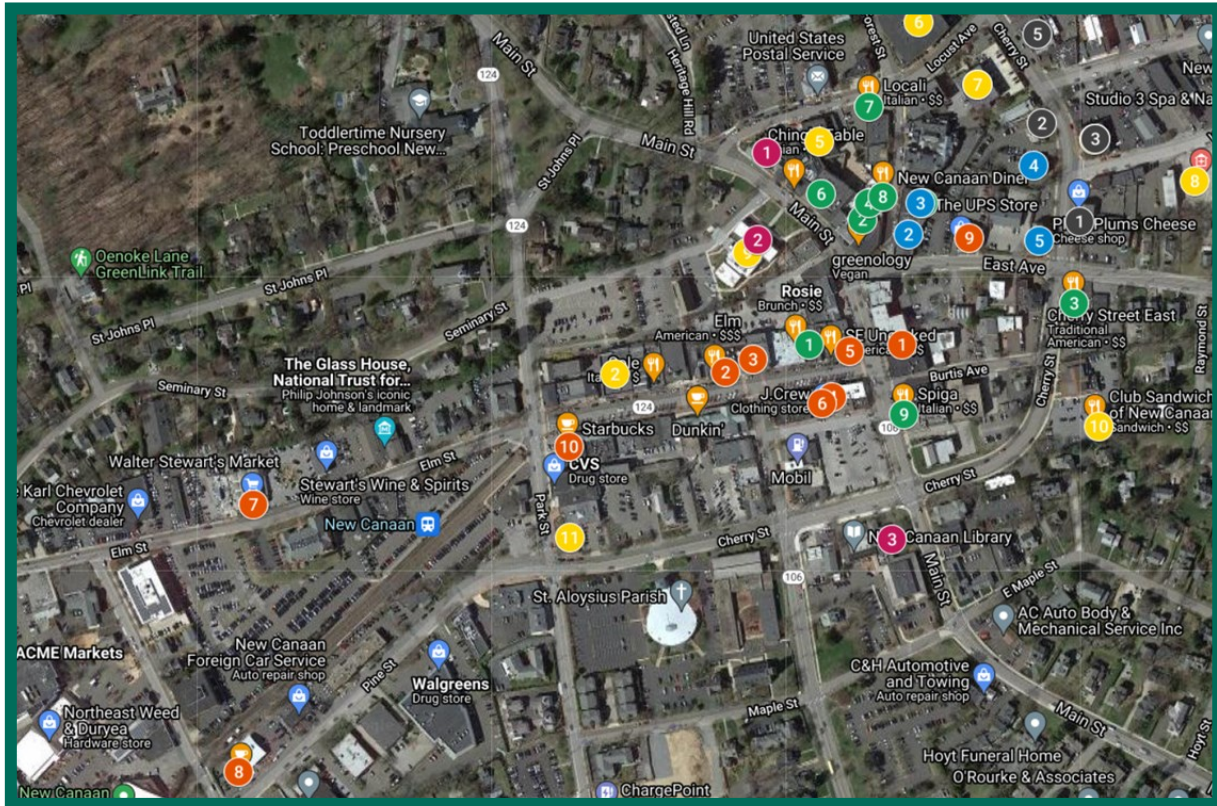
LICENSED IN CT, NY, MA, RI, NH, FL

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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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