



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

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

MEDICAL/PROFESSIONAL OFFICE
NEW CANAAN, CT

161 CHERRY STREET

Ground Floor 5,250 RSF Office Suite—can be subdivided



THREE-STORY
PROFESSIONAL OFFICE
BUILDING

TWO OFFICE SUITES
AVAILABLE

5,250 RSF
GROUND FLOOR*

1,357 RSF
2ND FLOOR

*AVAILABLE JULY 1, 2026



- 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	8,143	29,519	125,222
Average HHl	\$356,135	\$390,816	\$255,563
Adj. Daytime Demographics	11,000	23,663	129,893

EXCLUSIVE LEASING AGENTS

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

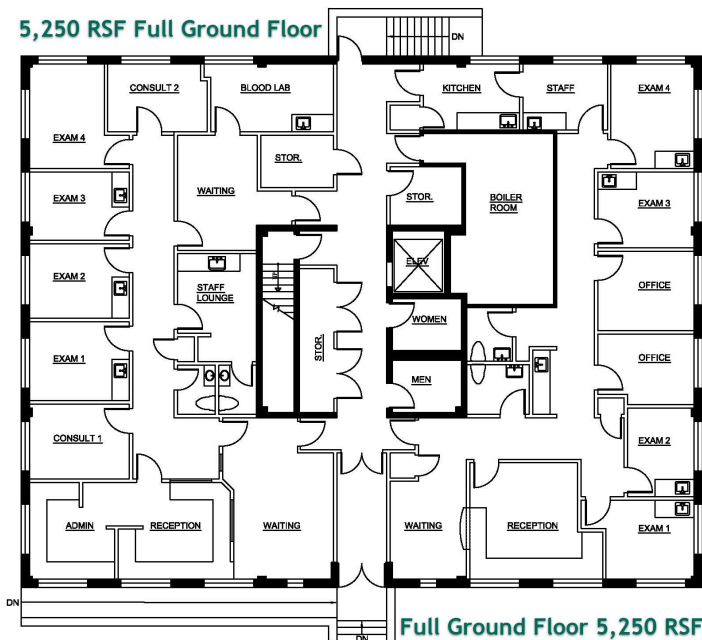
Laure Aubuchon 203.349.8485
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The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale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

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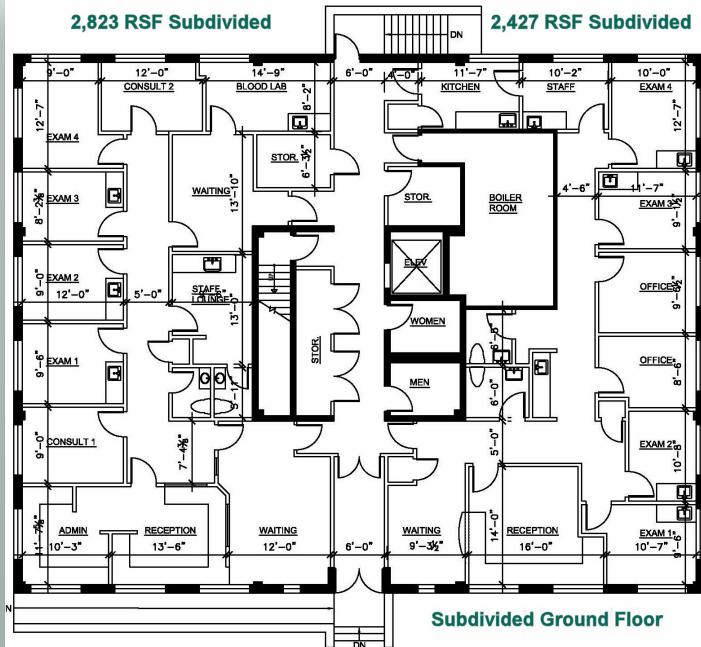
161 CHERRY STREET

5,250 RSF Full Ground Floor



Full Ground Floor 5,250 RSF

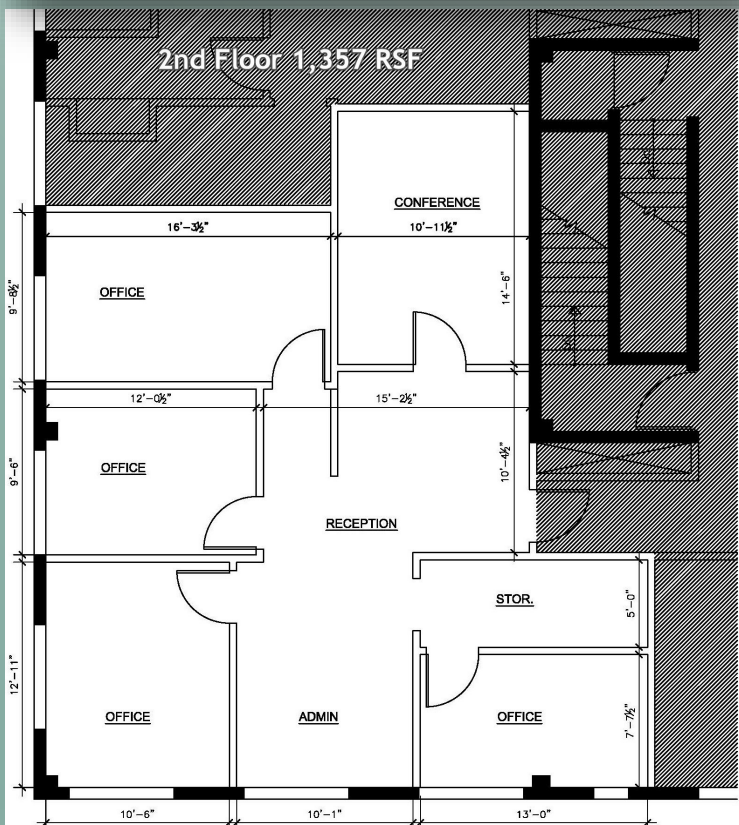
2,823 RSF Subdivided



2,427 RSF Subdivided

Subdivided Ground Floor

2nd Floor 1,357 RSF



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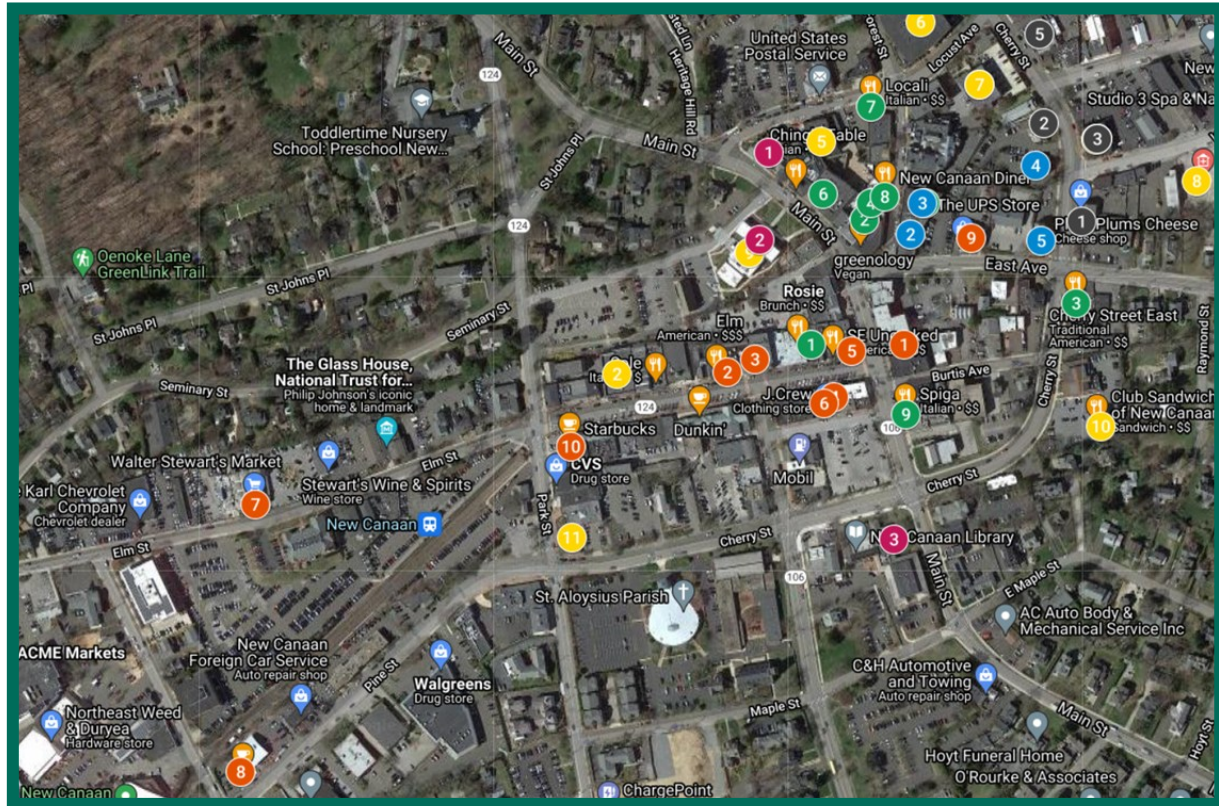
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161 CHERRY STREET



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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