



SAUGATUCK  
COMMERCIAL  
REAL ESTATE LLC

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

RIDGEFIELD, CT

139 ETHAN ALLEN HIGHWAY



**HEAVILY  
TRAVELLED,  
HIGH VISIBILITY**

**1,600 SF  
RETAIL/OFFICE  
OR  
SHOWROOM**



- Attractive, contemporary, open floor plan with polished wood floors, private bathroom, break room and storage area.
- High-visibility location with ample on-site parking.
- Heavily travelled, primary traffic corridor US 7/ Ethan Allen Highway linking northern and southern Fairfield County; Average Daily Traffic (ADT) 18,092
- Ridgefield ranked as Connecticut's 4th most business friendly town\*

Demographics	1 Mile	3 Mile	5 Mile
Population	1,552	16,149	39,714
Average HHI	\$270,117	\$268,578	\$290,771
Adj. Daytime Demographics	1,512	19,753	34,936

**EXCLUSIVE LEASING AGENTS**  
Nathan Greenberg 203.313.7916  
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Penny Wickey 203.222.4194  
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\*2018 Yankee Institute Study.

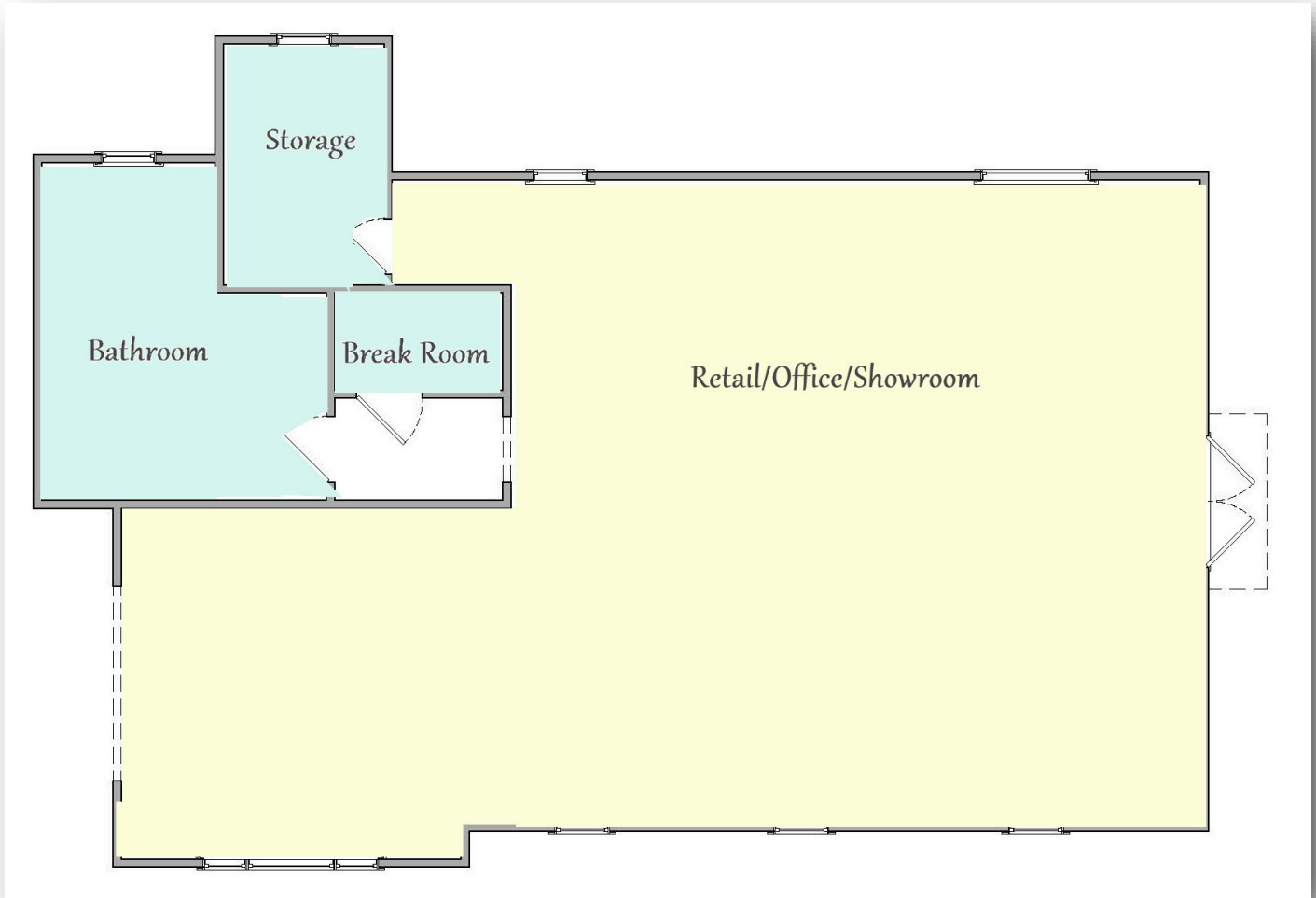


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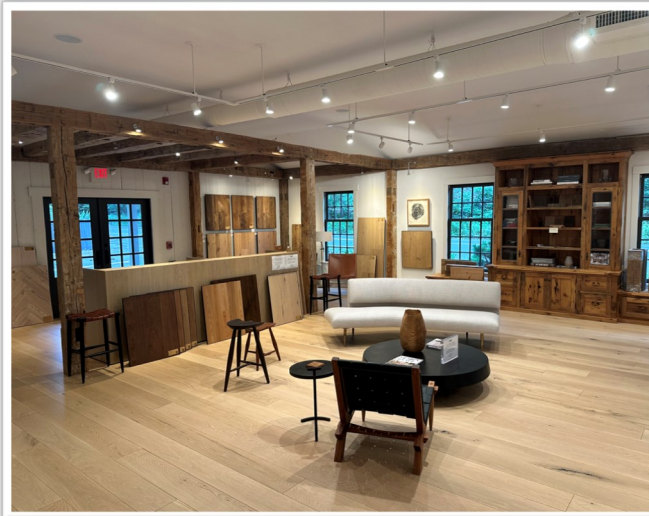
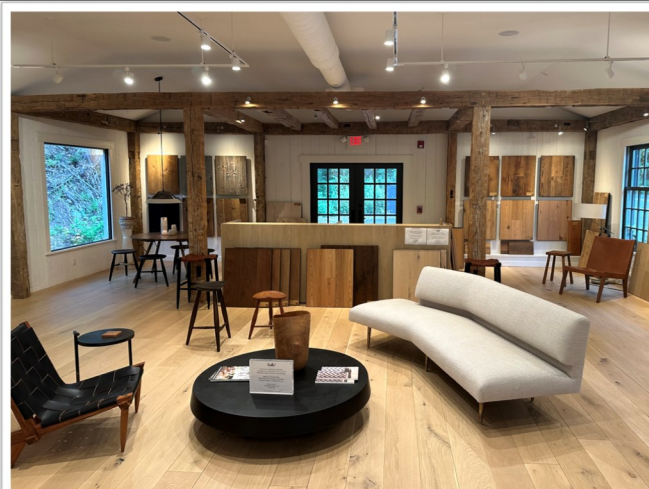


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