

SAUGATUCK
COMMERCIAL
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

REDDING, CT
FIRST FLOOR RETAIL

4 OLD MILL ROAD



MULTI-UNIT
5,000± SF
COMMERCIAL
BUILDING

1,578 SF±
FIRST FLOOR
RETAIL



- Unique retail (fitness) space located in the charming Georgetown business district.
- Flexibility in SF/demising; open to possible office use. Join newly signed, neighboring café 'The Given Inn Café'.
- Visible corner location on CT-57 and Old Mill Road; private parking lot (40+ vehicles).
- Large separate retail areas with two restrooms—one with shower.
- Less than 1/2 mile to Caraluzzi's, walking distance to Georgetown School of Arts and local restaurants.
- Average HHI \$250,000+ one-mile radius

Demographics	1 Mile	3 Mile	5 Mile
Population	2,540	12,784	40,734
Average HHI	\$253,500	\$296,682	\$291,684
Total Annual Retail Expenditures	\$71.02 M	\$347.21 M	\$1.09 B
Adjusted Daytime Demographics	1,976	8,515	38,311

EXCLUSIVE LEASING AGENTS
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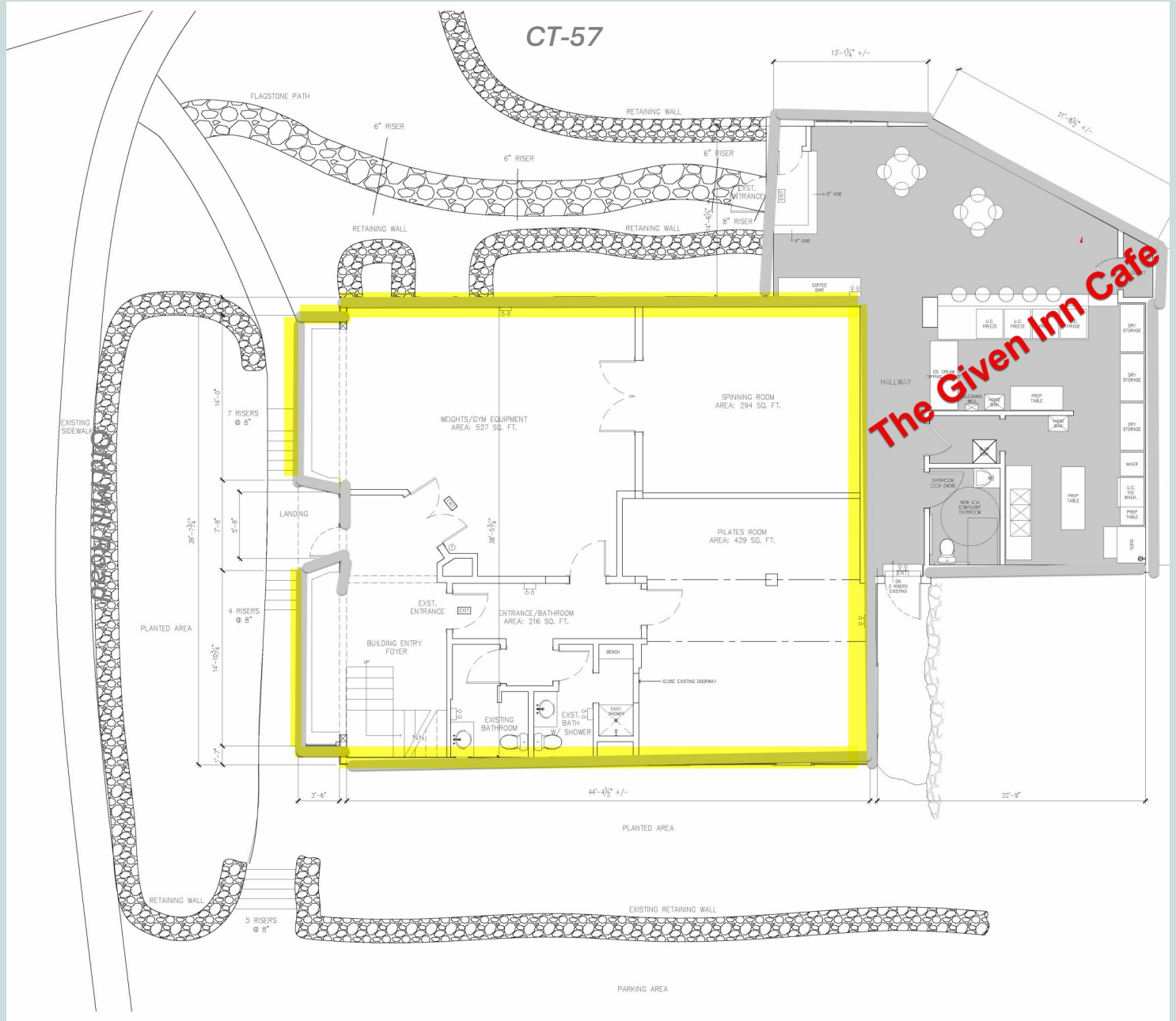
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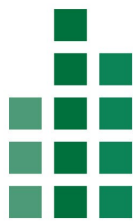
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The Given Inn Cafe

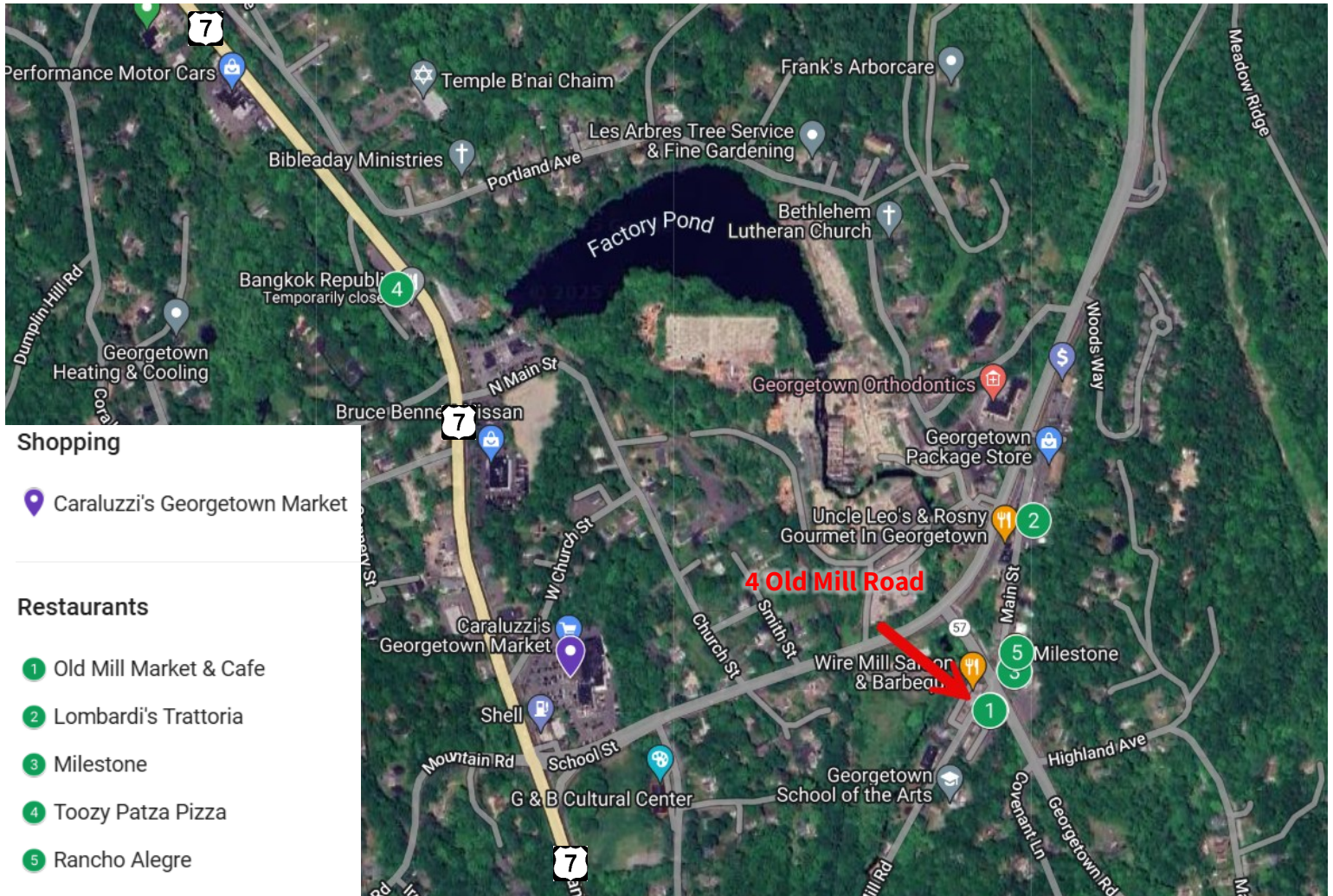


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