

**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**

**2,500 SF±  
FIRST FLOOR  
RETAIL/CAFÉ**



- Unique retail (fitness) space with adjoining café located in the charming Georgetown business district.
- Flexibility in SF/demising; open to possible office use.
- 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. Side walkway leads to café with third ADA restroom.
- 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**  
Nathan Greenberg 203.313.7916  
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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.*

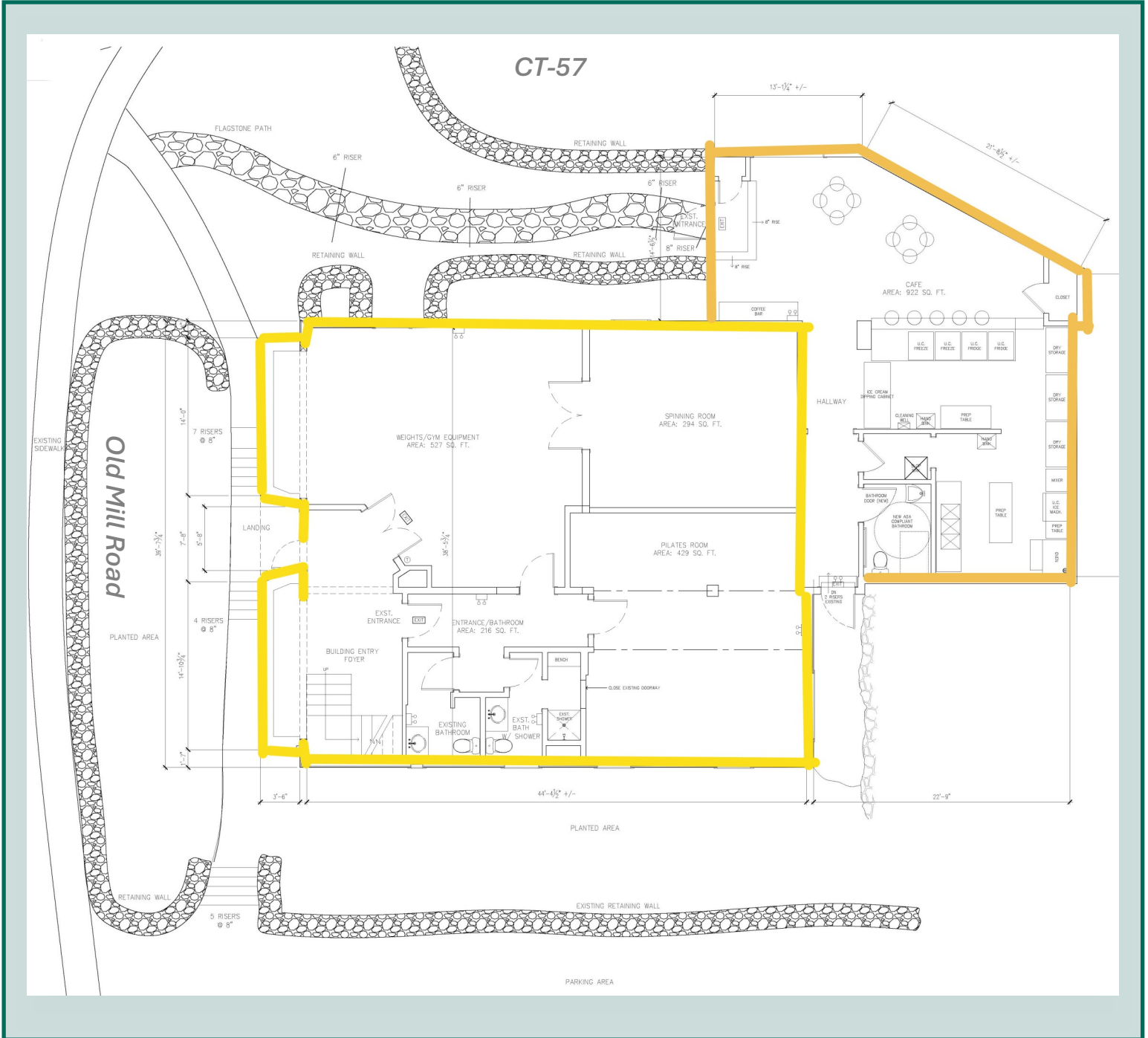


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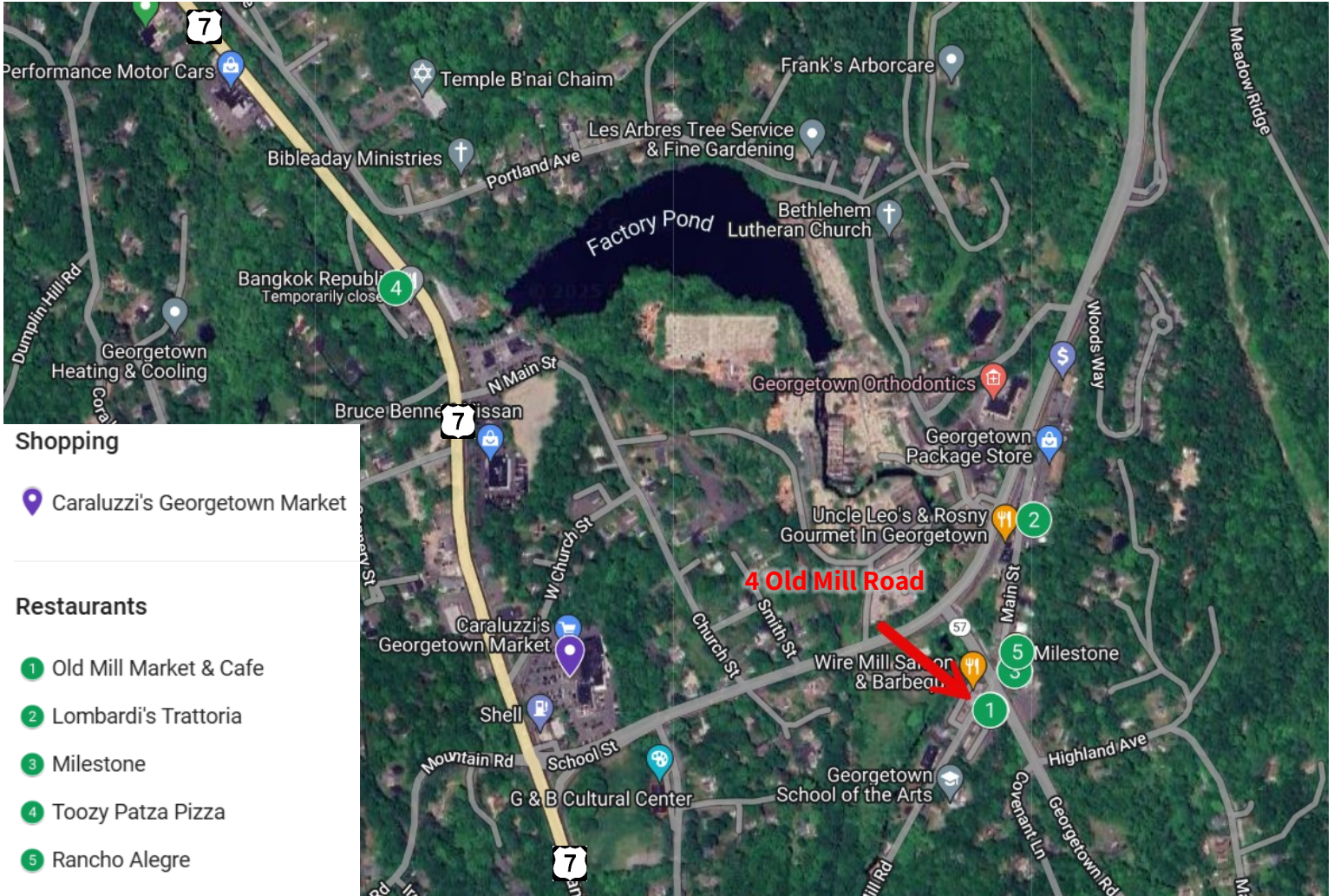


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