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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE

NEW CANAAN, CT

1 MORSE COURT

SIZE

885 SF + usable basement

ASKING RENT

\$50 PSF + Extras

EXTRAS

14% of any tax increase over the base year

14% of oil bill

14% of water bill

Electric is direct

NEIGHBORS

Cava Wine Bar & Wood Grille, Garelick & Herbs, Baskin-Robbins, Rosie, Pinocchio Pizza, Locali - Pizza/Bar/Kitchen, Gelatissimo Artisan Gelato, Pet Valu, Embody, Tequila Mockingbird, The UPS Store, Chase Bank, Bluemercury, SE Uncorked, People's United Bank, New Balance, J. Crew, Papyrus, SHOE-INN, Soleil Toile, Ralph Lauren, vineyard vines, Elm, Ann Taylor, Le Pain Quotidien, Bow Tie Cinemas New Canaan Playhouse, Bank of America, Press Burger, Dunkin', Starbucks, CVS Pharmacy

COMMENTS

21 Feet of Frontage

Ground Level Ceiling Height - 10 FT

Basement Ceiling Height - 6.75 FT

Abundant parking in municipal lot located directly across the street

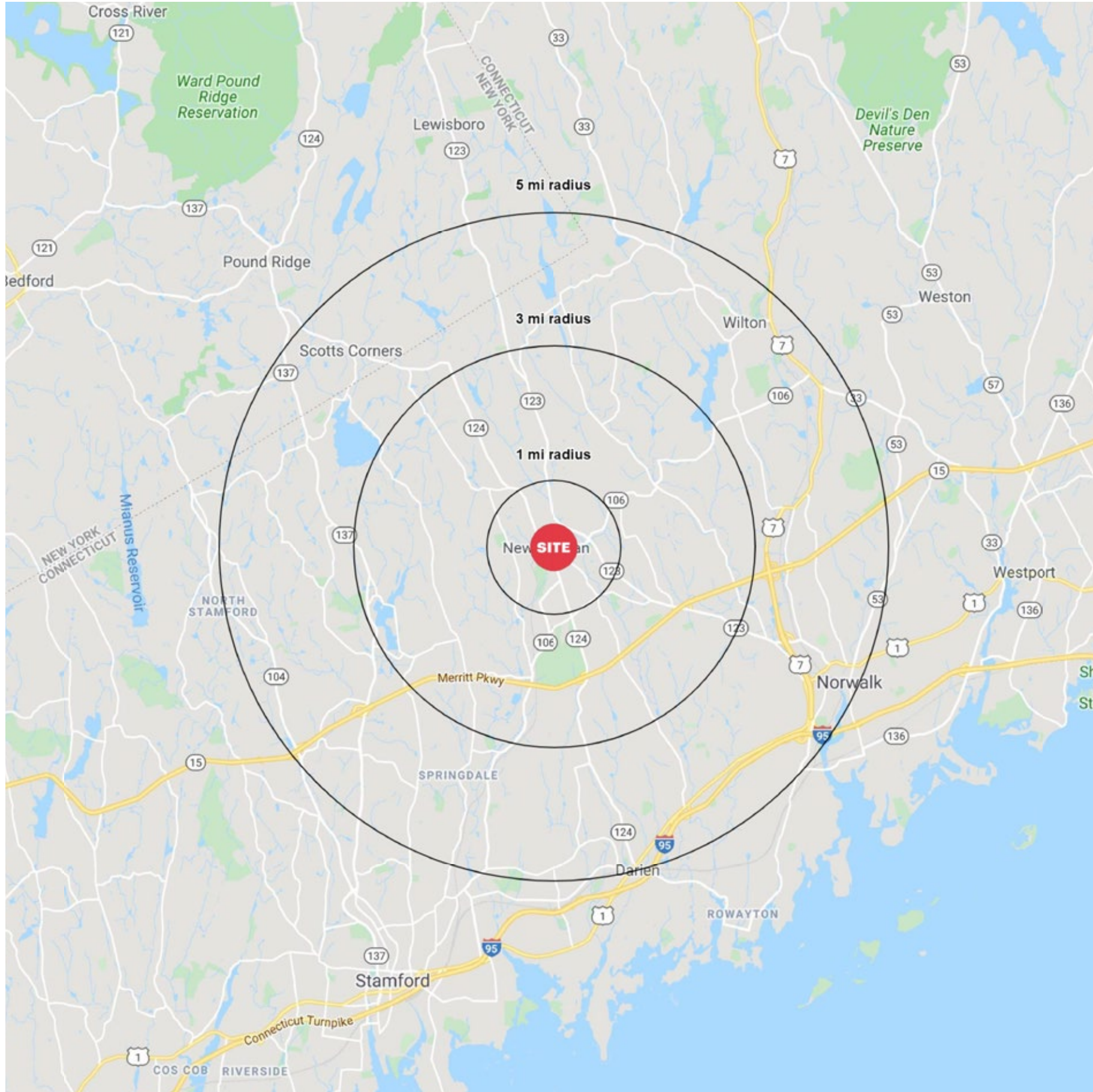
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



1 MORSE COURT NEW CANAAN, CONNECTICUT

1 MILE RADIUS

POPULATION

7,234

HOUSEHOLDS

3,105

AVERAGE HOUSEHOLD INCOME

\$213,591

MEDIAN HOUSEHOLD INCOME

\$122,776

COLLEGE GRADUATES (Bachelor's +)

3,510 - 68.8%

TOTAL BUSINESSES

1,137

TOTAL EMPLOYEES

6,374

DAYTIME POPULATION (w/ 16 yr +)

8,875

3 MILE RADIUS

POPULATION

28,118

HOUSEHOLDS

10,409

AVERAGE HOUSEHOLD INCOME

\$312,650

MEDIAN HOUSEHOLD INCOME

\$181,132

COLLEGE GRADUATES (Bachelor's +)

14,033 - 72.9%

TOTAL BUSINESSES

1,698

TOTAL EMPLOYEES

11,001

DAYTIME POPULATION (w/ 16 yr +)

20,144

5 MILE RADIUS

POPULATION

122,665

HOUSEHOLDS

47,253

AVERAGE HOUSEHOLD INCOME

\$203,800

MEDIAN HOUSEHOLD INCOME

\$135,339

COLLEGE GRADUATES (Bachelor's +)

49,619 - 57.8%

TOTAL BUSINESSES

8,795

TOTAL EMPLOYEES

77,525

DAYTIME POPULATION (w/ 16 yr +)

111,075

