

LEASE

THE PARIS BUILDING

609 Main St Ridgefield, CT 06877



PROPERTY DESCRIPTION

Position your business in the heart of downtown Ridgefield with this highly visible $\pm 2,100$ SF commercial space on bustling Main Street. Offering an efficient and flexible layout, the property is well suited for a variety of retail, professional office, wellness, medical spa, beauty, fitness, or personal service uses.

The space is currently configured as a full-service salon with seven styling stations (with the ability to expand to 9–10 stations), three shampoo sinks, a pedicure area, private treatment rooms, break area, and dedicated storage. Existing improvements provide an excellent opportunity for salon or spa operators while allowing for straightforward conversion to many other commercial uses.

OFFERING SUMMARY

Lease Rate:	\$4,000 per month (NNN)
Available SF:	$\pm 2,100$ SF
Lot Size:	0.50 Acres
Building Size:	3,531 SF

PROPERTY HIGHLIGHTS

- Prime downtown Ridgefield Main Street location
- Excellent visibility with strong pedestrian and vehicle traffic
- Flexible layout ideal for retail, office, wellness, beauty, or personal service businesses
- Turnkey salon build-out with potential for immediate occupancy
- Easily adaptable for a variety of commercial uses
- Surrounded by Ridgefield's vibrant shopping, dining, and business district
- Walkable location with nearby public parking and amenities
- Opportunity to lease in one of Fairfield County's premier downtown markets
- Property also available for purchase, offering owner-user or investment potential

Scott Cooney
(203) 417-5937



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COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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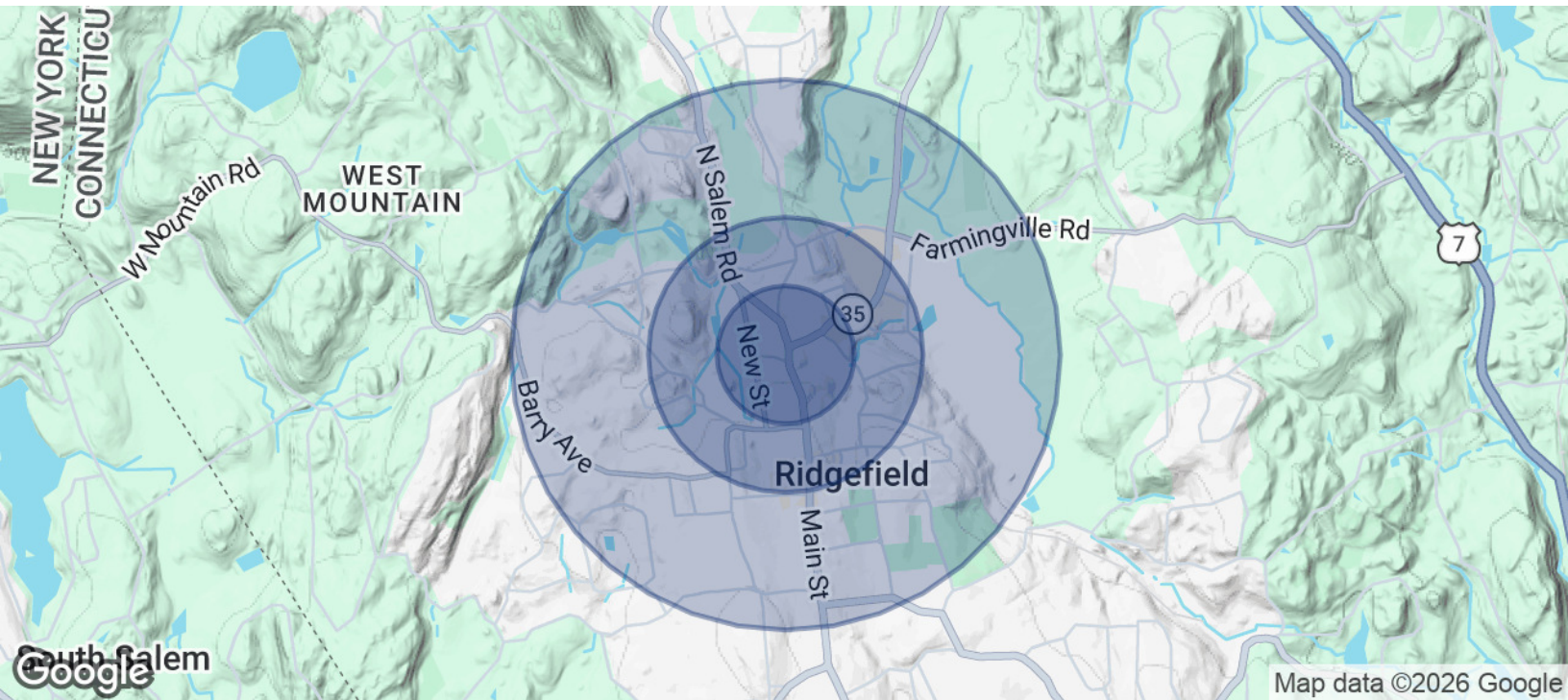
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	415	1,516	4,409
Average Age	48.6	48.9	47.5
Average Age (Male)	54.8	54	50.8
Average Age (Female)	42.6	44.1	43.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	173	640	1,837
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$146,424	\$157,459	\$178,005
Average House Value	\$847,374	\$842,524	\$835,804

2023 American Community Survey (ACS)

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SCOTT COONEY

Senior Commercial Broker

scott.cooney@cbrealty.com

Direct: (203) 417-5937 | Cell: (203) 417-5937

CT #REB.0755496 // NY #2119001

PROFESSIONAL BACKGROUND

Scott is a commercial real estate broker and executive with over three decades of experience in brokerage, management, and strategic growth. Specializing in office, healthcare, industrial, investment sales, and leasing, I've led high-performing teams and expanded regional operations. Known for driving profitability, strengthening client relationships, and executing complex transactions with discipline and integrity, I bring a practical, leadership-driven approach to every assignment. Licensed Broker in CT and NY

Coldwell Banker Commercial Realty - Danbury Team

7 Kenosia Avenue, Suite 3
Danbury, CT 06810
203.744.7025

Scott Cooney
(203) 417-5937



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