

MEDICAL - LEASE

921 BOSTON TPKE

Bolton, CT 06043



PROPERTY DESCRIPTION

First-floor medical office space available for lease at 921 Boston Turnpike in Bolton, CT, situated within a professional medical office building alongside two established tenants. This easily accessible unit offers excellent visibility on US-44 with convenient access to major highways, making it simple for clients and staff to find. The space provides an opportunity for customization to suit a variety of medical or healthcare uses, with ownership open to offering a tenant improvement allowance for qualified lease terms. Ample on-site parking enhances accessibility, all set within the welcoming town setting of Bolton.

PROPERTY HIGHLIGHTS

- 1,627 SF Medical Office For Lease
- First-Floor, Easily Accessible Unit
- Ample On-Site Parking for Staff and Patients
- Opportunity to Customize Interior Layout
- Positioned Directly on US-44 for Strong Visibility

OFFERING SUMMARY

Space Type:	Office/Medical
Available Offices:	1
Available SF:	1,627 SF
Lease Rate:	\$21 SF/yr (Gross)
Exam Rooms:	5
Current Tenants in Building:	2

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,627 SF	Lease Rate:	\$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
921 Boston Tpke	Available	1,627 SF	Gross	\$21.00 SF/yr

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PHOTOS

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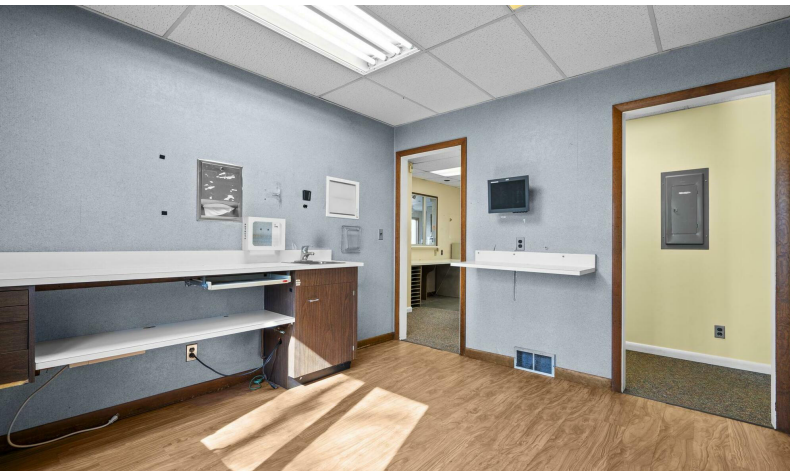
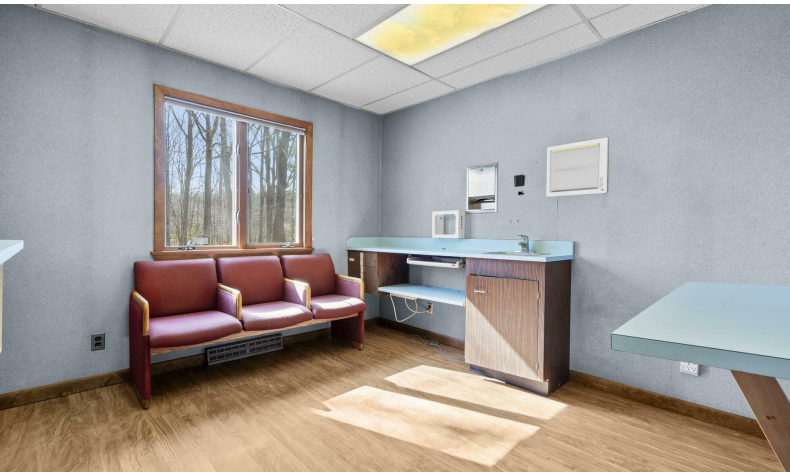


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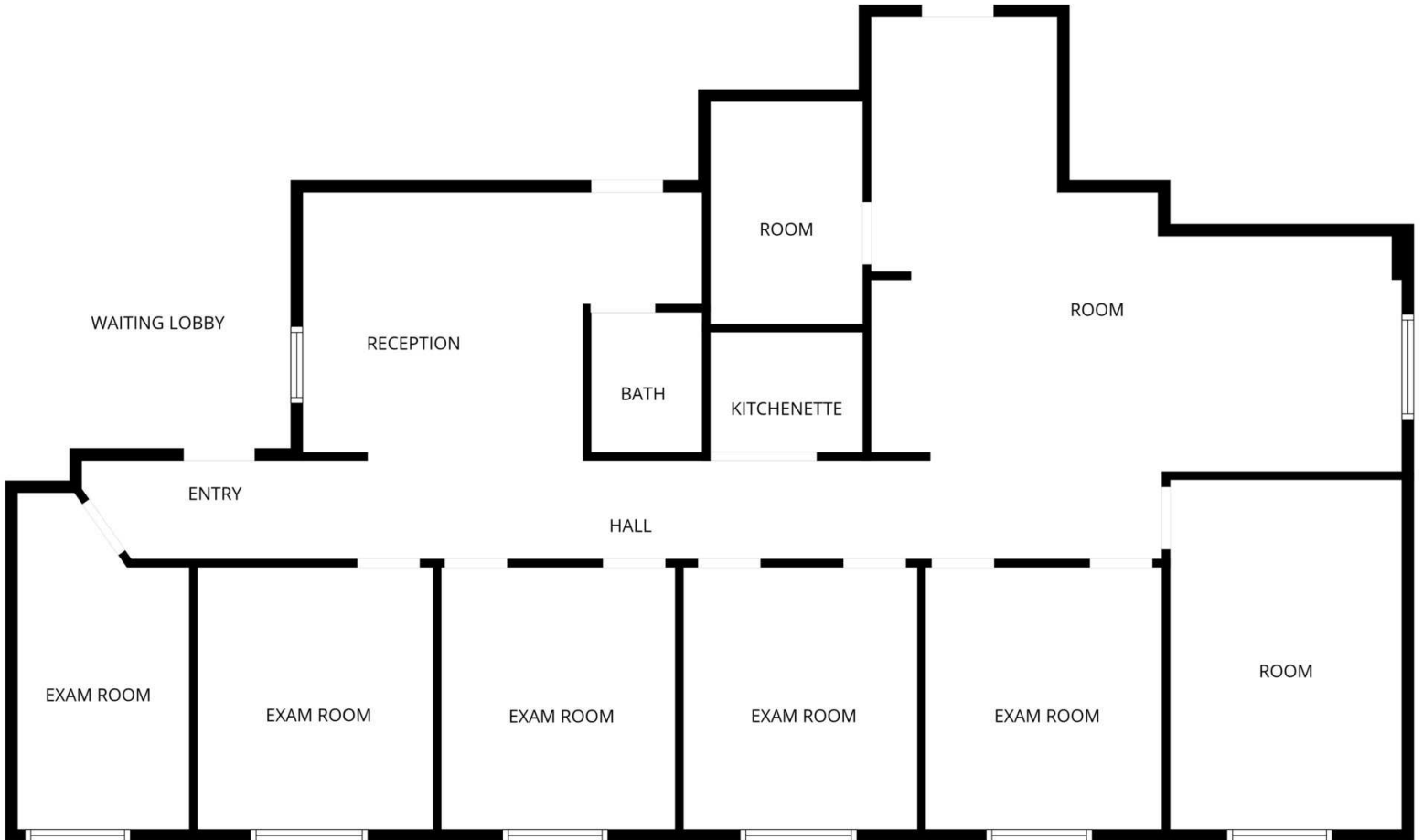
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FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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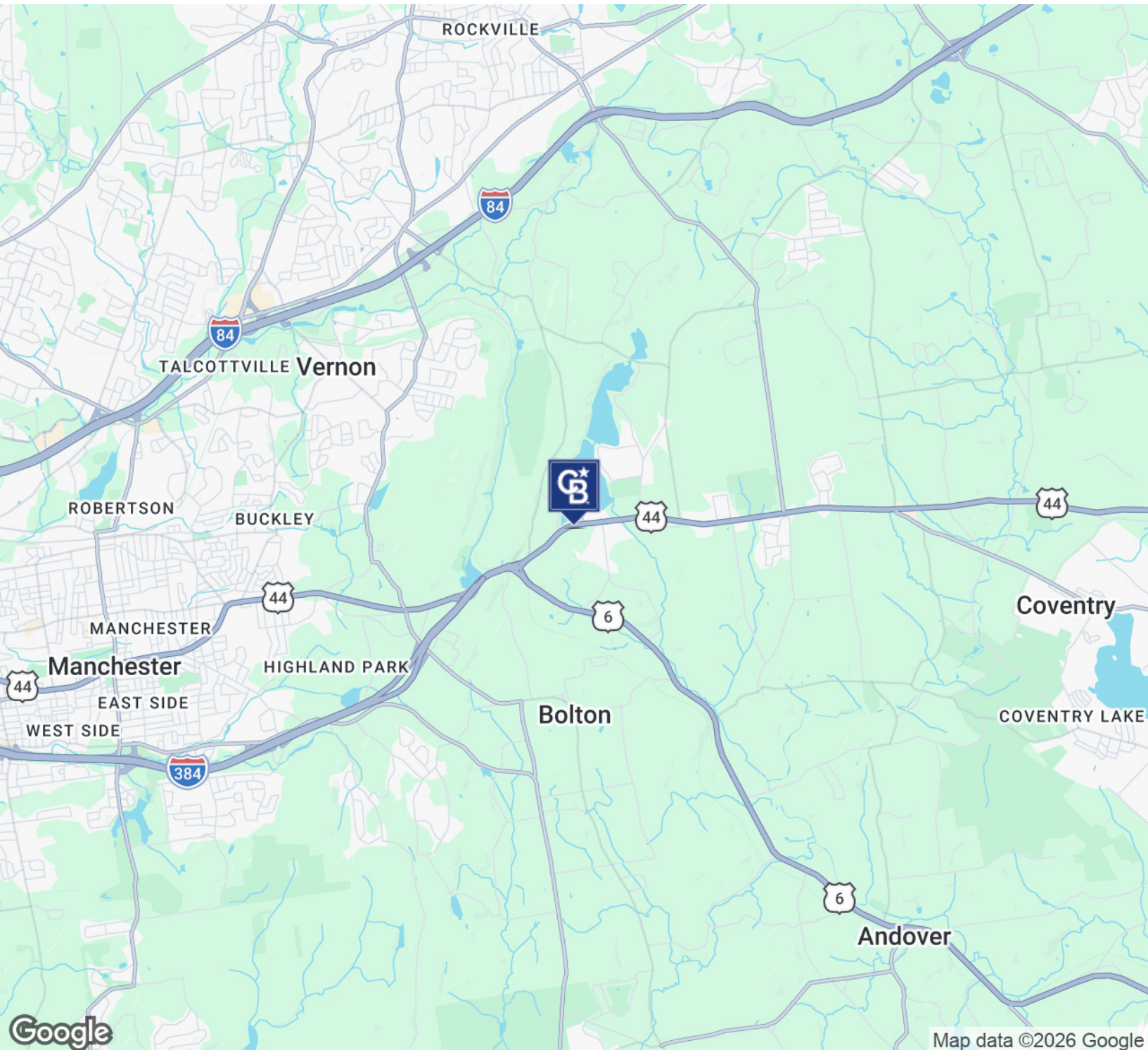
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LOCATION MAP

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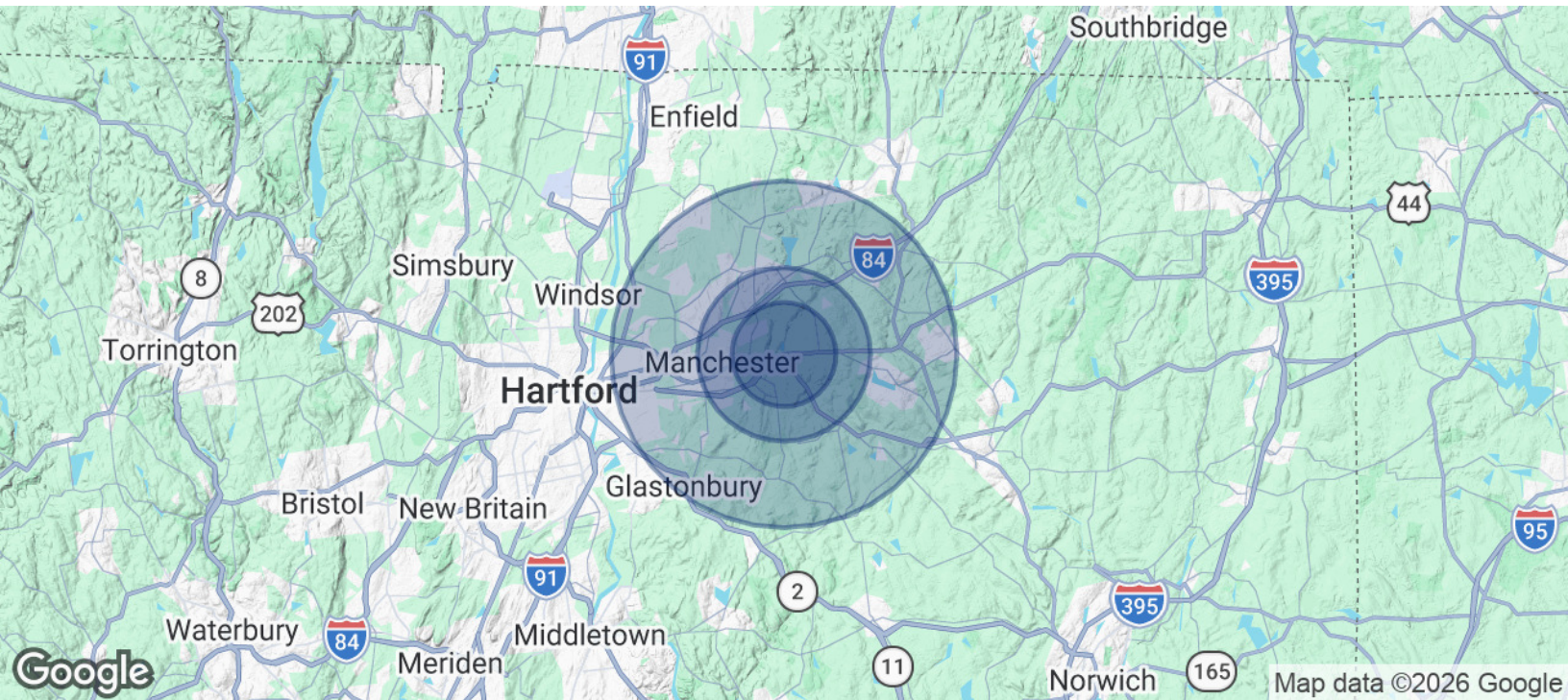
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DEMOGRAPHICS

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,550	71,166	244,948
Average Age	42.5	41.1	39.9
Average Age (Male)	41.9	39.2	38.7
Average Age (Female)	45.3	43.7	41.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,088	29,135	94,305
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$146,754	\$118,568	\$126,491
Average House Value	\$331,904	\$290,417	\$318,221

2023 American Community Survey (ACS)

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LISTING CONTACT

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