



**FOR LEASE**

## Pomperaug Office Park

**1 POMPERAUG OFFICE PARK STE 202  
SOUTHBURY, CT 06488**

Pomperaug Office Park is in one of Southbury's most trafficked high-growth districts. It offers quick access to I-84 within minutes of restaurants, cafes, banking, and shopping. The suite offers 1,000 square feet of modern office space, flexible workspaces, and an entire parking lot with a main-level entrance.

Offered at \$2,500.00 gross monthly plus utilities



Building SqFt	1,000 SqFt
Year Built	1984
Parcel ID	SBUR M:POMPGOP B:ONE U:#U202-C
Zoning Type	Commercial
County	New Haven
Coordinates	41.476277,-73.216572

- The fully built-out specialty professional office suite offers serenity, sophistication, and comfort. It features natural light, expansive floor-to-ceiling windows with custom blinds and shelving, elegant finishes, and tastefully decorated workspaces with views of Main Street South.
- The interior is gorgeous and spacious. It features an open waiting area, a custom desk, two offices, a kitchenette area, plenty of storage, and two private restrooms.
- Completely renovated: New flooring, doors, recess lighting, light fixtures, blinds, shelves, and freshly painted throughout. A must-see!!

### Godin Property Brokers

850 Straits Turnpike Suite 204  
Middlebury, CT 06762

Office: 203-577-2277  
www.GodinPropertyBrokers.com



### MARY BUCKLEY

Commercial Real Estate Agent

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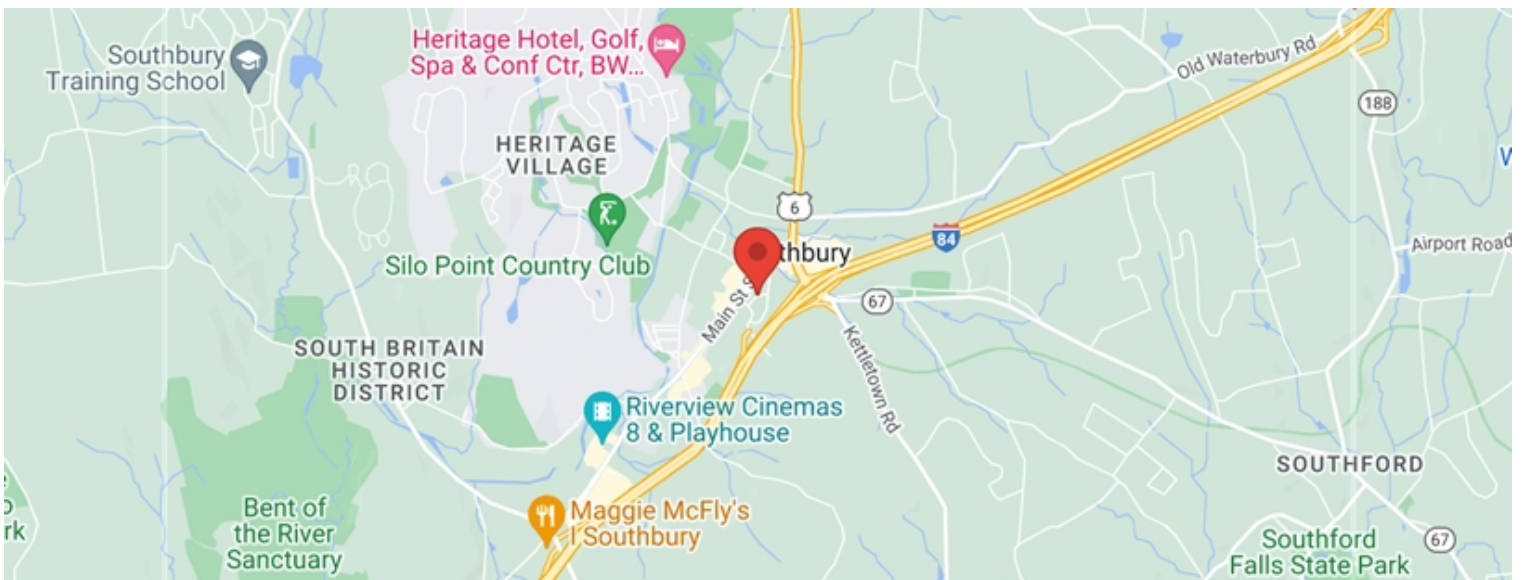
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,717	16,211	32,049
2010 Population	2,566	17,588	35,505
2023 Population	1,956	17,819	35,328
2028 Population	1,920	17,475	35,167
2023-2028 Growth Rate	-0.37 %	-0.39 %	-0.09 %
2023 Daytime Population	4,416	16,747	32,488

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	92	352	641
\$15000-24999	80	558	817
\$25000-34999	131	468	701
\$35000-49999	124	591	956
\$50000-74999	184	1,034	1,897
\$75000-99999	117	678	1,440
\$100000-149999	129	1,561	2,940
\$150000-199999	109	949	1,943
\$200000 or greater	140	1,671	3,448
Median HH Income	\$ 65,062	\$ 105,495	\$ 111,791
Average HH Income	\$ 113,696	\$ 149,358	\$ 155,802

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,600	6,628	12,196
2010 Total Households	1,589	7,530	14,081
2023 Total Households	1,105	7,861	14,782
2028 Total Households	1,095	7,807	14,913
2023 Average Household Size	1.7	2.2	2.35
2023 Owner Occupied Housing	798	6,545	12,423
2028 Owner Occupied Housing	808	6,574	12,664
2023 Renter Occupied Housing	307	1,316	2,359
2028 Renter Occupied Housing	287	1,232	2,248
2023 Vacant Housing	112	634	1,045
2023 Total Housing	1,217	8,495	15,827



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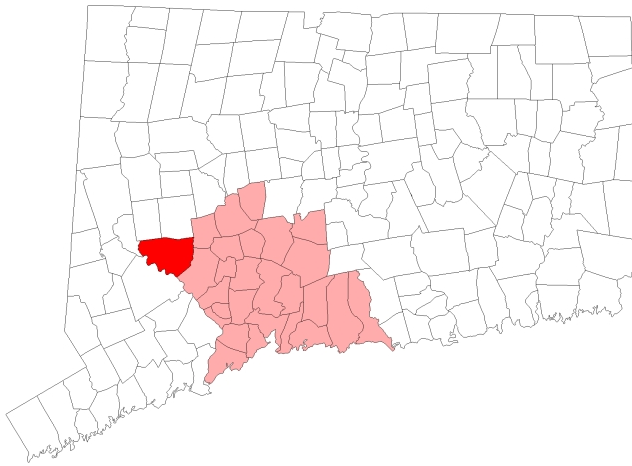
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## ABOUT SOUTHBURY

Southbury is a town in western New Haven County, Connecticut, United States. Southbury is north of Oxford and Newtown, and east of Brookfield. Its population was 19,879 at the 2020 census.



### CITY OF SOUTHBURY

COUNTY NEW HAVEN

### AREA

CITY 40.1 SQ MI  
LAND 39 SQ MI  
WATER 1.1 SQ MI  
ELEVATION 335 FT

### POPULATION

POPULATION 19,879

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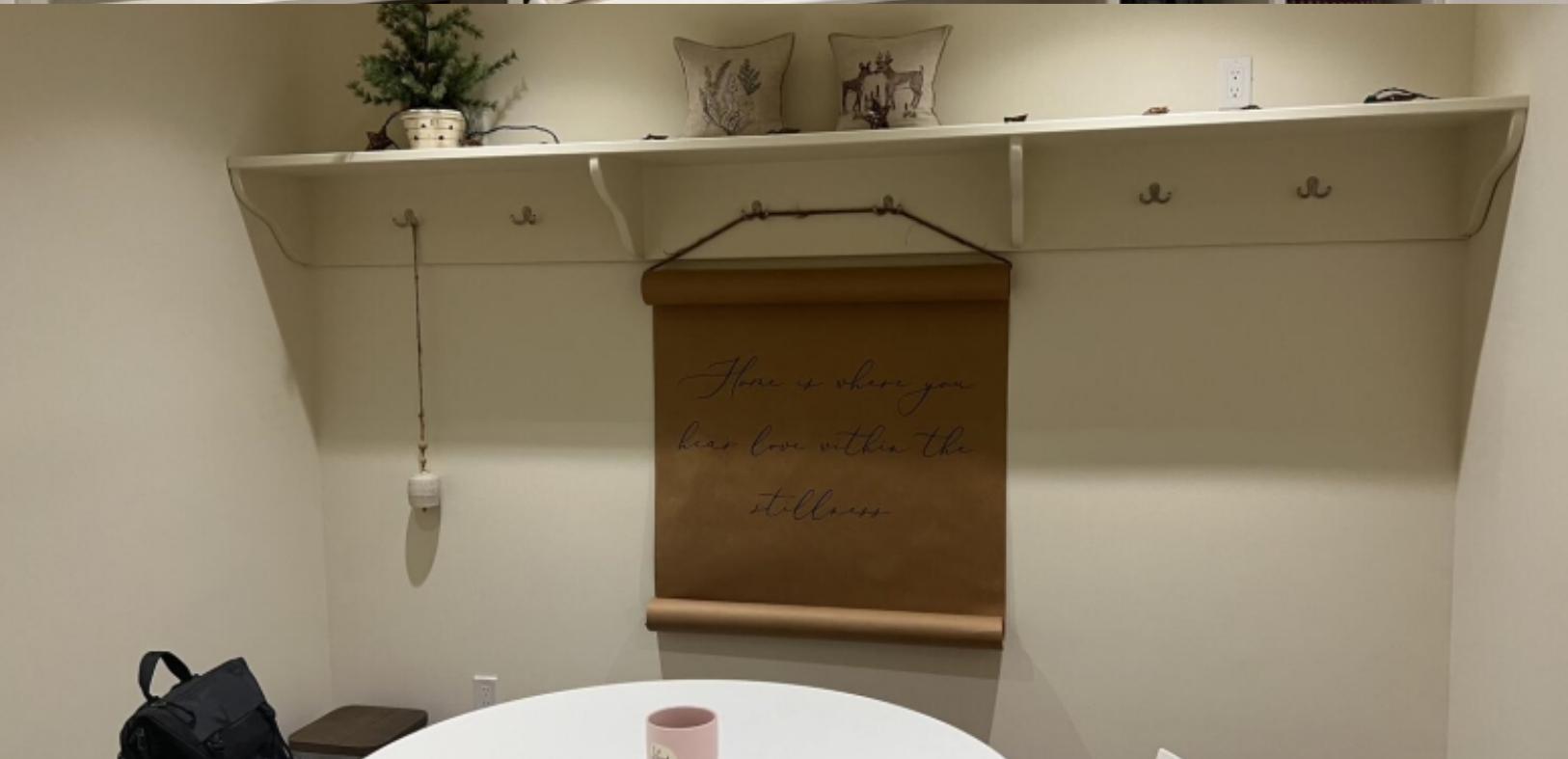
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