

FOR LEASE // 1 PADANARAM RD, DANBURY, CT



PROPERTY DESCRIPTION

Various Office Layouts to Meet Tenant's Needs. Great location with fantastic parking and easy access to I-84

PROPERTY HIGHLIGHTS

- Elevator Access
- Common Baths
- Excellent Parking
- Rent Includes Heat
- Central Air Conditioning
- On Site Building Management

OFFERING SUMMARY

Lease Rate:	\$12.00 Per Sq. Ft. + Electric (Heat Included)
Available Units:	Unit 151: +/- 1,352 SF Unit 144: +/- 500 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	540	1,977	4,472
Total Population	1,350	5,418	11,688
Average HH Income	\$95,698	\$96,837	\$95,345



MICK CONSALVO

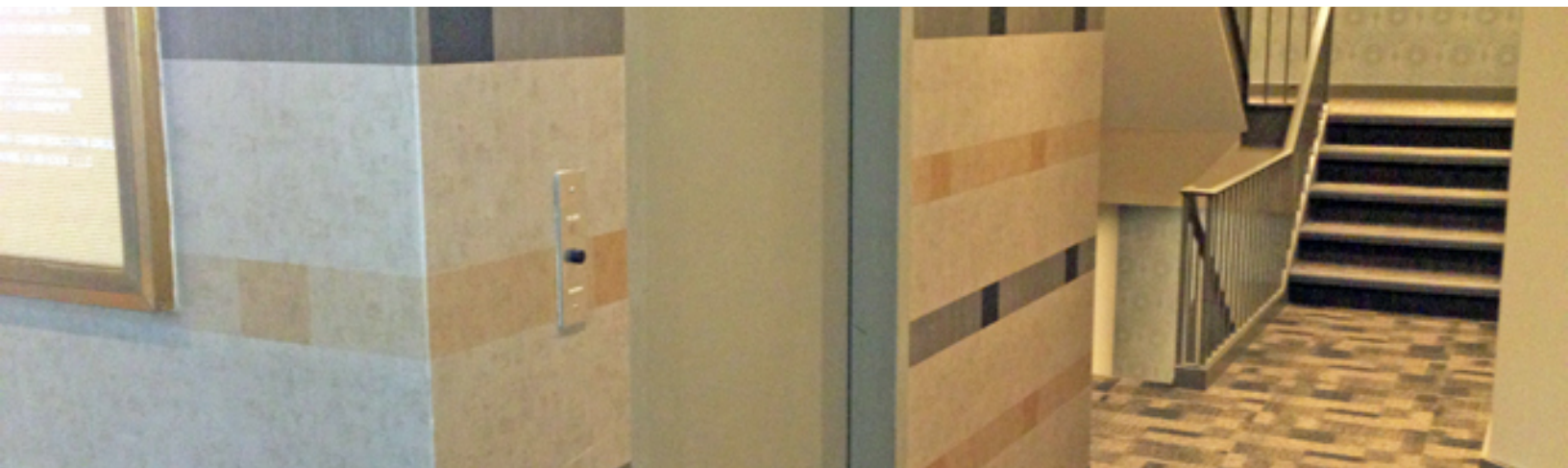
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TOMMY CONSALVO

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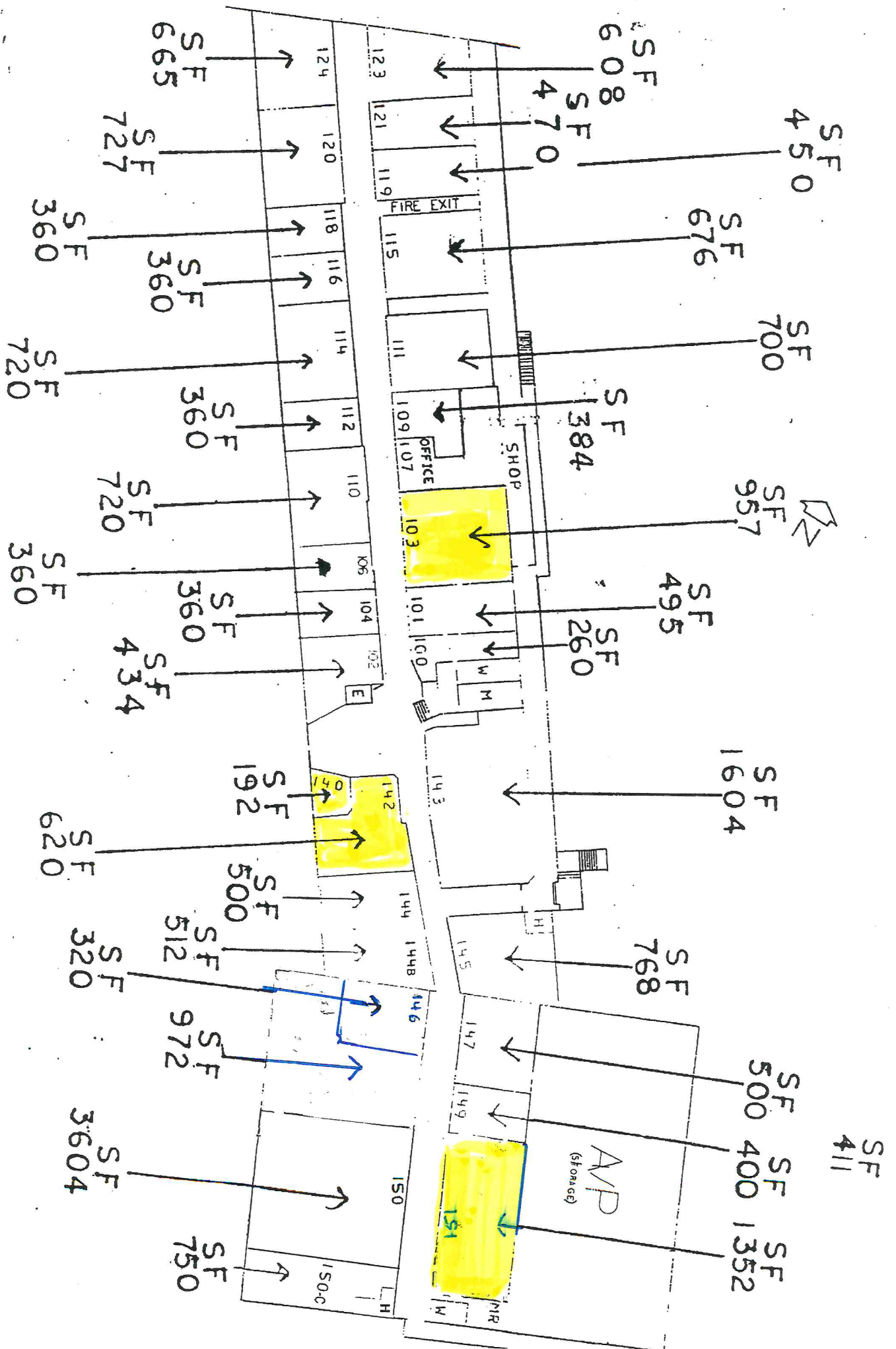


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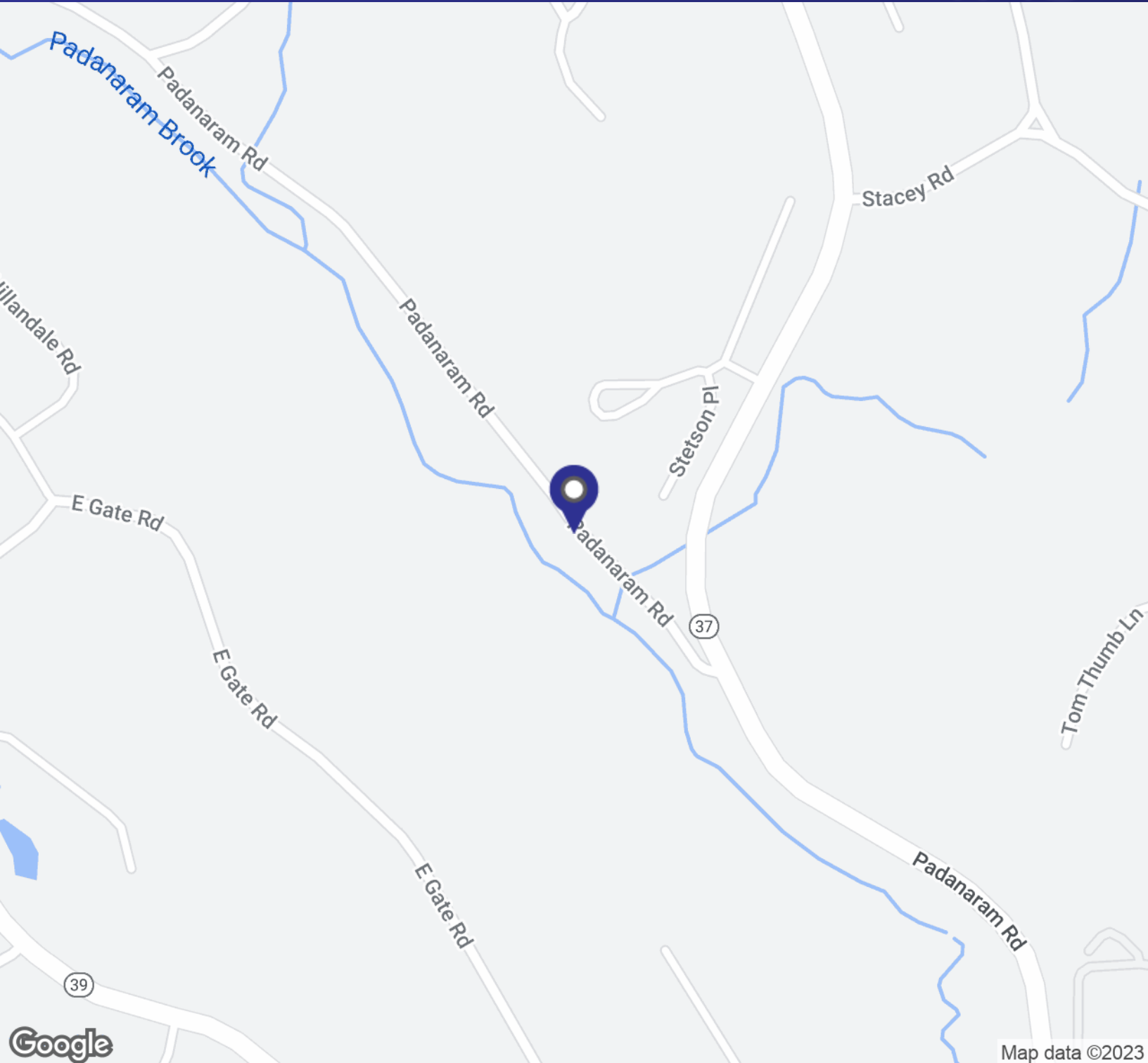
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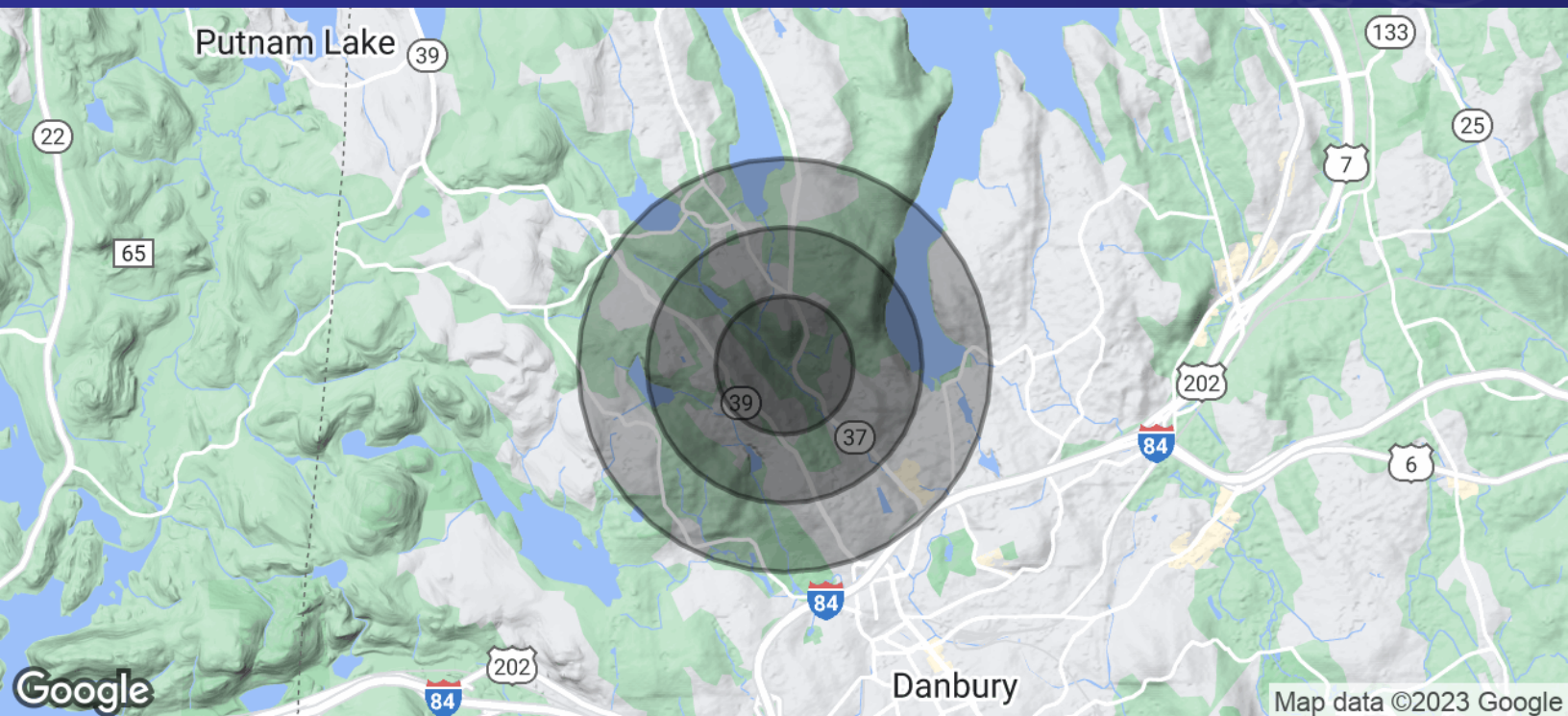
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,350	5,418	11,688
Average Age	44.9	47.2	45.3
Average Age (Male)	41.2	45.4	43.6
Average Age (Female)	51.1	51.1	47.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	540	1,977	4,472
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$95,698	\$96,837	\$95,345
Average House Value	\$269,385	\$254,168	\$267,606

* Demographic data derived from 2020 ACS - US Census



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