

FOR LEASE // 105B NEWTOWN ROAD, DANBURY CT



PROPERTY DESCRIPTION

3,700 Sq Ft main level end unit presently built out as medical space. Fantastic Route 6 Location just off exit 8 of I-84. Ideal for any medical or professional office use

PROPERTY HIGHLIGHTS

- Reception area
- nurse station
- 5 exam rooms w/ sinks
- Kitchenette
- Exercise Room
- Handicap Access
- CG20 Zone
- 2 Baths
- Central A/C
- Gas Heat
- City Water Sewer and Gas

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	3,700 SF
Nets:	+/- \$7.50 PSF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,295	19,373	44,258
Total Population	6,101	52,150	119,989
Average HH Income	\$87,330	\$87,359	\$88,125



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

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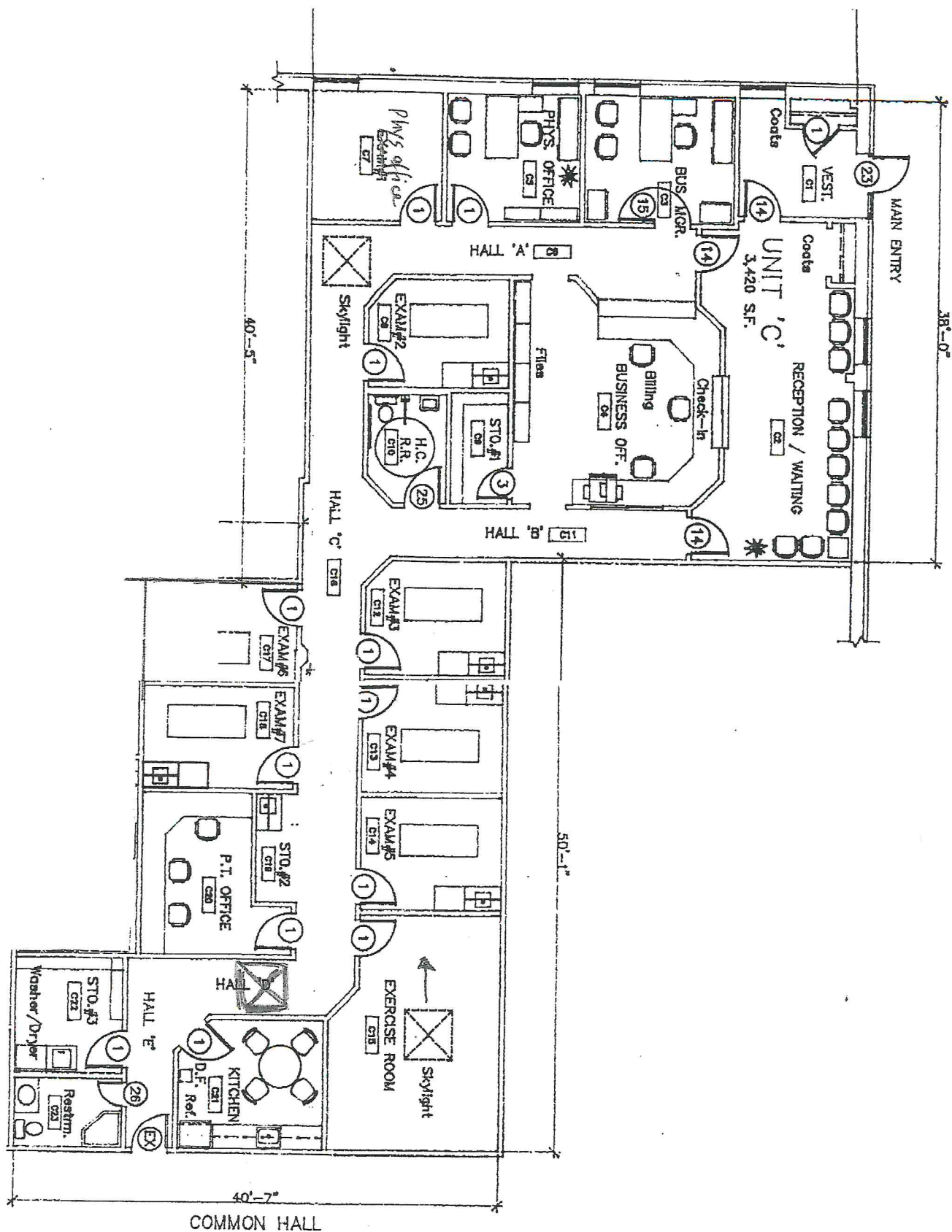
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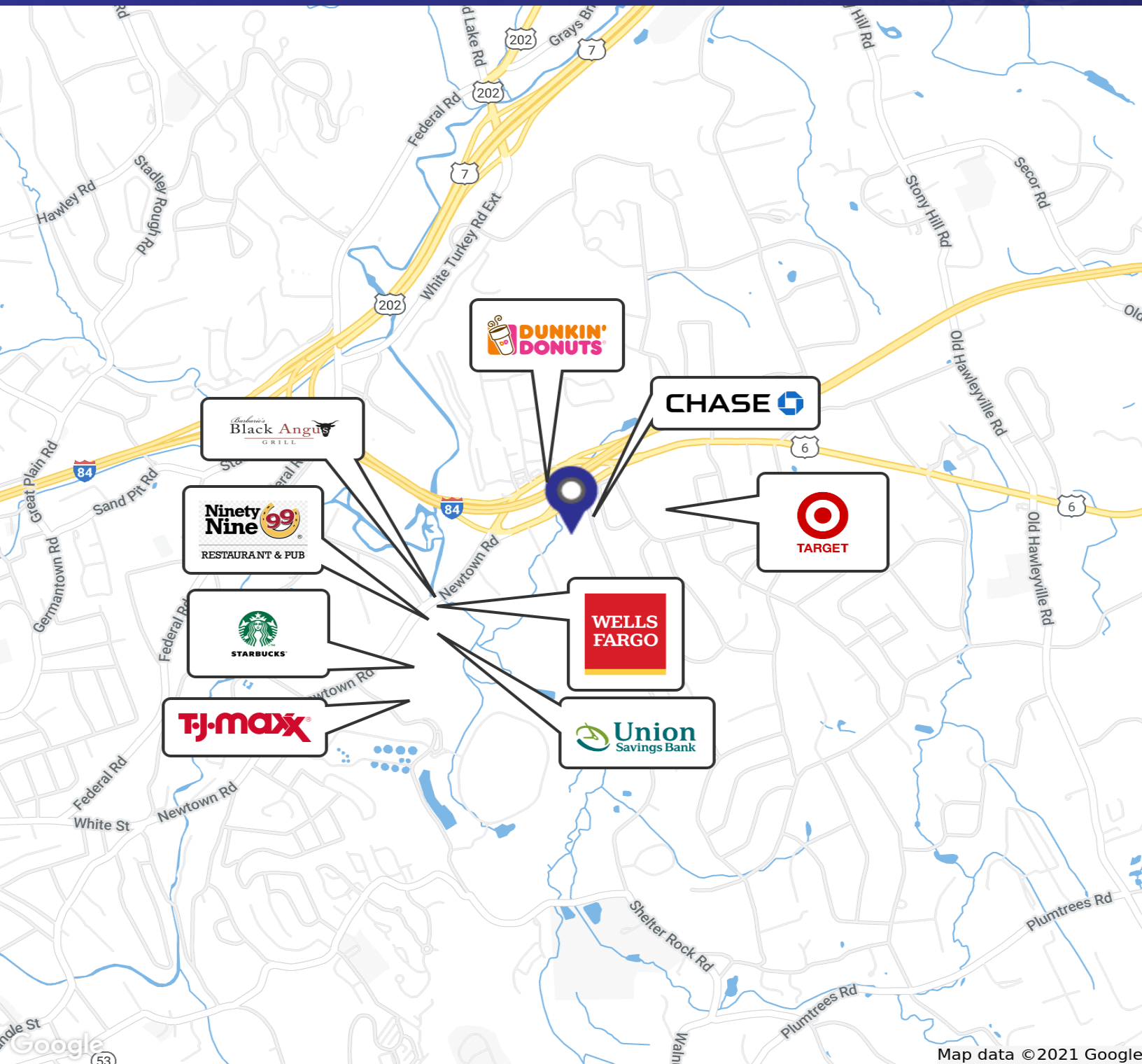
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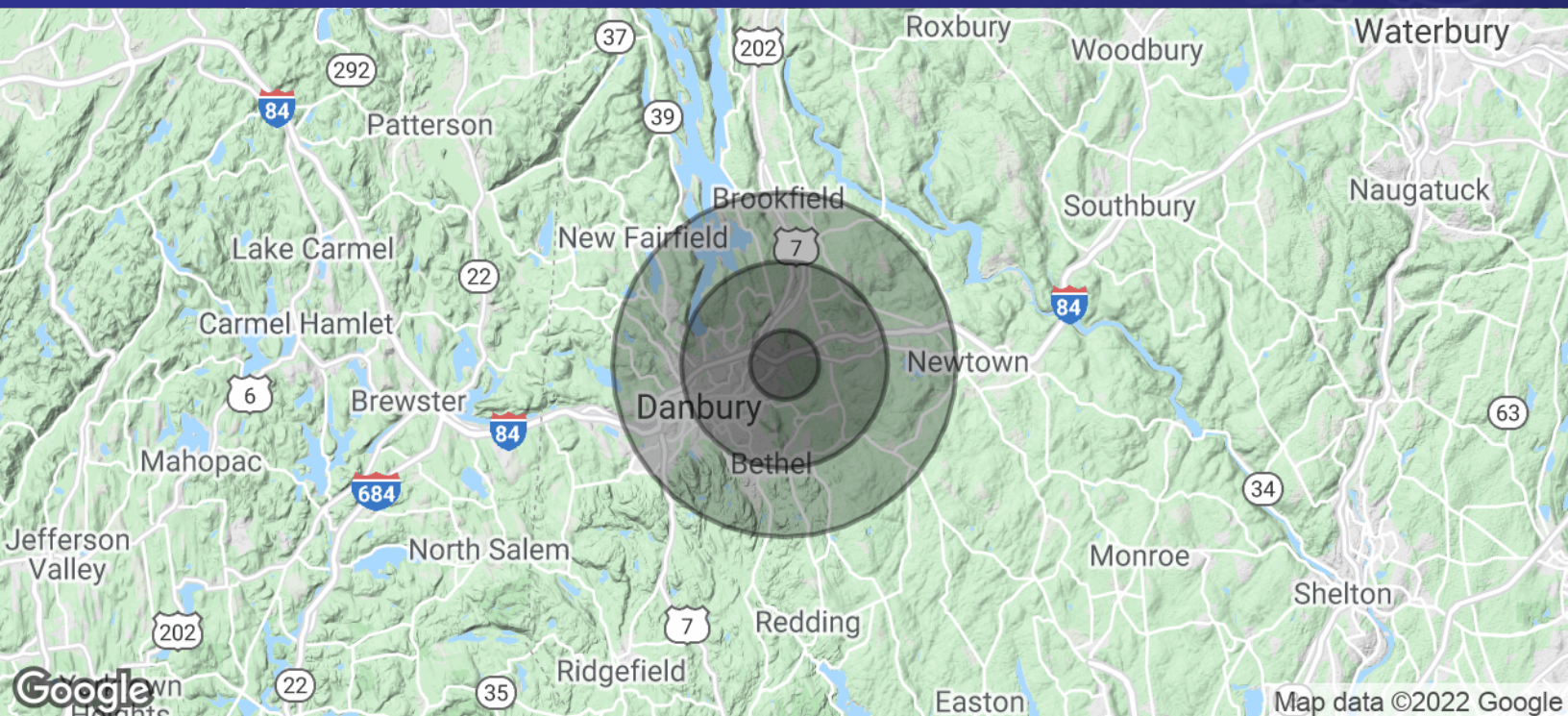
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,101	52,150	119,989
Average Age	39.2	37.5	37.9
Average Age (Male)	36.5	35.8	37.1
Average Age (Female)	42.1	39.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,295	19,373	44,258
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$87,330	\$87,359	\$88,125
Average House Value	\$359,309	\$371,988	\$399,776

* Demographic data derived from 2010 US Census



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