

FOR LEASE // 108 FEDERAL ROAD, DANBURY CT



PROPERTY DESCRIPTION

Location Location Location! Have your business on a main corner on Federal Road. Be neighbors with Ingersoll Auto, Mercedes, Honda, Mazda, Frank Pepes, Applebees, AMC, Lowes, Best Buy and many more! Ideal for auto use, trucking or any retail/commercial use. Easy access to I-84 and Route 7. **Property has billboard, Road and Building Signage!**

PROPERTY HIGHLIGHTS

- 33,420 Cars Daily (2018)
- Easy Access to I-84 and Route 7
- +/- 210' of road frontage
- Billboard signage included
- CG20 Zone
- 200 Amp, 120/240 Volts
- Oil Heat
- 3 - 10' Drive in Doors, 12' high ceilings
- 1 Bath, 1 Slop Sink
- Office/ Waiting Room

OFFERING SUMMARY

Lease Rate:	\$10,000.00 (NNN)
Available SF:	+/- 2,000 SF
Lot Size:	0.52 Acres
Building Size:	+/- 2,000 SF
Building Type:	Masonry

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,920	23,722	46,861
Total Population	7,151	63,228	126,785
Average HH Income	\$83,539	\$81,329	\$87,071



JOE DIMYAN

Broker

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MICK CONSALVO

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LOCATION INFORMATION

Street Address	108 Federal Road
City, State, Zip	Danbury, CT 06811
County	Fairfield

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	12 ft
Office Space	435 SF
Gross Leasable Area	+/- 2,000 SF
Warehouse %	78.0%
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Ideal Federal Road (Route 7) Location
- Easy Access to I-84 and Route 7
- CG20 Zone
- 200 Amp, 120/240 Volts
- Oil Heat
- 3 - 10' Drive in Doors
- 12' Ceilings
- Slop Sink
- 1 Bathroom



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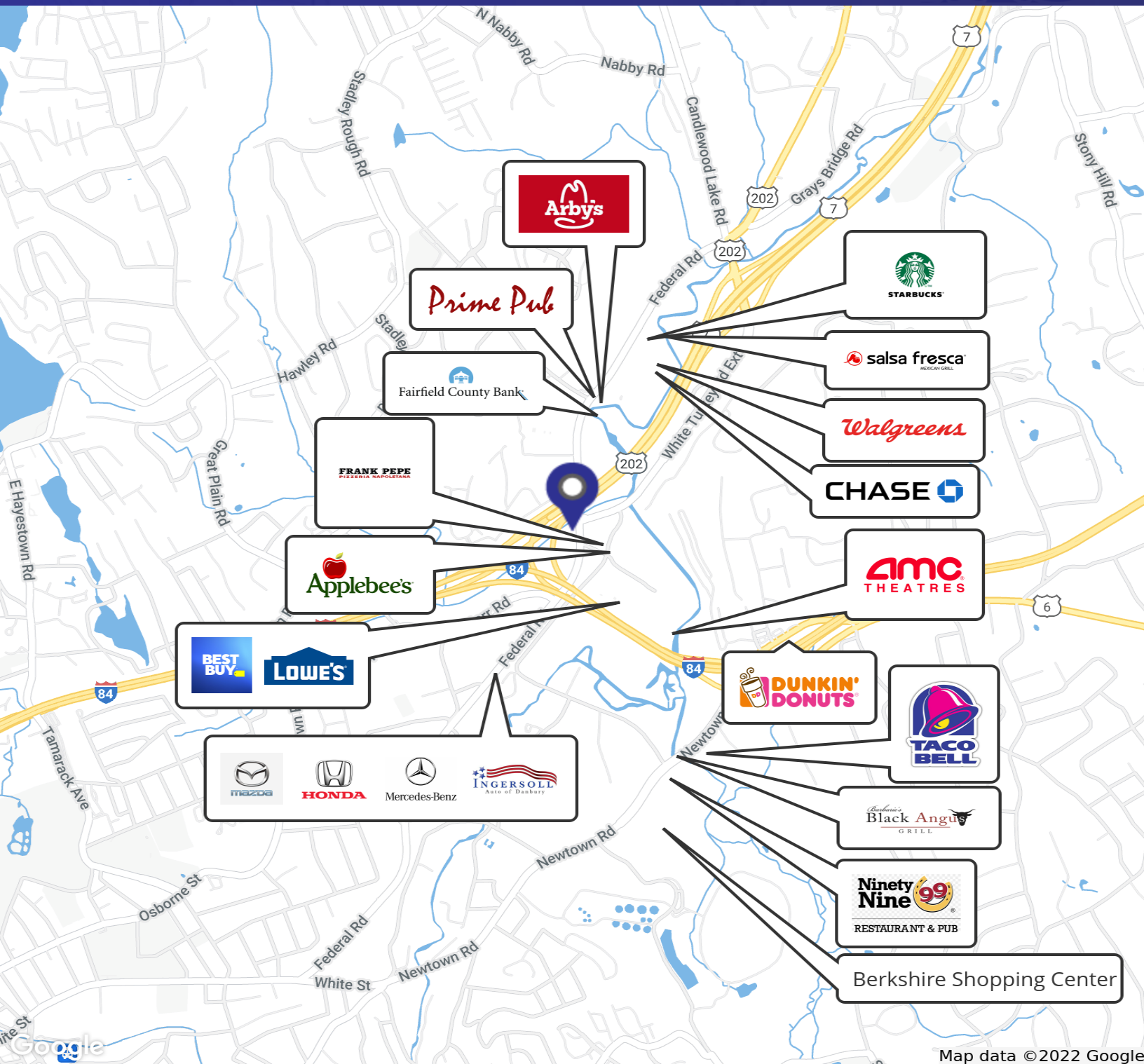
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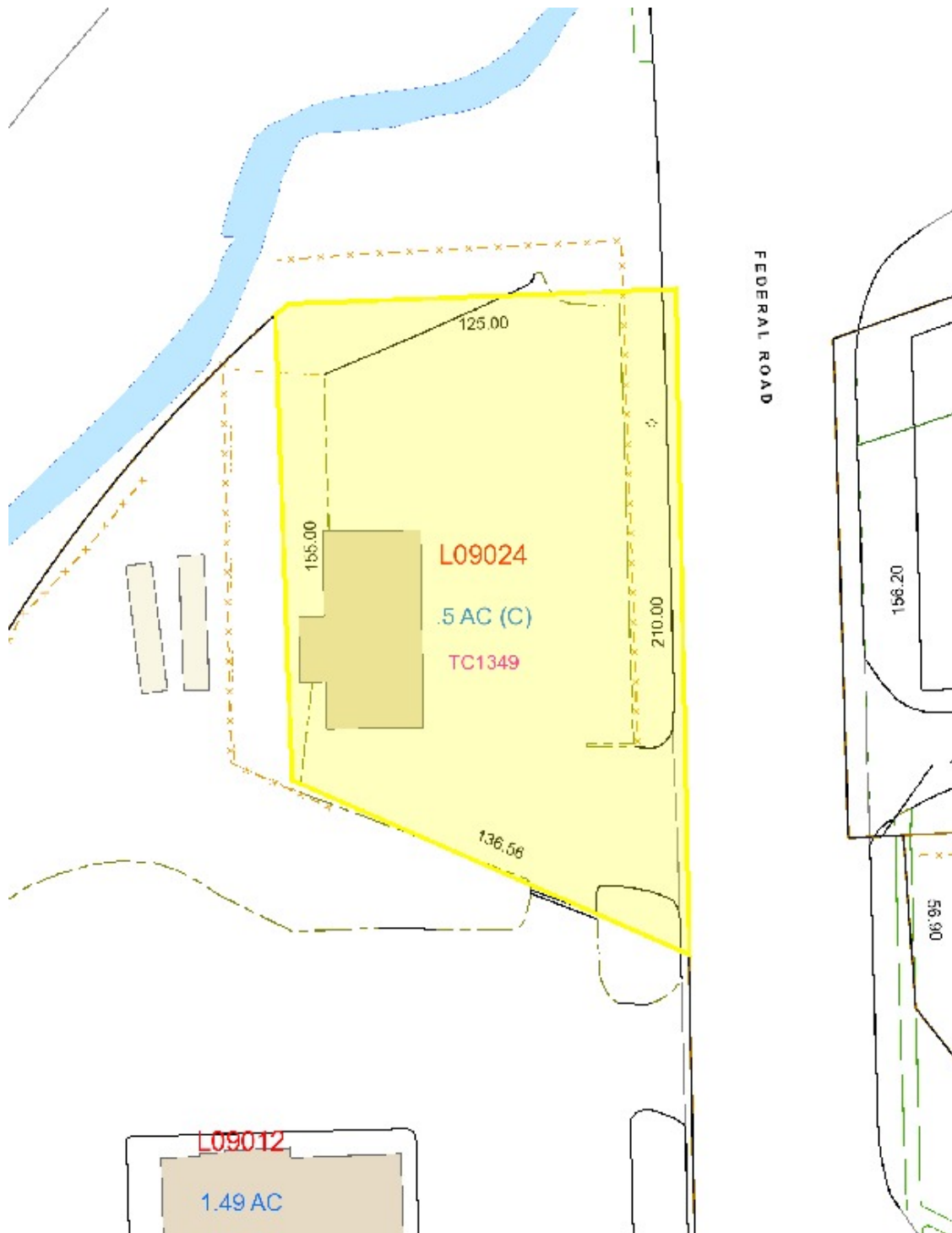
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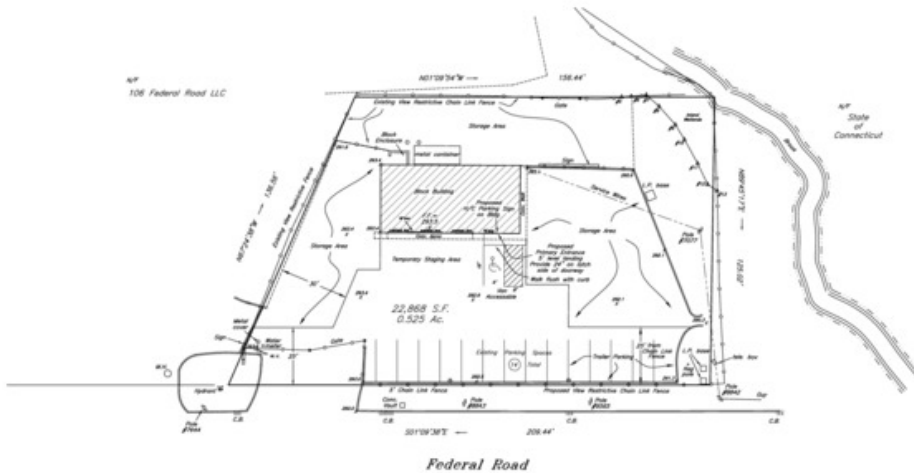
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Notes:

1. This map represents a Property Survey based on a Resurvey and was prepared in accordance with Class A-2 & Class T-2 Standards, NSD 1929 Vertical Datum.
2. Refer to Vol. 2184 Pg. 108 of the Danbury Land Records.
3. Refer to Map No's 1348, 8012 & 8035 - D.L.R.
4. Refer to Flood Insurance Rate Map, Fairfield County, Connecticut (All Jurisdictions), Panel 141 of 528, Map Number 36051031417, Effective Date: June 18, 2015. Entire parcel lies in Zone X. (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood).
5. Storage areas not bound by physical boundaries shall be striped with yellow paint.

Important Note:

Additional underground utilities may exist. Prior to any excavation or construction, contact: CALL BEFORE YOU DIG 1-800-822-4455



VICINITY MAP
N.T.S.

Site Plan Informational Table

1. Zone: CS-20
2. Area: 22,868 S.F. ~ 0.525 Ac.
3. Gross Floor Area: 1,677 S.F. (Existing)
4. Bldg. Coverage:
Existing : 7.8%
Proposed: 7.8%
5. Bldg. Height: Existing
6. Parking: (see Parking Schedule)
7. Proposed Density: N/A
8. Open Space: N/A

Parking Schedule

Proposed Use: Tool & Equipment Rental

Sec. 5.4.2

(M) Rental of furniture, appliances or equipment

(43) Sale, rental and/or repair of construction equipment

Customer Showroom: 675 S.F. = 4.5 or 5 Spaces Required

Office, Counter & Bath: 368 S.F. = 1.2 or 2 Spaces Required

Service Area: 398 S.F. = No Spaces Required

Total: 7 Spaces Required

Total: 14 Spaces Existing plus 1 Van accessible space

(5 Spaces will be used for trailer parking)

The use of parking spaces for equipment sales and/or display is prohibited (Section 8.C.8.b).

PRELIMINARY

GRAPHIC SCALE



Revised Site Plan #83-19

108 Federal Road
Danbury, Connecticut

Applicant Date:
Applicant By:
Date:



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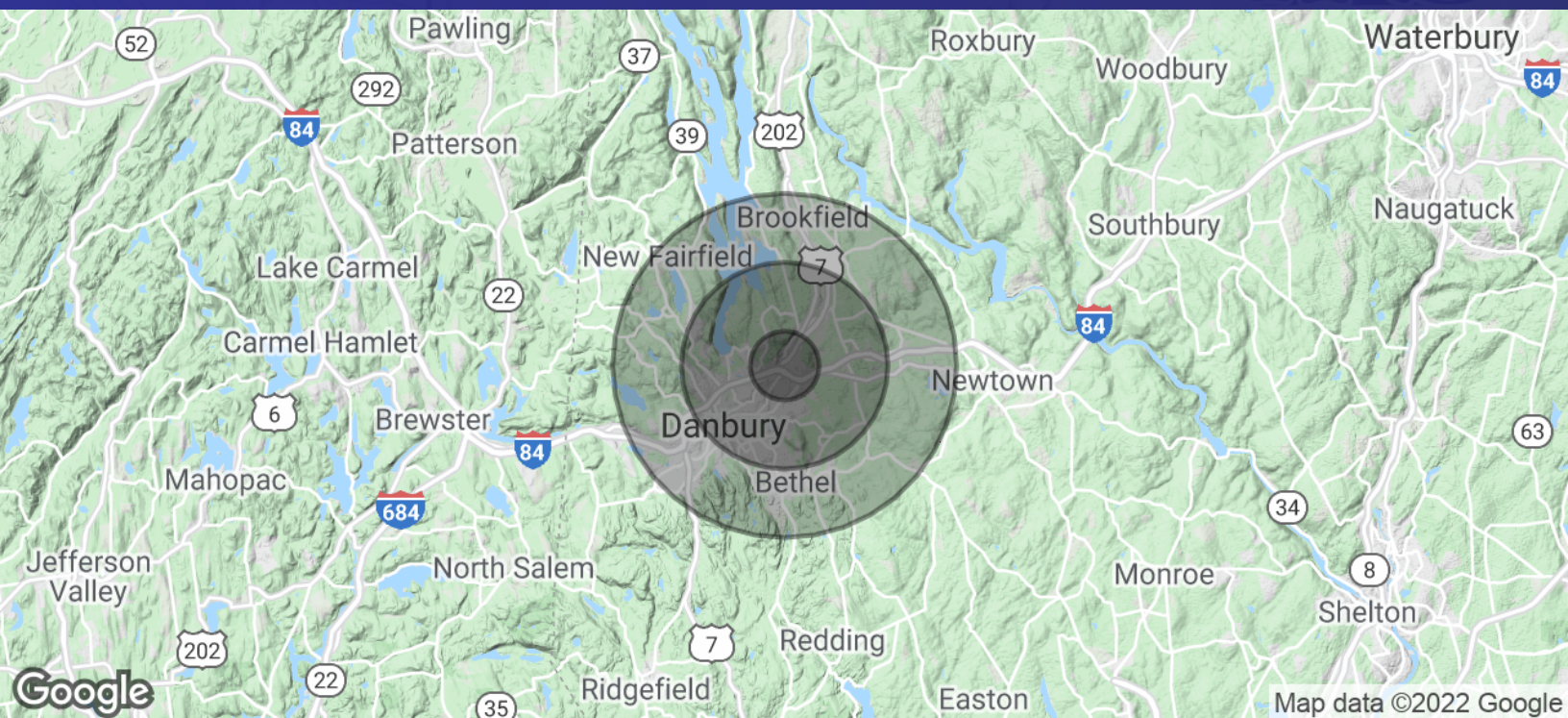
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,151	63,228	126,785
Average Age	38.3	37.0	37.7
Average Age (Male)	36.8	35.7	36.9
Average Age (Female)	39.7	38.0	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,920	23,722	46,861
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$83,539	\$81,329	\$87,071
Average House Value	\$339,524	\$363,608	\$395,971

* Demographic data derived from 2010 US Census



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