

FOR LEASE // 53 LAKE AVE EXT., DANBURY CT



PROPERTY DESCRIPTION

Excellent Westside Location! Possible uses include retail, office and medical. Great signage and easy access to I-84.

PROPERTY HIGHLIGHTS

- CG20 Zone
- Light Intersection
- Gas Heat
- Central A/C
- Well; City Sewer
- Ample Parking
- Traffic Count: 22,312 Cars Daily (2018)

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	2,500-5,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,202	39,705	90,519
Total Population	3,301	109,005	250,056
Average HH Income	\$98,942	\$92,499	\$116,544



MICK CONSALVO

Broker
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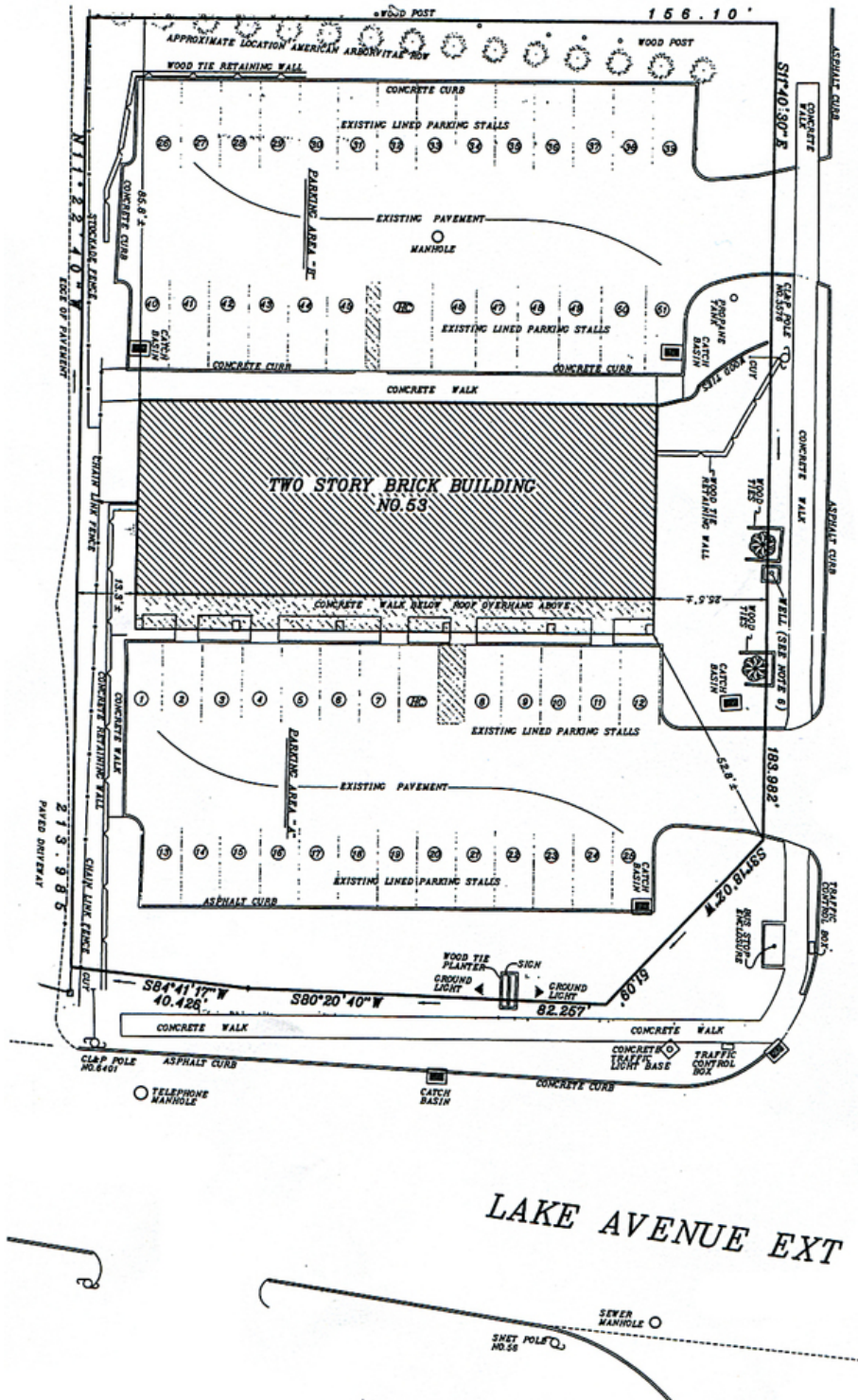
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LAKE AVENUE EXT



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Map data ©2021 Google



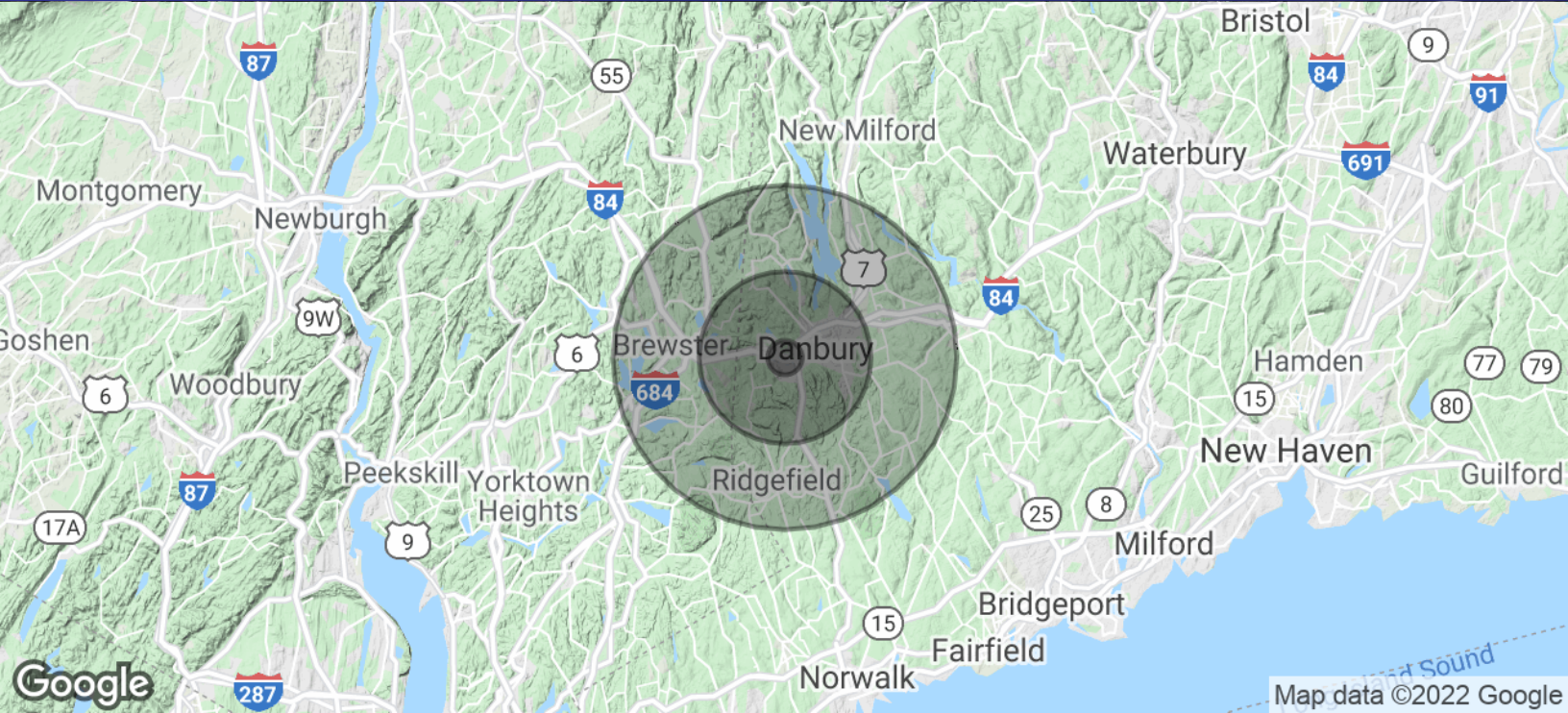
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,301	109,005	250,056
Average Age	36.6	37.1	39.6
Average Age (Male)	36.5	36.5	38.7
Average Age (Female)	36.8	37.7	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,202	39,705	90,519
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$98,942	\$92,499	\$116,544
Average House Value	\$400,344	\$429,811	\$476,656

* Demographic data derived from 2010 US Census



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