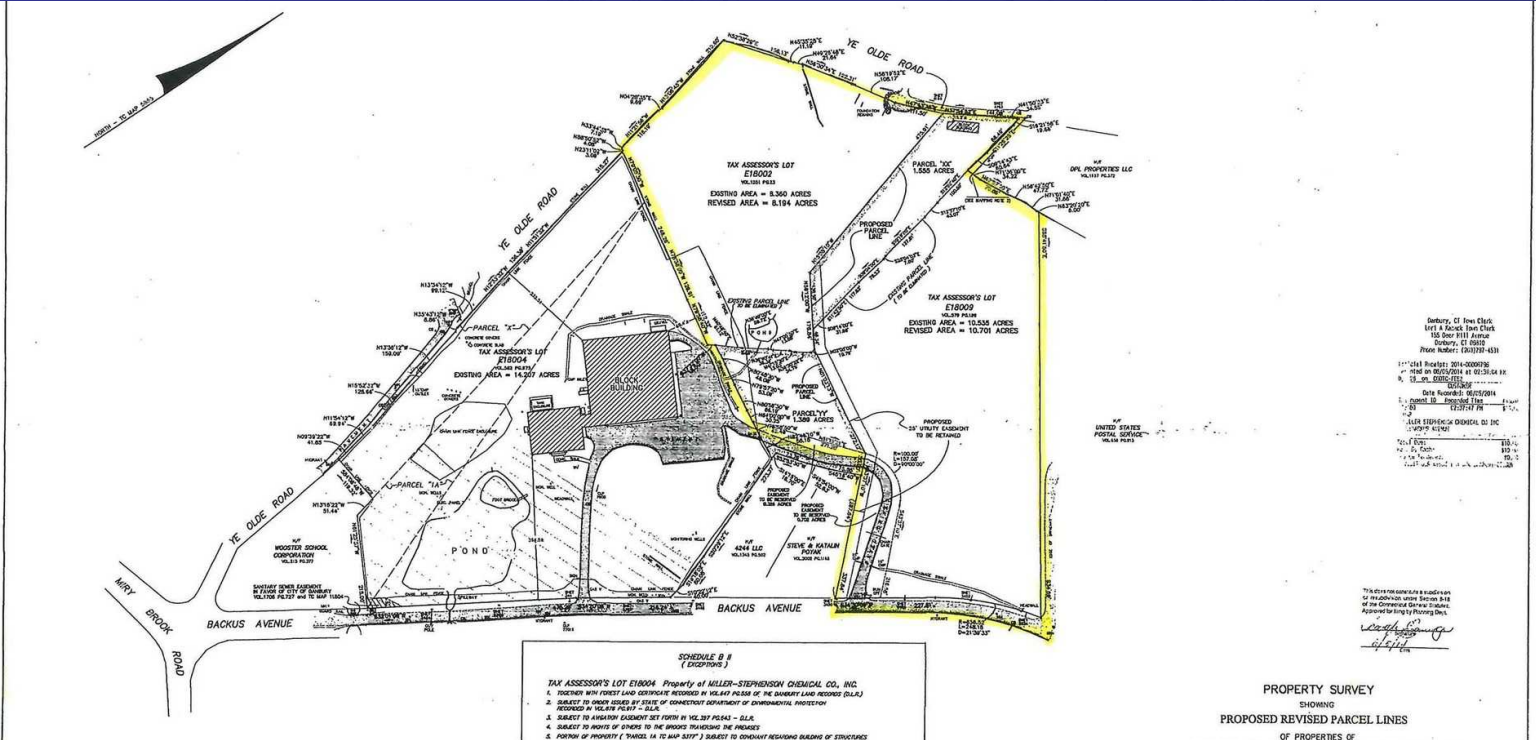


FOR SALE // WESTSIDE OF DANBURY LAND FOR INDUSTRIAL/DISTRIBUTION



PROPERTY DESCRIPTION

Excellent Westside Danbury location less than 1/2 mile to I-84 and Mill Plain Road. Very rare opportunity to own large tract of land on Westside of Danbury. Perfect location for large warehousing, shipping, manufacturing or distribution center.

PROPERTY HIGHLIGHTS

- IL-40 Zone
- City Water, Sewer and Gas Available
- Estimated Potential for over 150,000 Sq Ft of Industrial Space
- Estimated Taxes +/- \$56,310

OFFERING SUMMARY

Front 10 Acres:	\$2,500,000
Rear 8 Acres:	\$1,500,000
Total 18.89 Acres:	\$3,950,000
Lot Size:	+/-18.89 Acres
Address:	55 Backus Ave & 19-33 Ye Olde Rd
City/ State:	Danbury, CT

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	694	36,773	89,810
Total Population	1,695	101,064	247,537
Average HH Income	\$111,654	\$96,520	\$119,085



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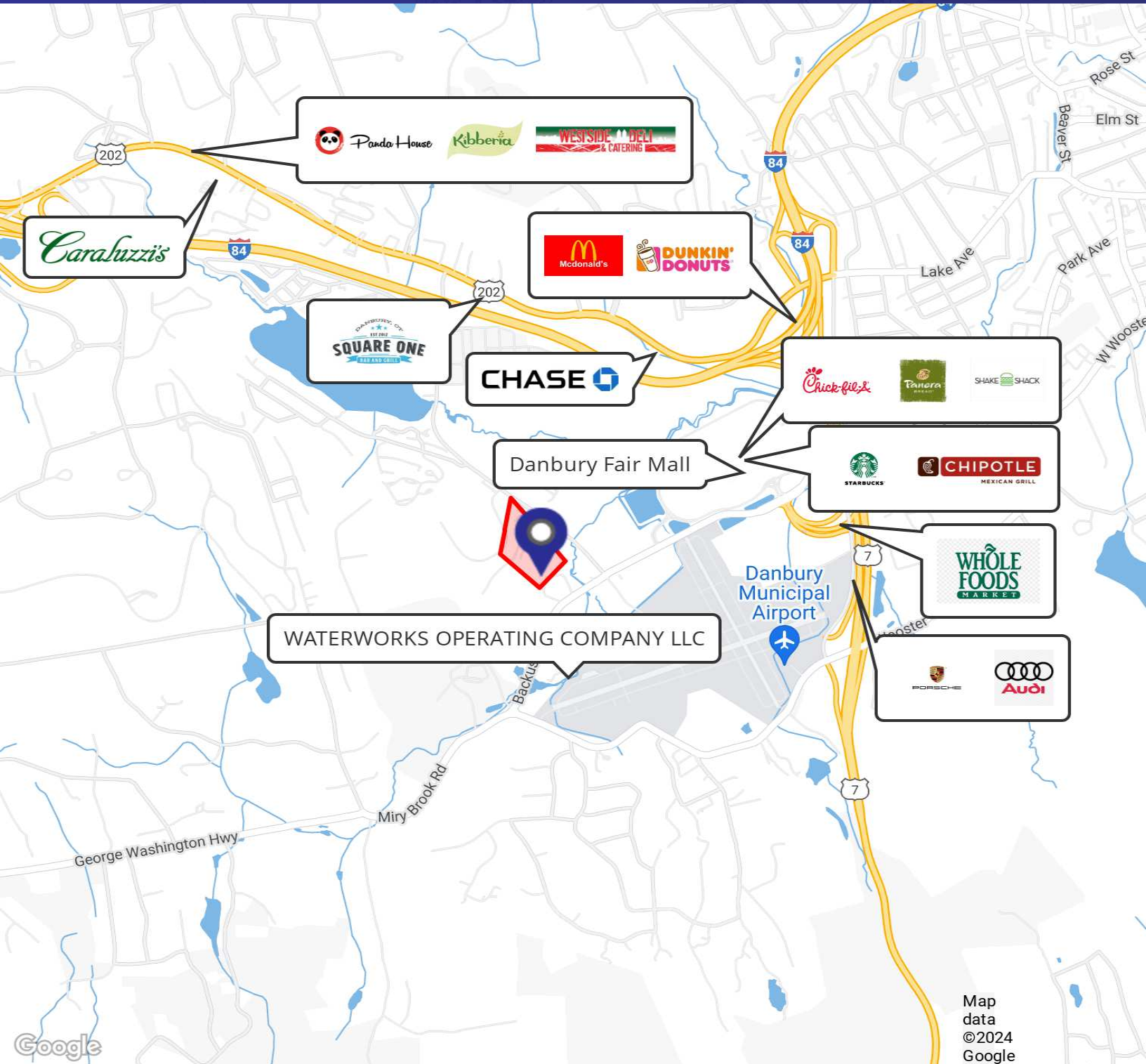
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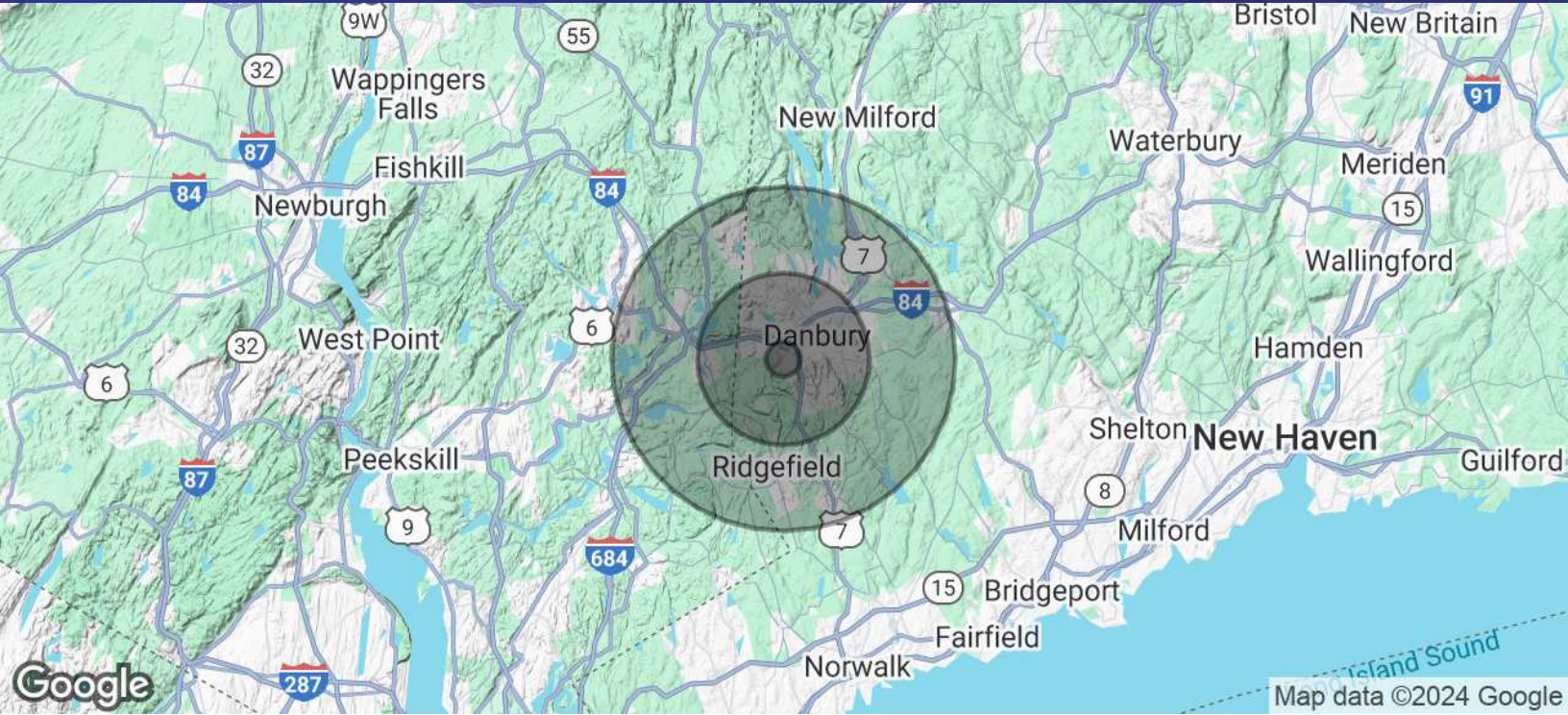
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,695	101,064	247,537
Average Age	42.5	37.1	39.8
Average Age (Male)	40.5	36.5	38.8
Average Age (Female)	43.9	37.8	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	694	36,773	89,810
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$111,654	\$96,520	\$119,085
Average House Value	\$411,041	\$453,566	\$485,500

* Demographic data derived from 2020 ACS - US Census



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