

**FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT**



**PROPERTY DESCRIPTION**

Incredible opportunity to own your own retail property. Currently occupied by Goodwill with excellent location, ample parking, Drive up loading area with canopy. Zone allows; car sales, retail sales and much more.

**PROPERTY HIGHLIGHTS**

- CG20 Zone
- City Water; Sewer and Gas
- Built 1967
- Layout: Open Full Retail Store, Storage Room and Break Room

**OFFERING SUMMARY**

Sale Price:	\$1,750,000
Lease Price:	\$17 NNN
Building Size:	6,812 SF
Lot:	+/- 1.00 Acre (Paved)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,783	29,230	46,742
Total Population	13,587	77,287	125,746
Average HH Income	\$66,796	\$73,717	\$85,479

**MICHAEL DIMYAN**

Broker  
203.948.2891  
mdimyan@towercorp.com



**MICK CONSALVO**

Broker  
203.241.5188  
mconsalvo@towercorp.com

**FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT**



Danbury Hospital

Oak Ridge Waste

**MICHAEL DIMYAN**

*Broker*

203.948.2891

[mdimyan@towercorp.com](mailto:mdimyan@towercorp.com)



**MICK CONSALVO**

*Broker*

203.241.5188

[mconsalvo@towercorp.com](mailto:mconsalvo@towercorp.com)

**FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT**



**MICHAEL DIMYAN**

*Broker*

203.948.2891

[mdimyan@towercorp.com](mailto:mdimyan@towercorp.com)



**MICK CONSALVO**

*Broker*

203.241.5188

[mconsalvo@towercorp.com](mailto:mconsalvo@towercorp.com)

**FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT**



**MICHAEL DIMYAN**

*Broker*

203.948.2891

[mdimyan@towercorp.com](mailto:mdimyan@towercorp.com)



**MICK CONSALVO**

*Broker*

203.241.5188

[mconsalvo@towercorp.com](mailto:mconsalvo@towercorp.com)

FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



**MICHAEL DIMYAN**

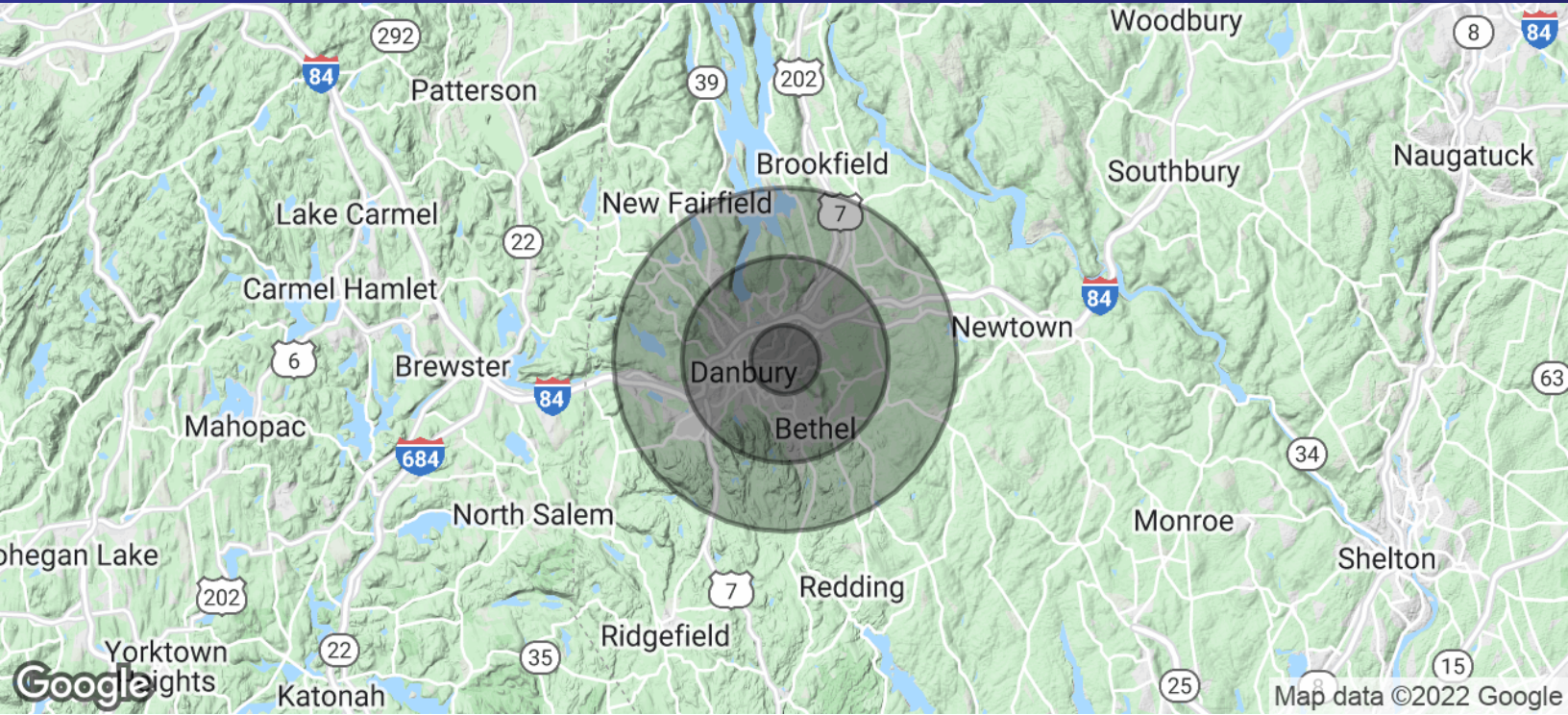
Broker  
203.948.2891  
mdimyan@towercorp.com



**MICK CONSALVO**

Broker  
203.241.5188  
mconsalvo@towercorp.com

**FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,587	77,287	125,746
Average Age	31.8	35.9	37.6
Average Age (Male)	30.7	35.1	36.7
Average Age (Female)	32.7	36.9	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,783	29,230	46,742
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$66,796	\$73,717	\$85,479
Average House Value	\$314,662	\$345,694	\$382,404

\* Demographic data derived from 2010 US Census

**MICHAEL DIMYAN**

Broker  
203.948.2891  
mdimyan@towercorp.com



**MICK CONSALVO**

Broker  
203.241.5188  
mconsalvo@towercorp.com