

FOR SALE // 83 NEWTOWN ROAD, DANBURY CT



PROPERTY DESCRIPTION

Attention Investors! Rare opportunity to own a freestanding retail building in Danbury. Currently fully leased with long-term bank lease on the first floor and a corporate office lease on the second floor. Net operating income of \$185,280 with annual increases.

PROPERTY HIGHLIGHTS

- Tenants: Fully leased with Webster Bank and Greenfield Global.
- Long standing bank tenant since 2003 with 6.5 years remaining on NNN lease.
- Easy access to major interstate highway (I-84).
- Premium high volume traffic count +/- 35,000 vehicles daily (CT DOT, 2009).
- Two drive-thru windows.
- Close proximity to major retailers, medical, hotels and Amazon distribution center.
- Annual 2% increases for Webster Bank.
- Built in 2002, CG-20 zone (commercial)
- 117 Feet on Newtown Road (Rt. 6).
- Well-maintained building and grounds
- Taxes \$42,611.64 Yearly

OFFERING SUMMARY

Sale Price:	\$2,850,000
Building Size:	7,920 SF
NOI:	\$185,280.00
Cap Rate:	6.5%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,967	44,608	87,200
Total Population	5,748	114,053	219,644
Average HH Income	\$95,864	\$96,028	\$120,339



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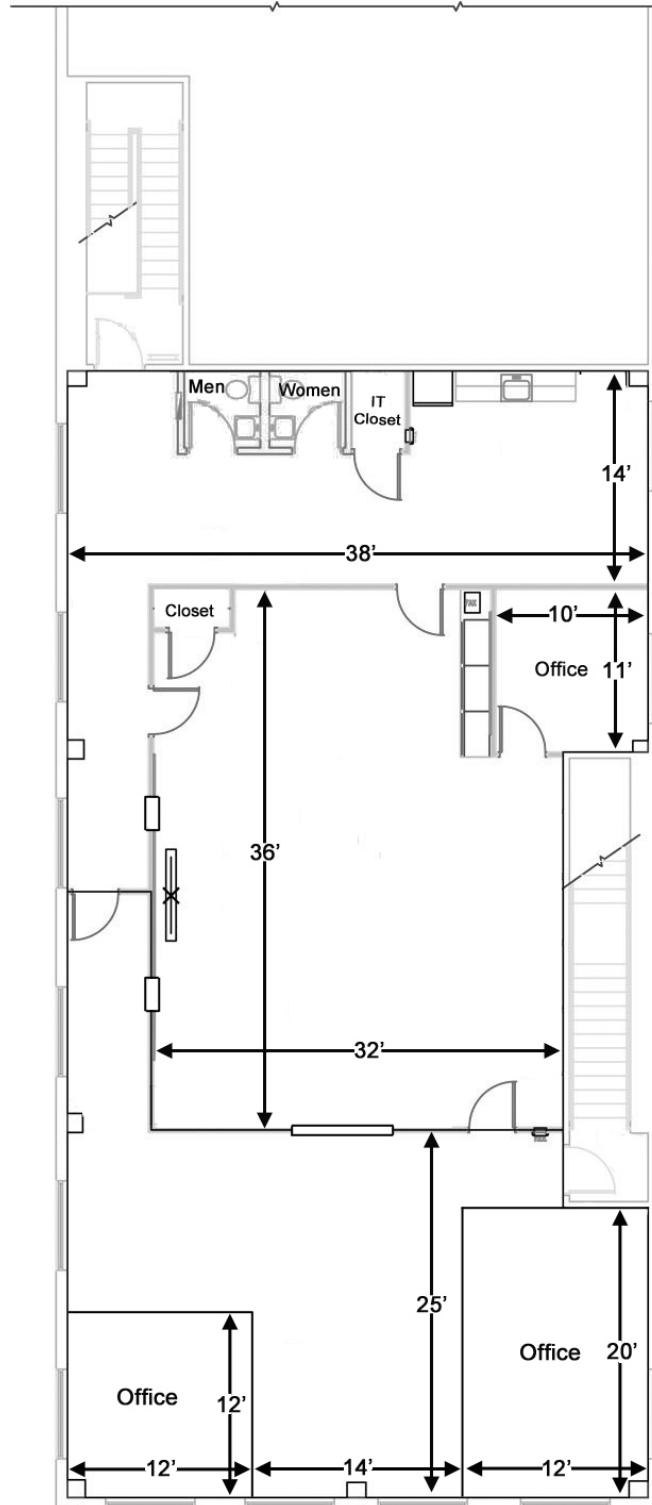
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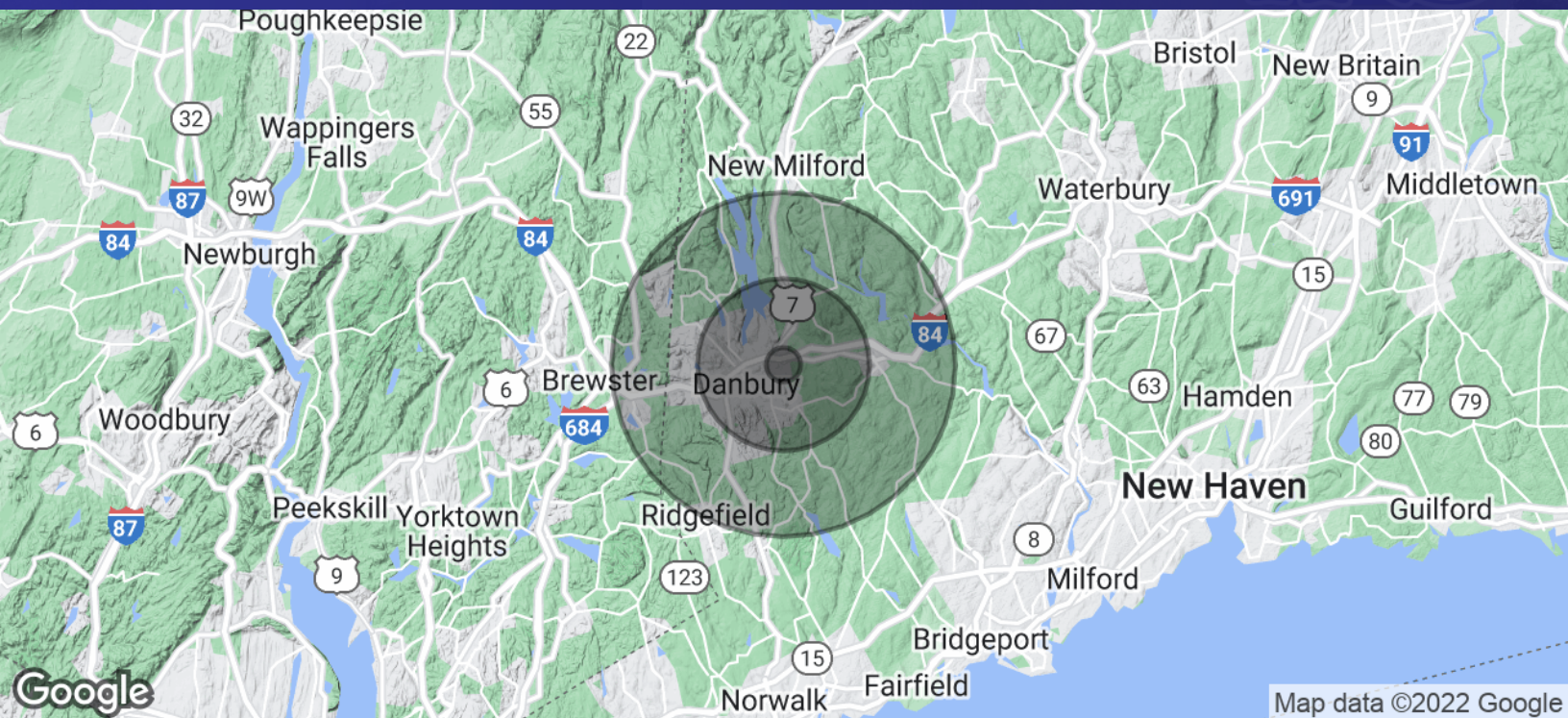
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,748	114,053	219,644
Average Age	34.4	40.9	43.0
Average Age (Male)	29.6	39.6	41.5
Average Age (Female)	38.9	41.7	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,967	44,608	87,200
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$95,864	\$96,028	\$120,339
Average House Value	\$288,435	\$289,207	\$364,825

* Demographic data derived from 2020 ACS - US Census



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