

# FOR LEASE // 62 NORTH STREET, UNIT 1, DANBURY, CT



## PROPERTY DESCRIPTION

First floor office space remodeled in 2017 including new flooring, fresh paint, new lighting, new kitchen and bath. Great road signage is available and super on-site parking.

## PROPERTY HIGHLIGHTS

- Waiting Room
- Receptionist Area
- Two Private Offices
- File/Storage Room
- Kitchenette
- +/- 8 Spaces Parking
- Oil Heat
- Wall Pump A/C Units
- 1 Bath
- City Water and Sewer

## OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Lease Rate:    | \$2,300.00 per month (Gross) |
| Available SF:  | 1,775 SF                     |
| Building Size: | 1,775 SF                     |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 437        | 1,645     | 7,241    |
| Total Population  | 1,288      | 4,924     | 19,436   |
| Average HH Income | \$49,481   | \$65,897  | \$69,139 |



### MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



### TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com



**FOR LEASE // 62 NORTH STREET, UNIT 1, DANBURY, CT**

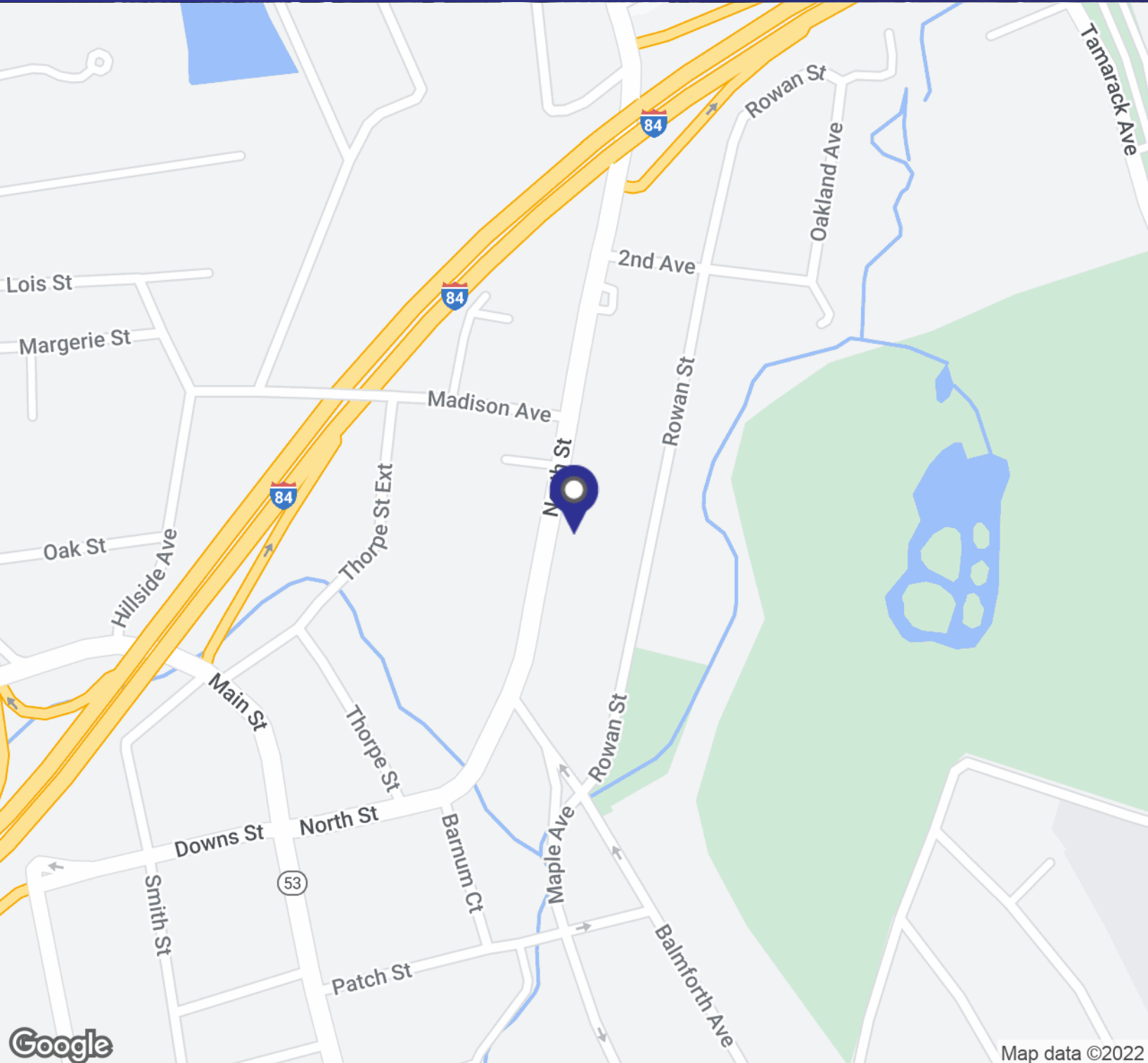


**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com

**FOR LEASE // 62 NORTH STREET, UNIT 1, DANBURY, CT**



**MICK CONSALVO**

*Broker*

203.241.5188

mconsalvo@towercorp.com



**TOMMY CONSALVO**

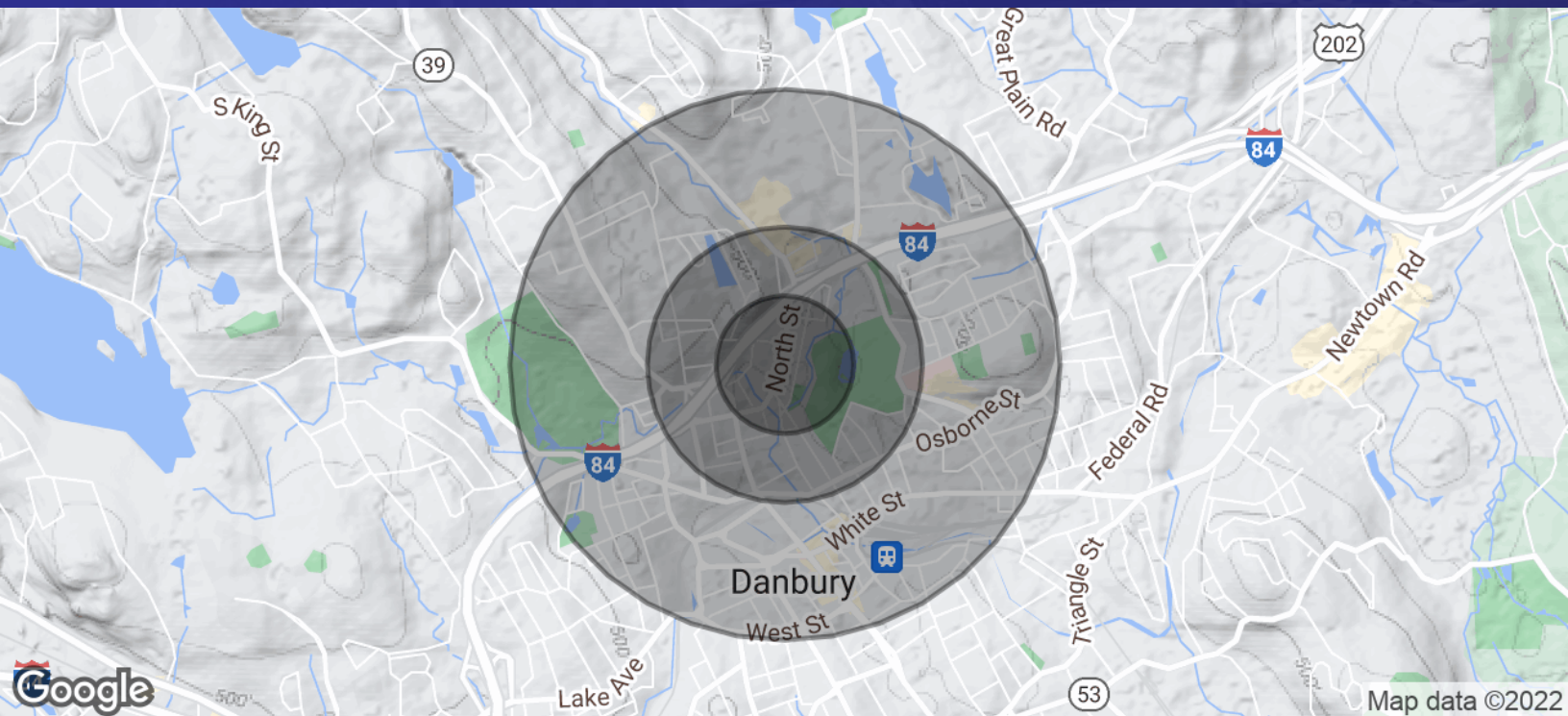
*Broker*

203.482.5792

tconsalvo@towercorp.com



# FOR LEASE // 62 NORTH STREET, UNIT 1, DANBURY, CT



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,288      | 4,924     | 19,436 |
| Average Age          | 34.6       | 32.9      | 37.2   |
| Average Age (Male)   | 35.6       | 34.7      | 37.3   |
| Average Age (Female) | 31.2       | 27.6      | 36.4   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 437        | 1,645     | 7,241     |
| # of Persons per HH | 2.9        | 3.0       | 2.7       |
| Average HH Income   | \$49,481   | \$65,897  | \$69,139  |
| Average House Value | \$202,917  | \$160,138 | \$170,805 |

\* Demographic data derived from 2020 ACS - US Census



## MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



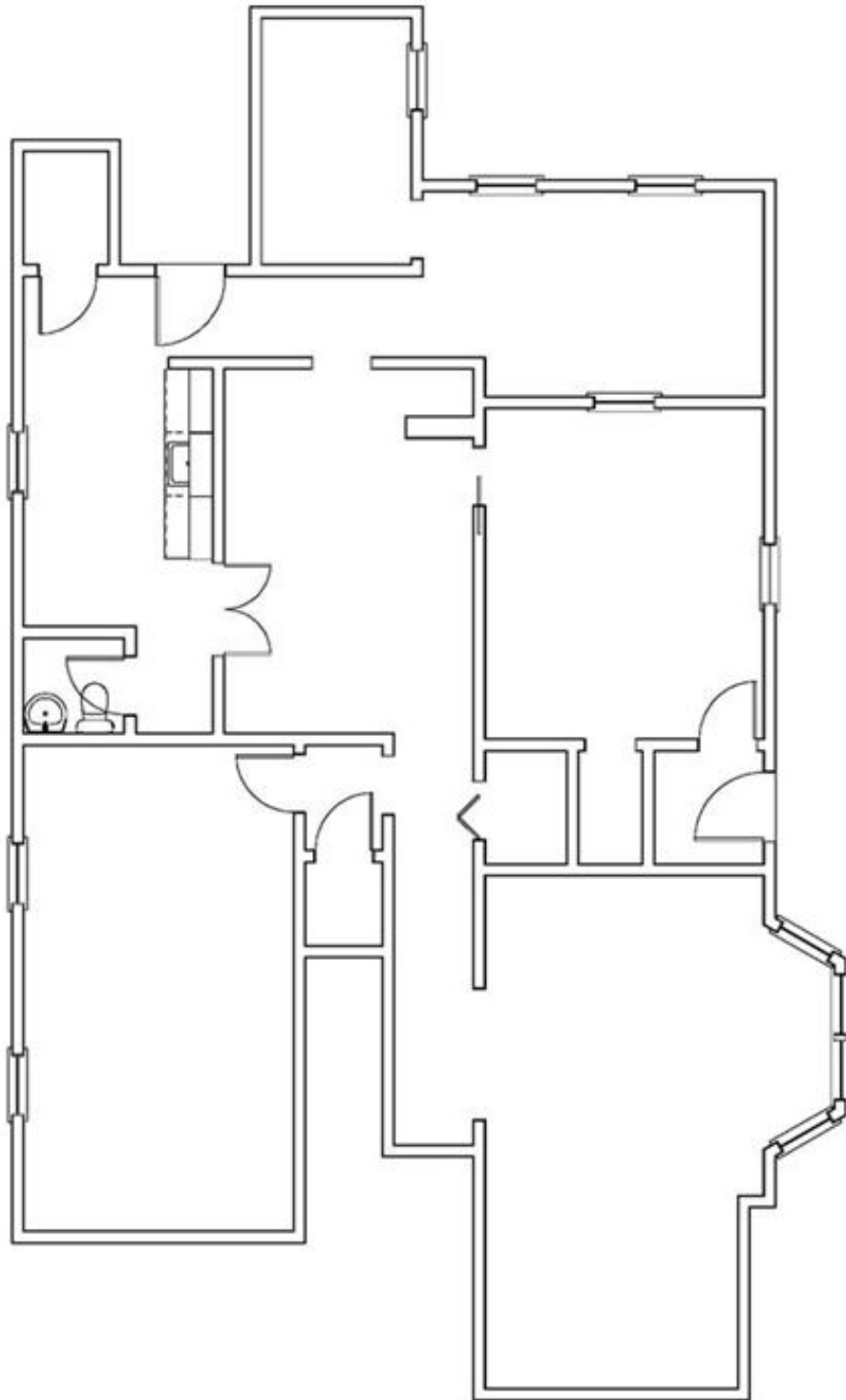
## TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

**FOR LEASE // 62 NORTH STREET, UNIT 1, DANBURY, CT**



**MICK CONSALVO**

*Broker*

203.241.5188

mconsalvo@towercorp.com



**TOMMY CONSALVO**

*Broker*

203.482.5792

tconsalvo@towercorp.com