

FOR SALE // 26 MILL PLAIN ROAD, DANBURY CT



PROPERTY DESCRIPTION

Very rare opportunity to own on Danbury's exploding West Side. This Two Story office building is broken up into seven beautiful office suites ranging from 1,300-3,800 Sq Ft and a full operational bank branch with drive thru, ATM, Teller stations and more.

PROPERTY HIGHLIGHTS

- 2 Floors
- Elevator Access
- 1981 Built
- CA-80 Zone
- 7 Office Suites
- New Five Year Lease with Fairfield County Bank
- Oil Heat
- City Water, Sewer and Gas
- Road Frontage +/- 275'

OFFERING SUMMARY

Sale Price:	\$2,550,000
Building Size:	+/- 19,384 SF
Acres:	+/- 1.32

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	448	1,734	5,022
Total Population	1,178	4,435	12,718
Average HH Income	\$90,319	\$95,924	\$97,128



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

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HI
EX-1
SECOND FLOOR PLAN
1/8" = 1'-0"

Mr

[illegible]



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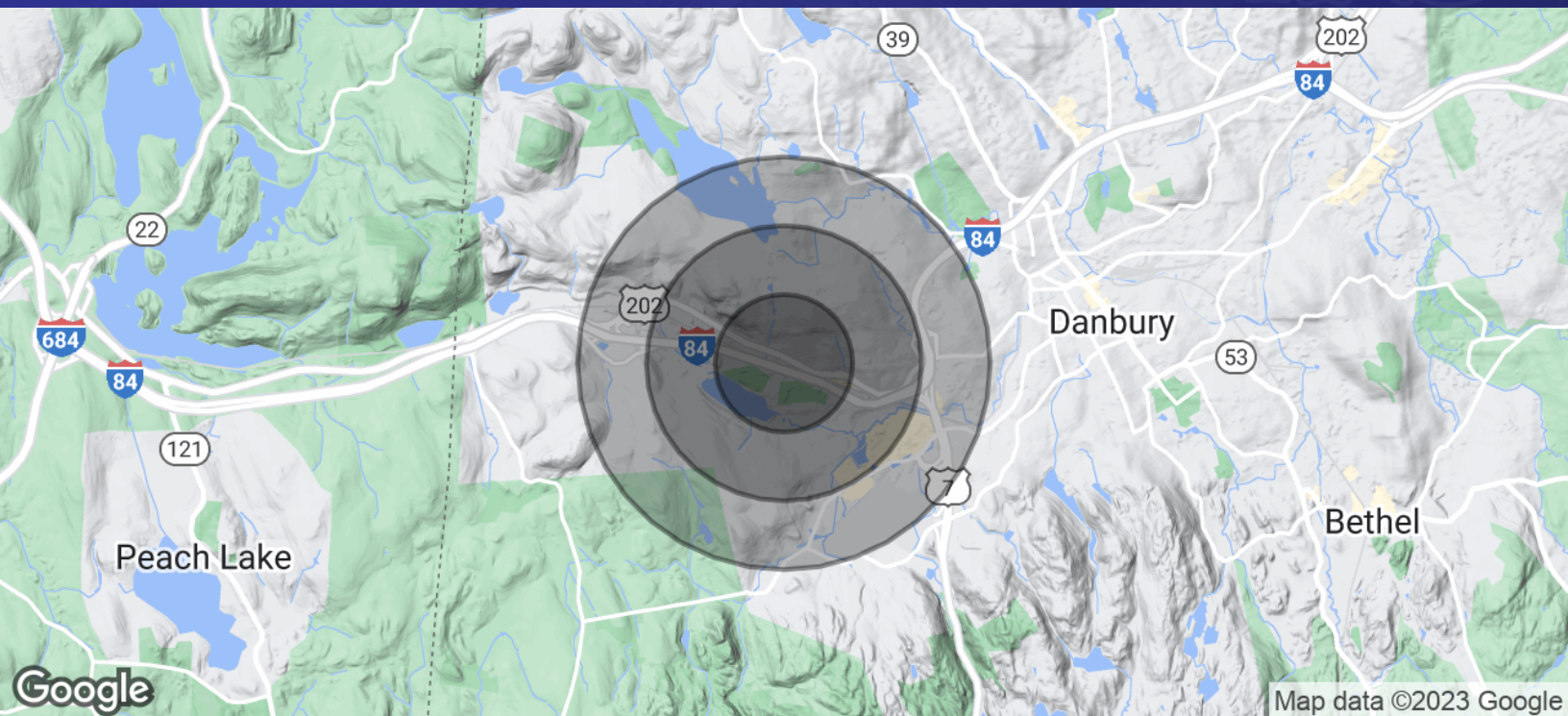
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,178	4,435	12,718
Average Age	36.5	36.3	35.7
Average Age (Male)	33.2	33.7	34.6
Average Age (Female)	37.8	37.2	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	448	1,734	5,022
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$90,319	\$95,924	\$97,128
Average House Value	\$280,484	\$294,271	\$311,154

* Demographic data derived from 2020 ACS - US Census



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