

FOR LEASE // 108 MILL PLAIN ROAD, DANBURY CT



PROPERTY DESCRIPTION

Location, location, location! Former Wells Fargo bank branch located on Danbury's bustling West Side. This site has ample parking, double drive through, great exposure and immediate access to I-84/684. Become neighbors with Trader Joe's, Starbucks, DSW, Caraluzzi's, Dunkin Donuts, Chipotle and many more national companies! Ideal for Bank Branch, Medical, Physical Therapist or any professional Retail!

**5% Commission paid to tenant broker
Free Rent Available For Multi-Year Term**

PROPERTY HIGHLIGHTS

- CA80 Zone
- Ample Parking (61 Spots)
- Incredible Exposure
- Immediate Access to I84 and 684
- Double Drive Through Available
- Former Bank Branch
- Unit can be Split
- 5% Commission paid to tenant broker
- Free Rent Available For Multi-Year Term

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	2,100 - 5,481 Sq Ft

DEMOGRAPHICS	1.5 MILES	4 MILES	5.5 MILES
Total Households	3,784	22,947	42,092
Total Population	8,755	64,103	115,655
Average HH Income	\$138,311	\$125,213	\$130,723



JOE DIMYAN

Broker

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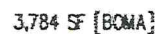


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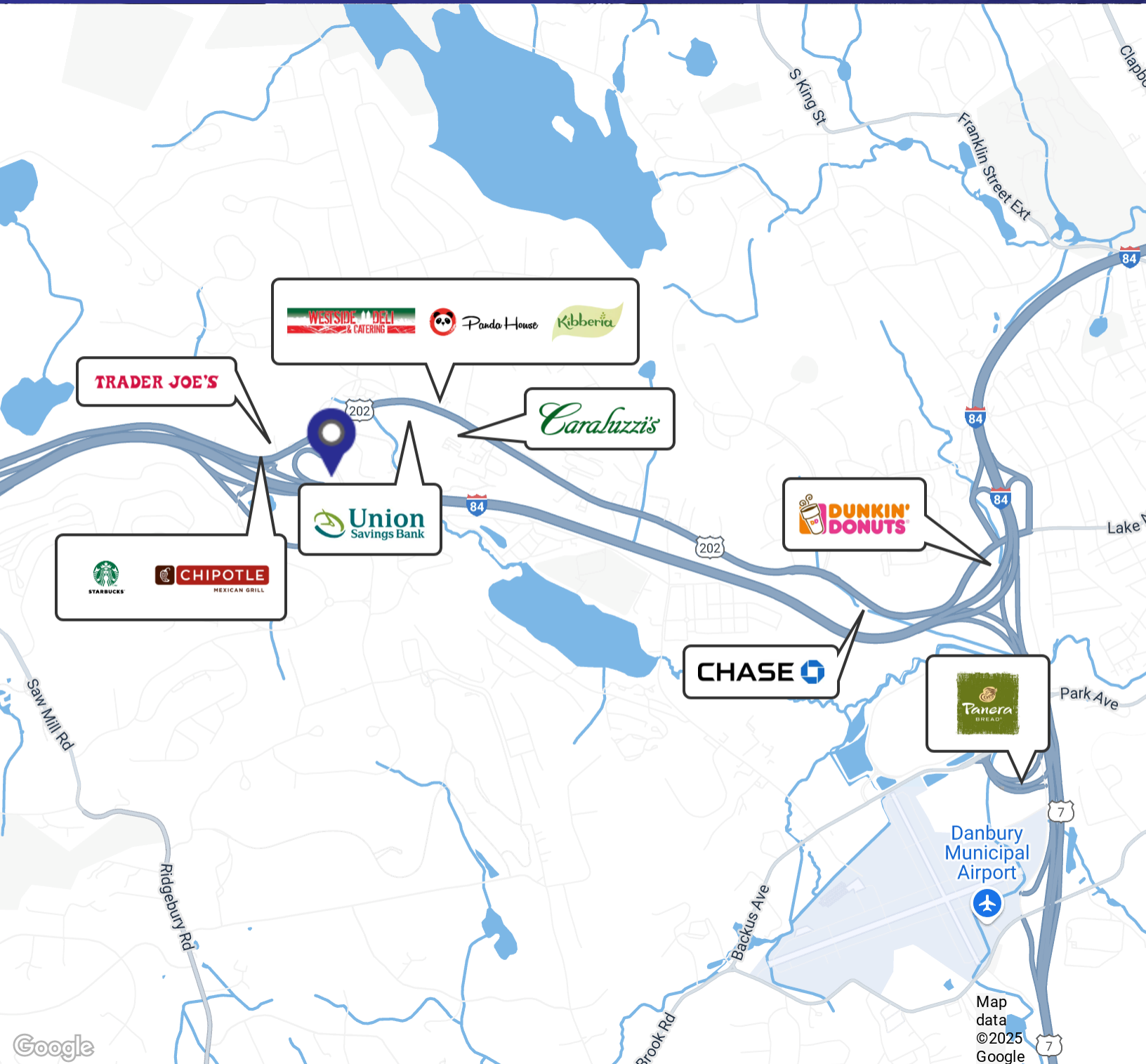
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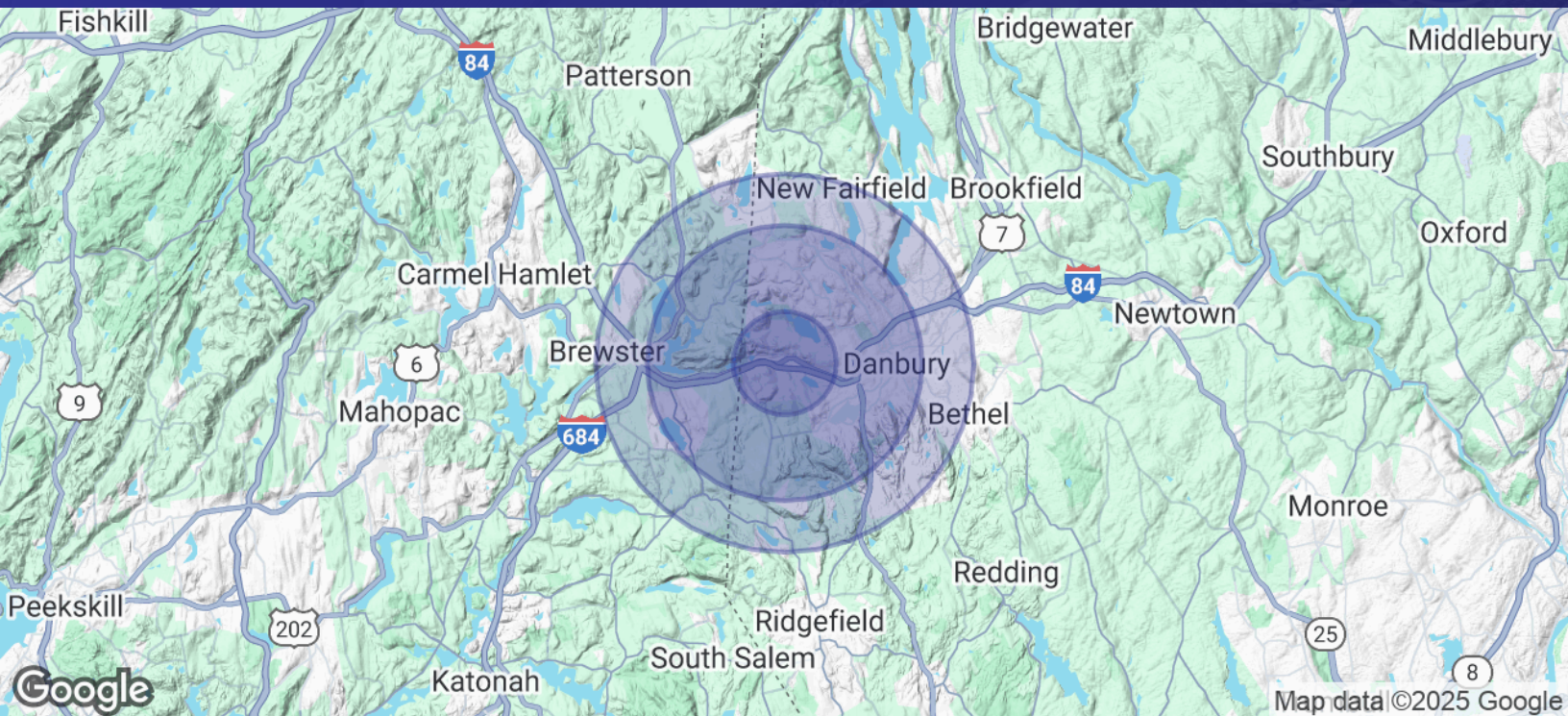
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POPULATION	1.5 MILES	4 MILES	5.5 MILES
Total Population	8,755	64,103	115,655
Average Age	44	40	41
Average Age (Male)	43	39	40
Average Age (Female)	45	41	42

HOUSEHOLDS & INCOME	1.5 MILES	4 MILES	5.5 MILES
Total Households	3,784	22,947	42,092
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$138,311	\$125,213	\$130,723
Average House Value	\$533,526	\$454,664	\$459,013

* Demographic data derived from 2020 ACS - US Census


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