

**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 \*\*

**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

**OFFERING SUMMARY**

Lease Rate:	\$40.00 SF/yr (NNN)
Available SF:	2,100 - 5,481 Sq Ft

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,286	5,037
Total Population	1,481	4,991	10,725
Average HH Income	\$74,930	\$79,122	\$76,866



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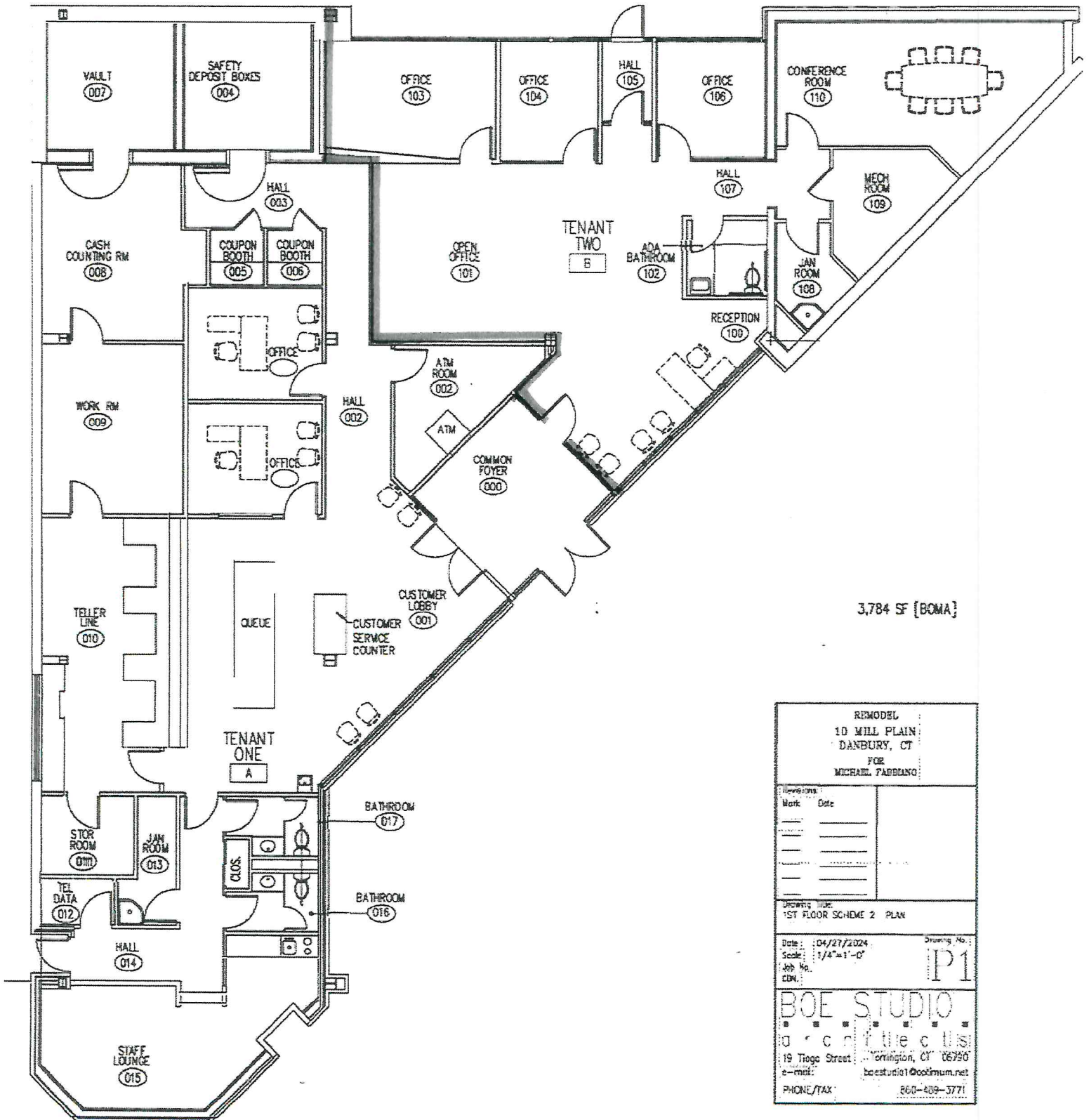
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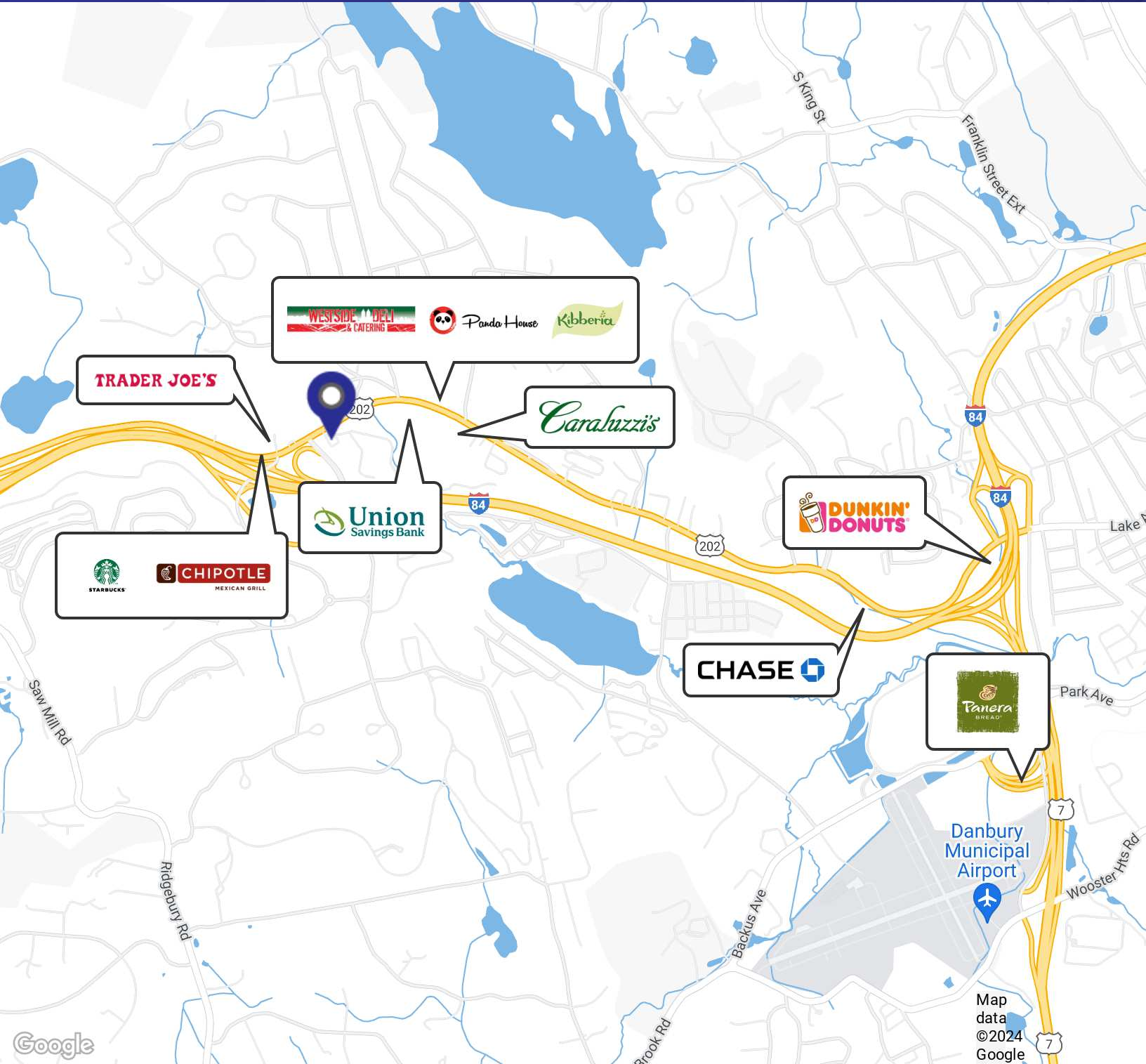
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3,784 SF (BOMA)

REMODEL 10 MILL PLAIN DANBURY, CT FOR MICHAEL PABBANO	
Mark: _____ Date: _____	
Drawing Title: 1ST FLOOR SCHEME 2 PLAN	
Date: 04/27/2024 Scale: 1/4" = 1'-0" Job No. EDN:	Drawing No.: <b>P1</b>
<b>BOE STUDIO</b> a r c h i t e c t s 19 Tioga Street Danbury, CT 06890 e-mail: boestudio1@comcast.net PHONE/TAX: 860-889-3771	

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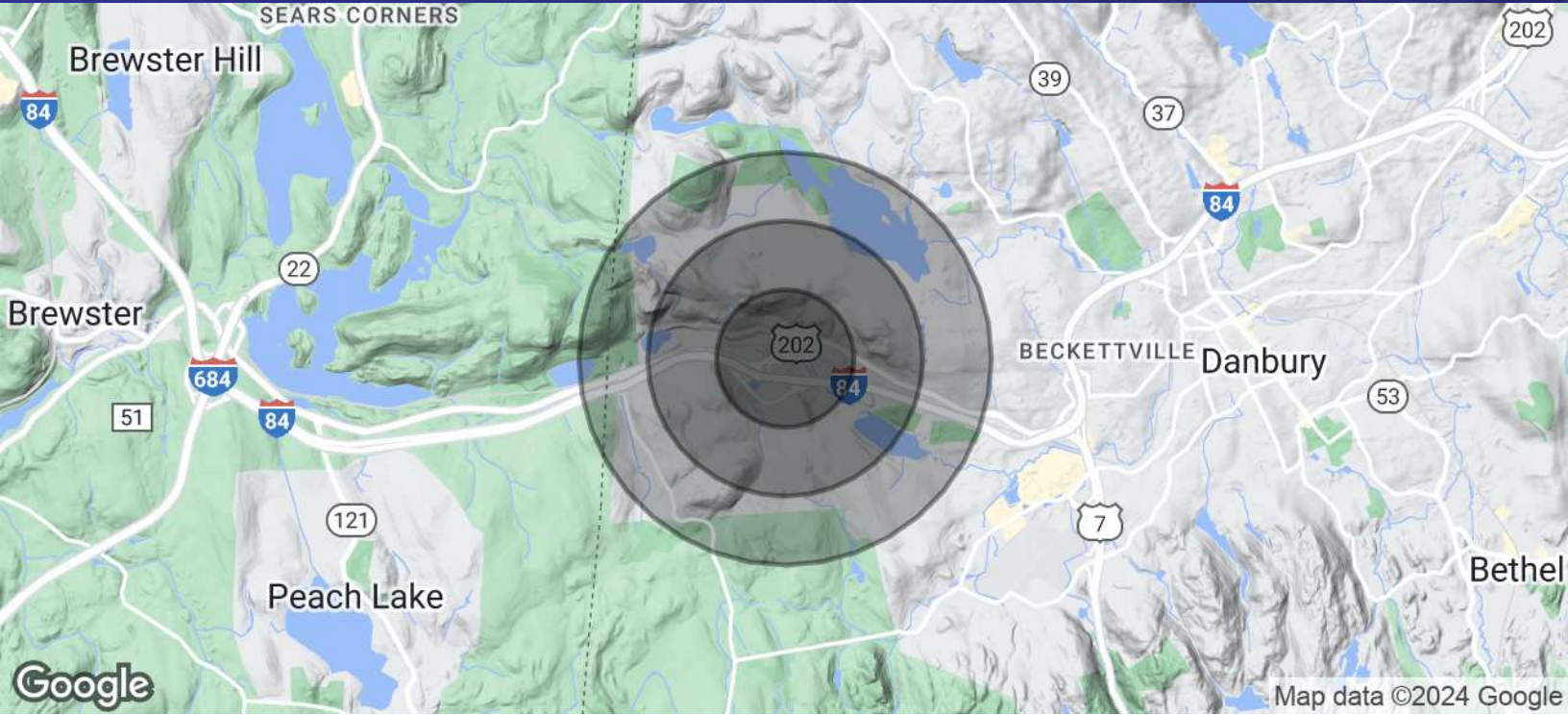
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,481	4,991	10,725
Average Age	51.8	46.0	43.0
Average Age (Male)	50.9	44.0	41.3
Average Age (Female)	52.5	50.7	47.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,286	5,037
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$74,930	\$79,122	\$76,866
Average House Value	\$259,589	\$229,014	\$213,149

\* Demographic data derived from 2020 ACS - US Census



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