

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:	\$29.00 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



JOE DIMYAN

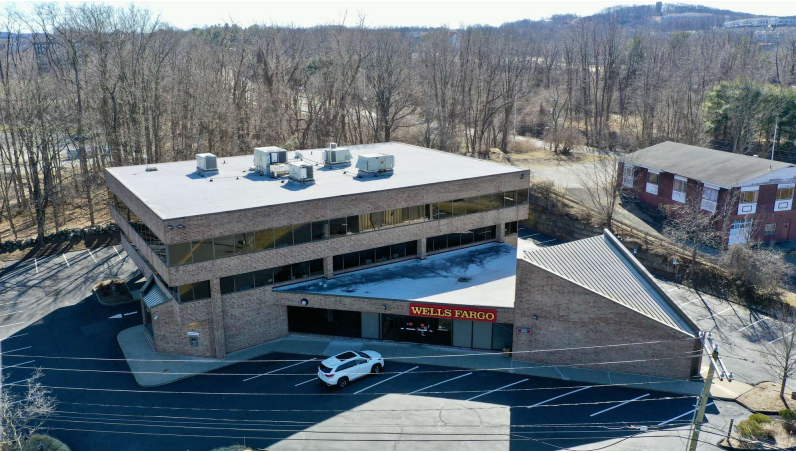
Broker
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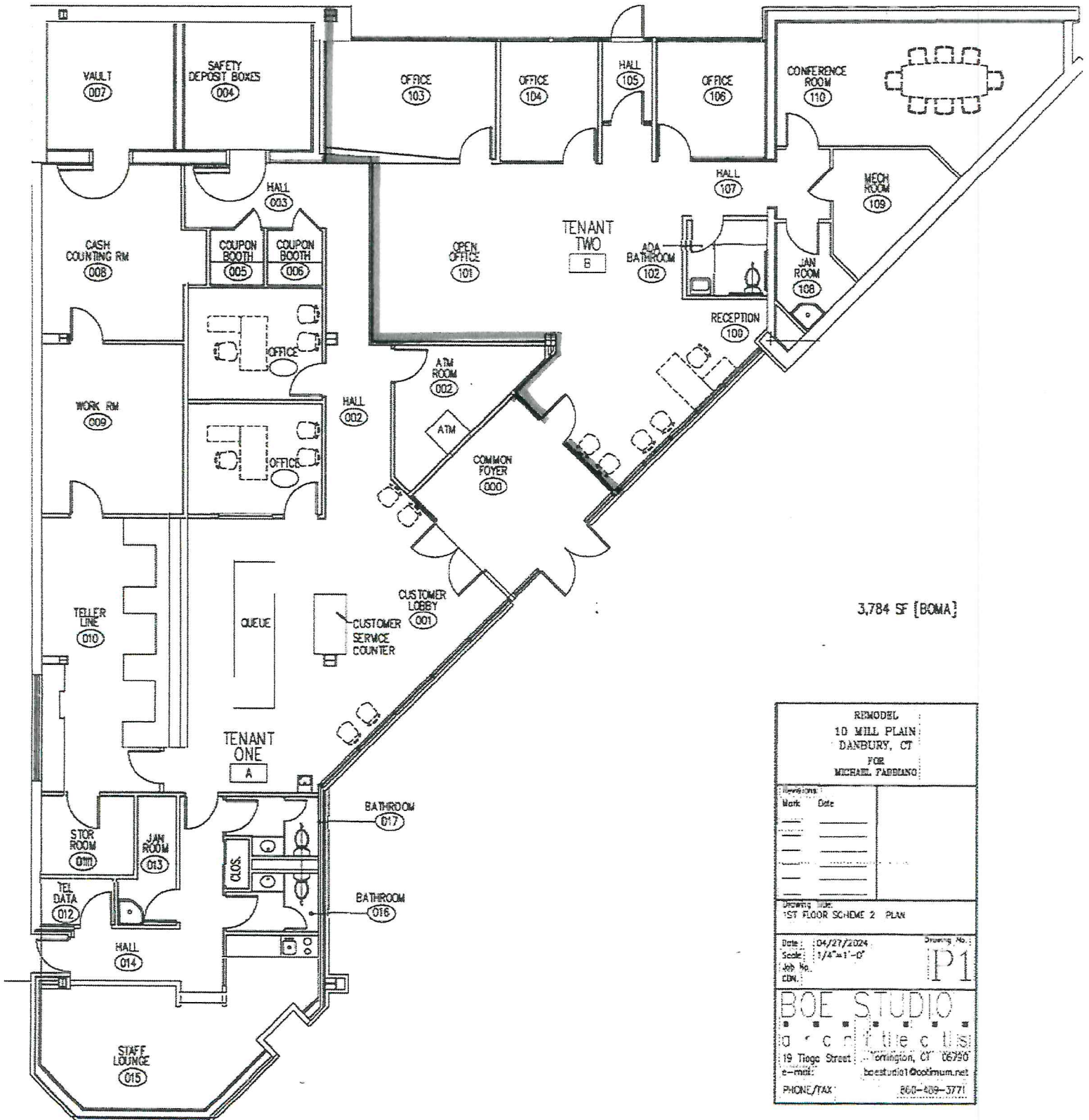
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3,784 SF (BOMA)

REMODEL
 10 MILL PLAIN
 DANBURY, CT
 FOR
 MICHAEL FABBIANO

Mark	Date

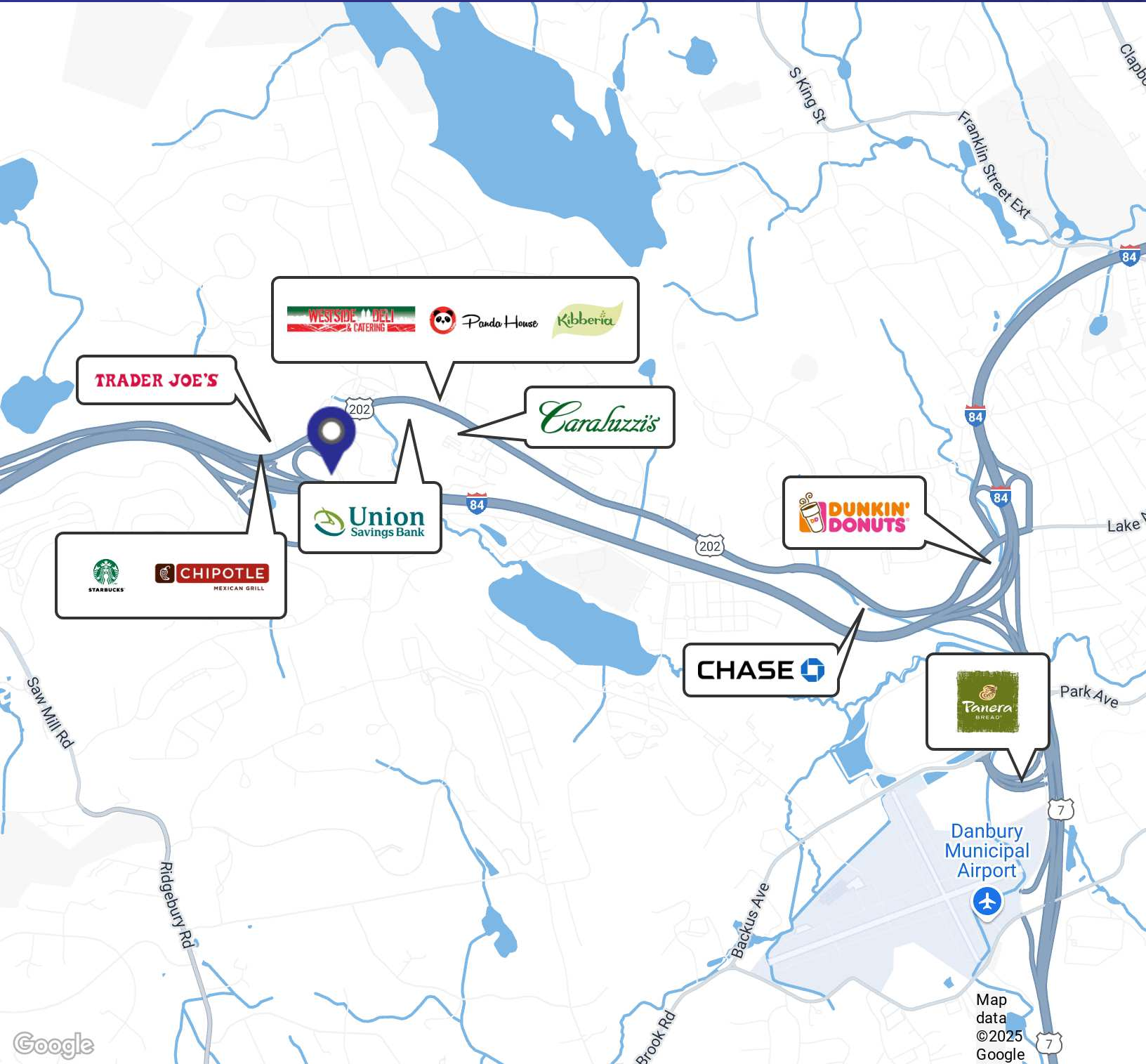
Drawing Title:
 1ST FLOOR SCHEME 2 PLAN

Date: 04/27/2024
 Scale: 1/4"=1'-0"
 Job No.
 EDN.

Drawing No.: P1

BOE STUDIO
 a r c h i t e c t s
 19 Tioga Street Danbury, CT 06890
 e-mail: boestudio1@comcast.net
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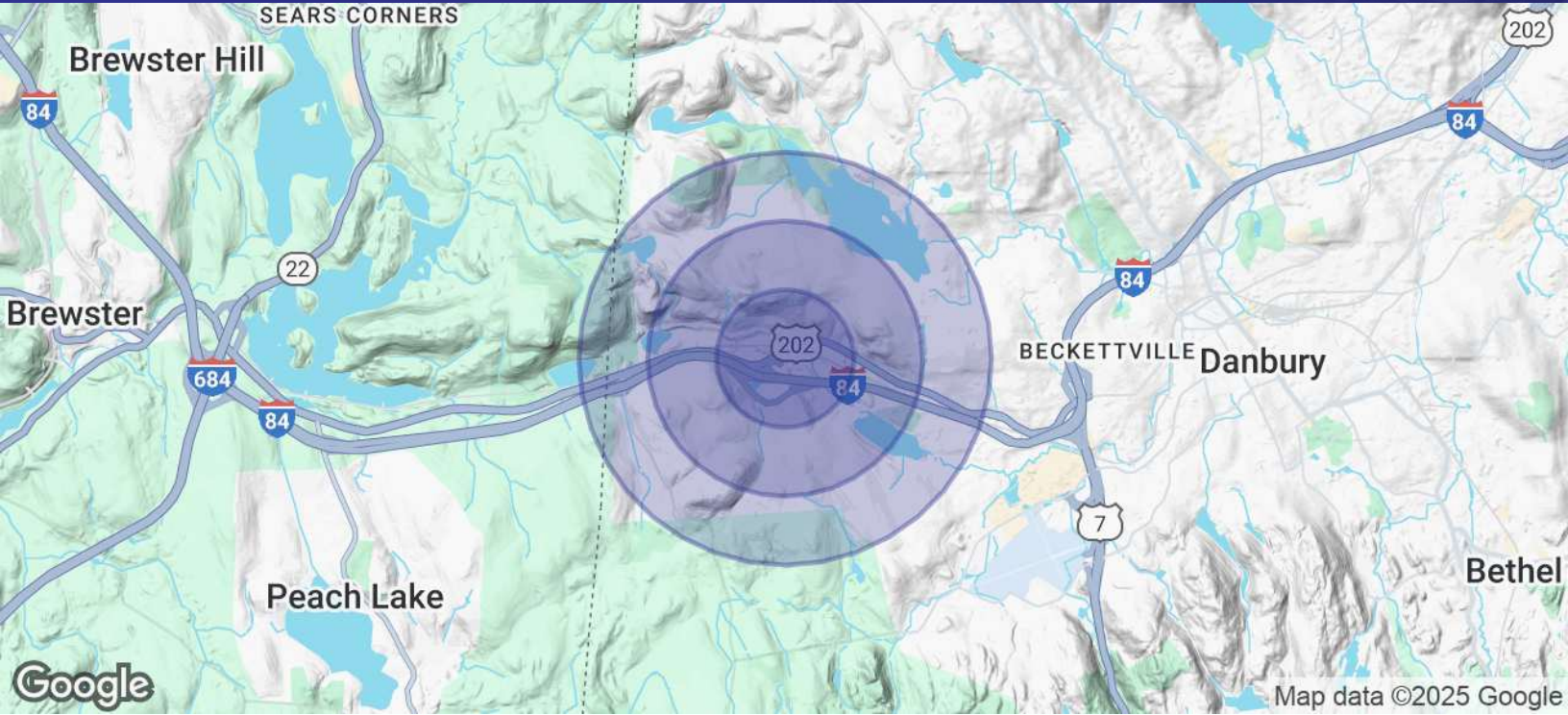


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,481	4,991	10,725
Average Age	51.8	46.0	43.0
Average Age (Male)	50.9	44.0	41.3
Average Age (Female)	52.5	50.7	47.6

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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