

**FOR LEASE // 27 HOSPITAL AVE, UNIT 206 DANBURY CT**



**PROPERTY DESCRIPTION**

Former medical office space located directly across from Danbury Hospital. Suite features reception, waiting room, private offices, exam rooms, one bath, ample parking and storage. Ideal for any medical or professional office use.

**PROPERTY HIGHLIGHTS**

- CG-20 Zone
- Directly Across From Danbury Hospital
- Built 1988
- Central A/C
- Electric Heat Pump
- City Water, Sewer
- Ample Parking

**OFFERING SUMMARY**

Lease Rate:	\$1,500.00 per month NNN
Available SF:	1,195 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	369	1,533	6,857
Total Population	1,147	4,879	18,485
Average HH Income	\$67,976	\$62,055	\$69,216



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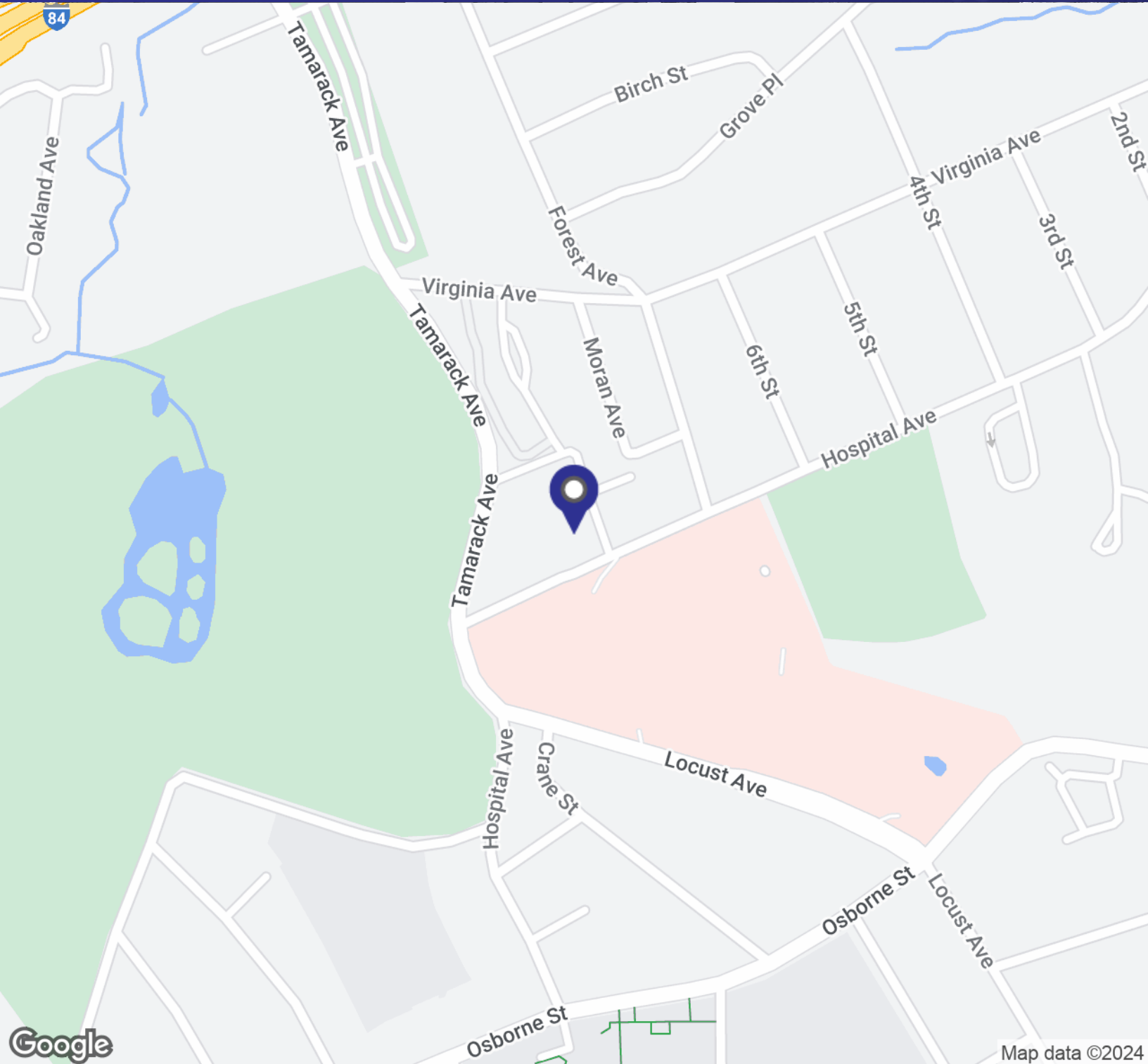


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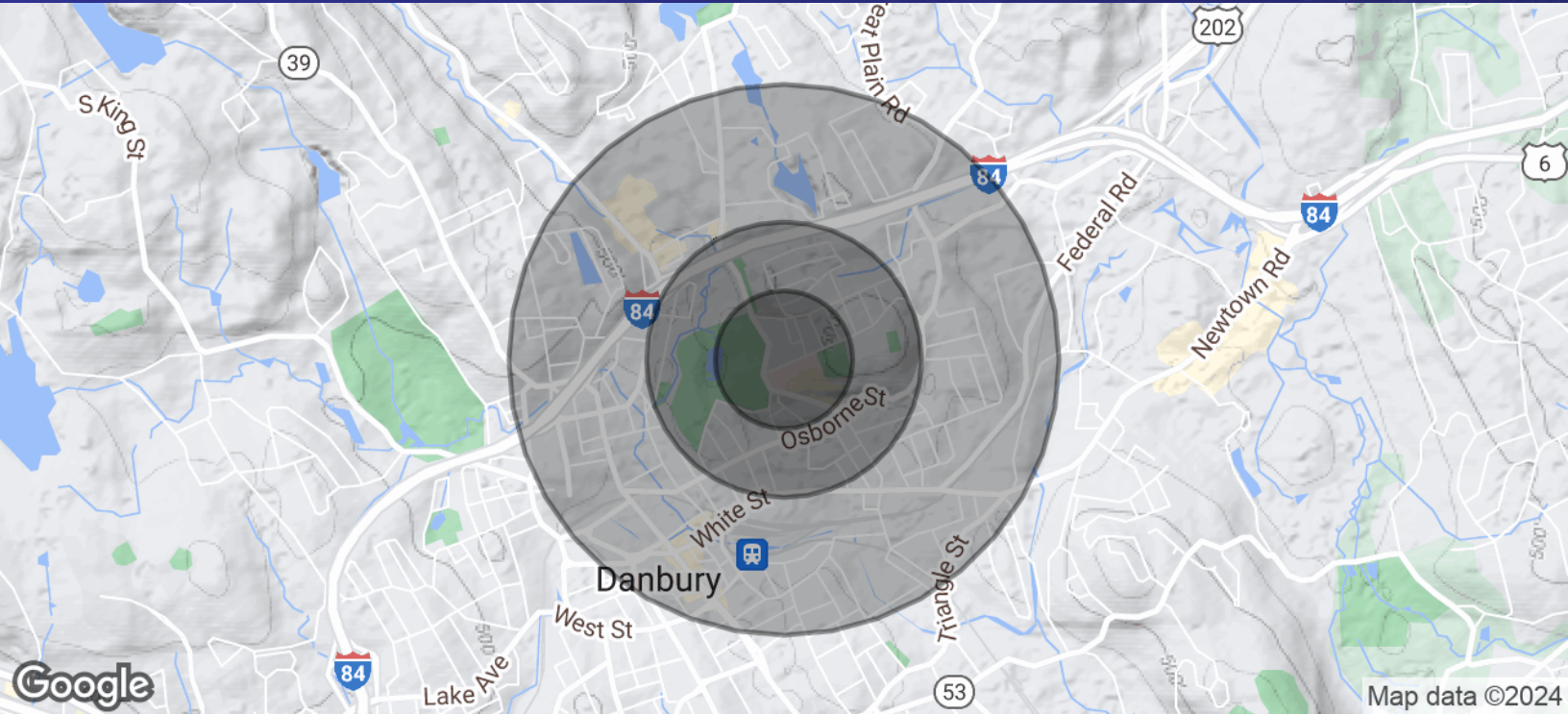
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,147	4,879	18,485
Average Age	34.9	33.2	35.6
Average Age (Male)	31.7	31.9	35.1
Average Age (Female)	35.2	33.2	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	369	1,533	6,857
# of Persons per HH	3.1	3.2	2.7
Average HH Income	\$67,976	\$62,055	\$69,216
Average House Value	\$152,481	\$155,021	\$178,205

\* Demographic data derived from 2020 ACS - US Census



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