

FOR LEASE // 55 KENOSIA AVE, DANBURY CT



Building Similar To Photo

PROPERTY DESCRIPTION

Freestanding newly renovated medical building with incredible exposure next to Danbury Fair Mall and Square Mall. Over 10,000 Sq Ft of space all on one level. New ownership is completely renovating the building with new facade and parking. Ideal for any medical use looking for incredible exposure and signage.

PROPERTY HIGHLIGHTS

- Zone
- Heat
- AC
- Layout for Tenants Needs
- \$30NNN with Work Letter
- New Modern Exterior
- City water, Sewer and Gas

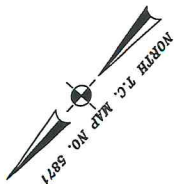
OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	10,220 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,489	8,137	19,491
Total Population	3,404	21,135	48,141
Average HH Income	\$103,209	\$94,146	\$88,104

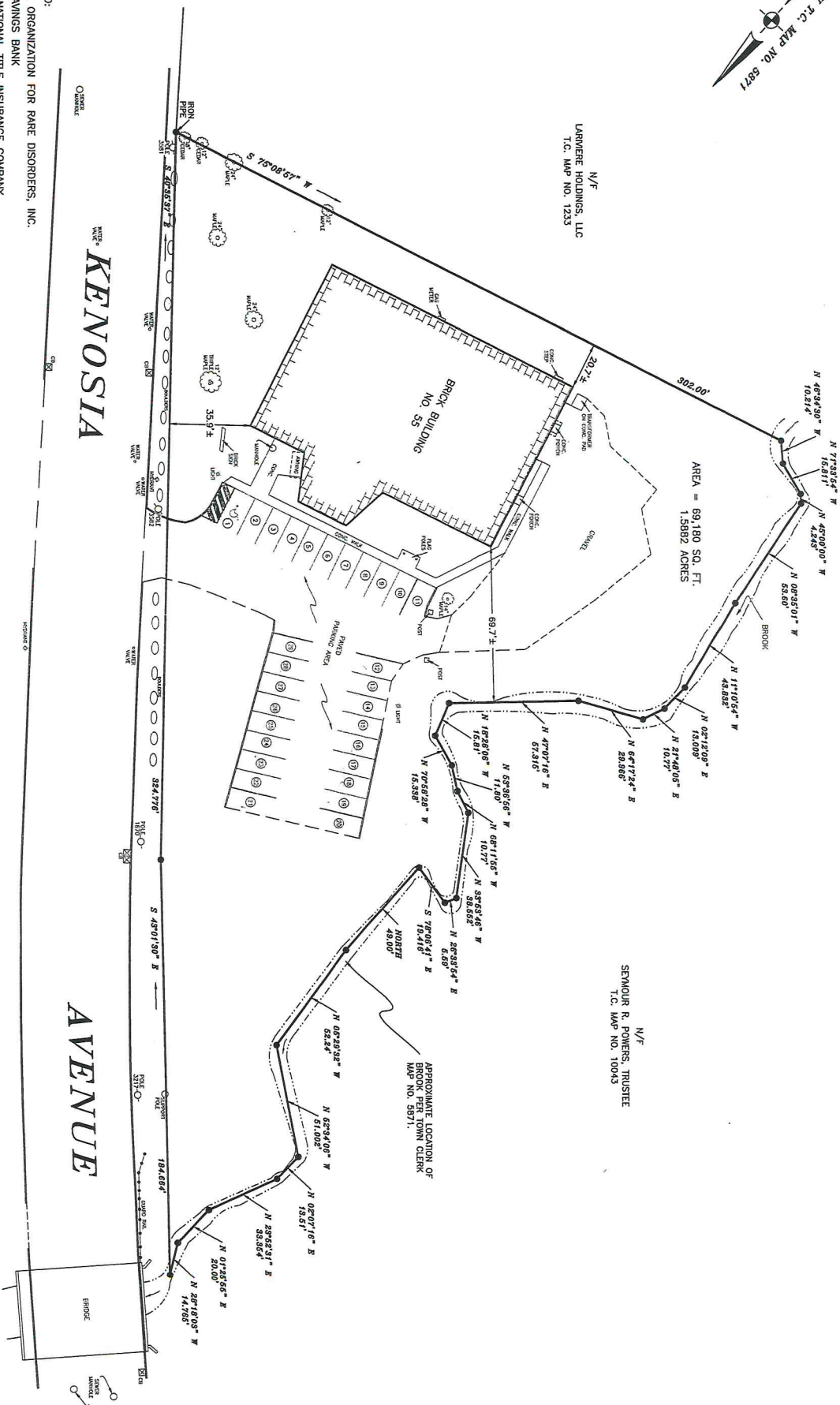


MICHAEL DIMYAN
Broker
 203.948.2891
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N/F
LAWRENCE HOLDINGS, LLC
T.C. MAP NO. 1233

N/F
SENIOR R. POWERS, TRUSTEE
T.C. MAP NO. 10043



CERTIFIED TO:

- 1) NATIONAL ORGANIZATION FOR RARE DISORDERS, INC.
- 2) UNION SAVINGS BANK
- 3) FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE ASSESSORS MINIMUM STANDARDS FOR SURVEYS AND MAPS AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.

THIS SURVEY CONFORMS TO CLASS A-2 MAP.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAUL A. HIRO, P.C.
NEW MILFORD, CT

CT. REG. NO. 15167

PROPERTY SURVEY PREPARED FOR NATIONAL ORGANIZATION FOR RARE DISORDERS, INC.

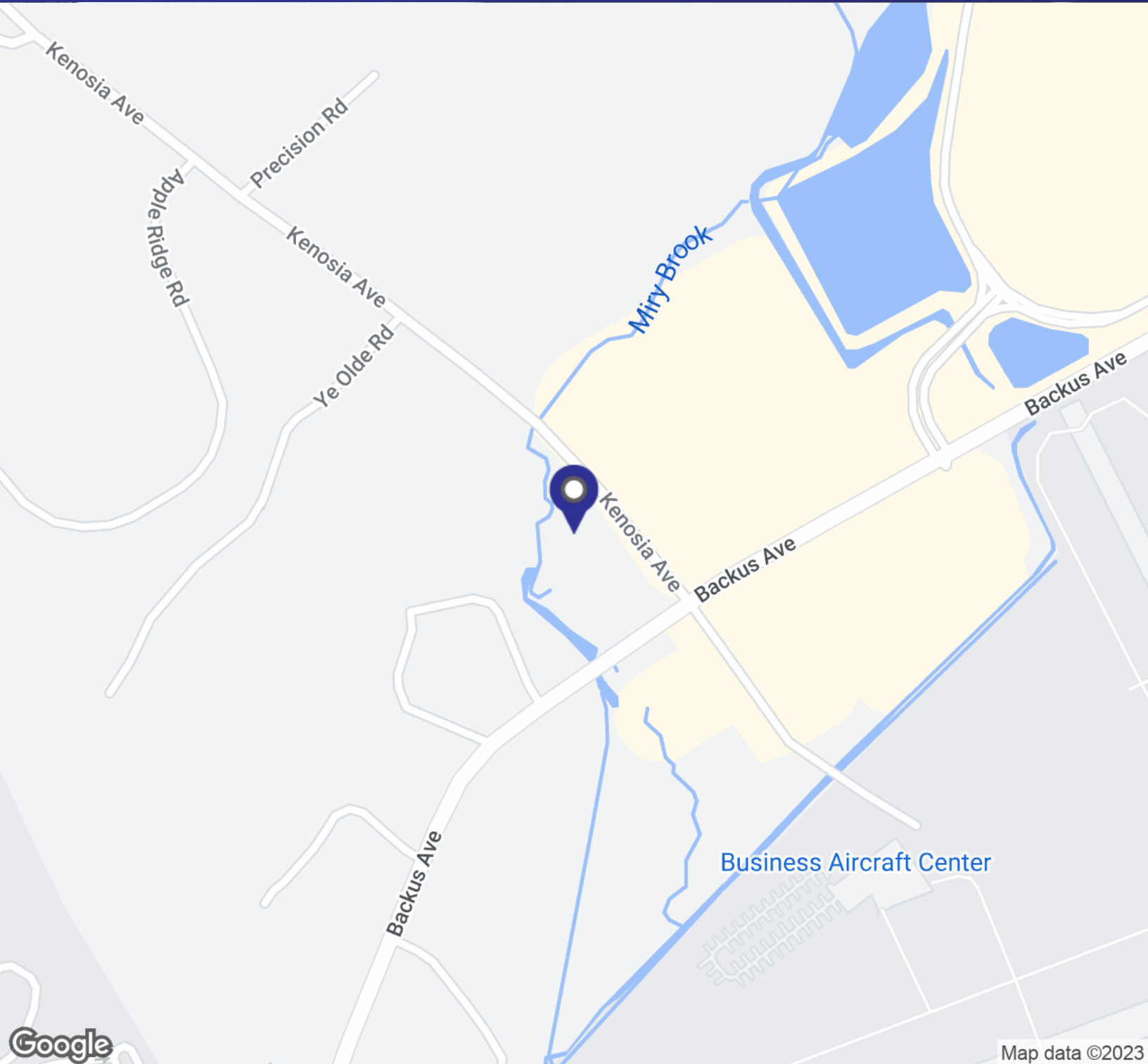
55 KENOSIA AVENUE
CITY OF DANBURY
FAIRFIELD COUNTY, CT
JAN. 30, 2004
SCALE: 1" = 30'

NOTES:

- 1) PROPERTY IS LOCATED IN IL-40 ZONING DISTRICT.
- 2) REFERENCE MADE TO TOWN CLERK MAP NO. 5871, 6283 1213, 10043 AND VOL. 1146 PG. 265 OF THE DANBURY LAND RECORDS.
- 3) THIS SURVEY MAP IS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DEPICTED ON T.C. MAP NO. 5871.
- 4) UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS PLAN. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 5) PROPERTY SUBJECT TO THE EFFECTS, IF ANY, OF A WATER LINE AS DEPICTED ON T.C. MAP NO. 6283.



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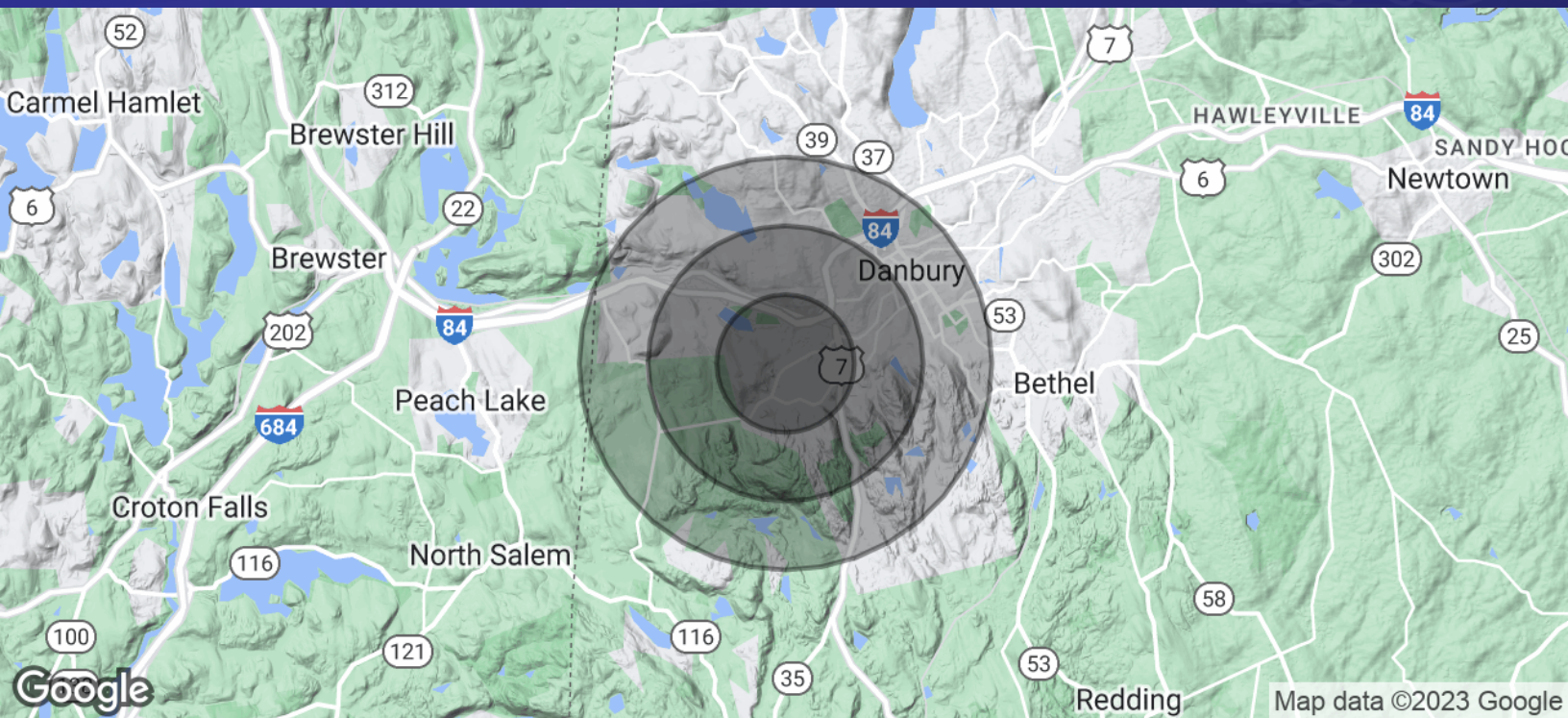
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,404	21,135	48,141
Average Age	41.8	36.3	38.5
Average Age (Male)	38.6	35.1	38.7
Average Age (Female)	43.1	36.8	38.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,489	8,137	19,491
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$103,209	\$94,146	\$88,104
Average House Value	\$292,422	\$306,670	\$273,973

* Demographic data derived from 2020 ACS - US Census



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