

FOR LEASE // FREE STANDING BUILDING, MILL PLAIN RD



PROPERTY DESCRIPTION

Location, location, location! Free Standing building on Lake Ave in Danbury CT. Surround yourself with major retailers, numerous restaurants and Western Connecticut State University. This building will be going through a complete resurface. Ideal location for any retail use.

PROPERTY HIGHLIGHTS

- Free Standing
- Building Potentially Could be Split
- CA80 Zone
- Electric Heat
- Central AC
- Well and Septic (City Water, Sewer Possible)
- Exterior Resurface
- Neighbors with Major Retailers
- 1.28 Acres

37 LAKE AVE EXT, DANBURY CT

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,601 -5,202 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	475	2,972	6,993
Total Population	1,279	8,023	18,695
Average HH Income	\$86,682	\$85,744	\$84,487



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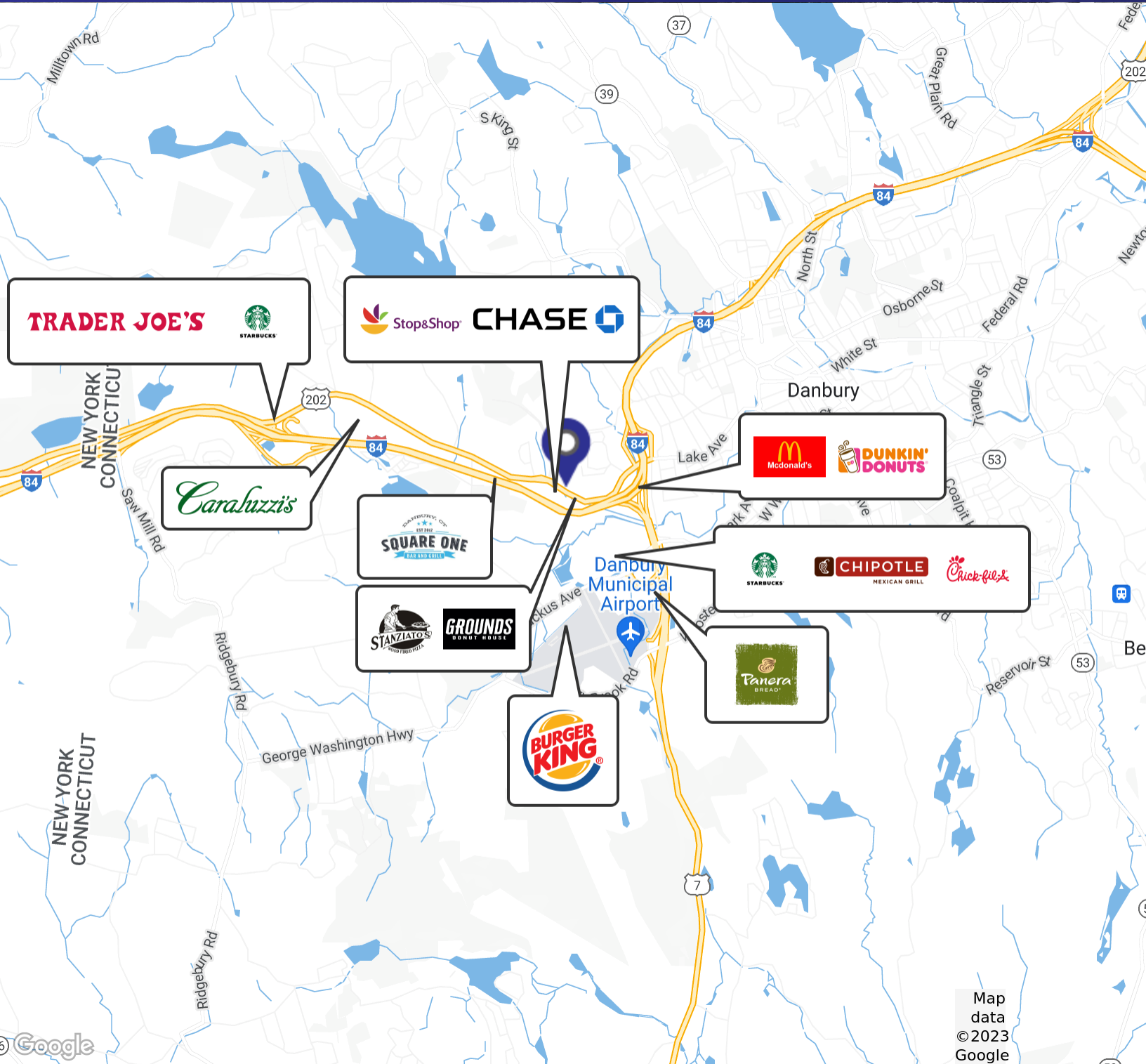
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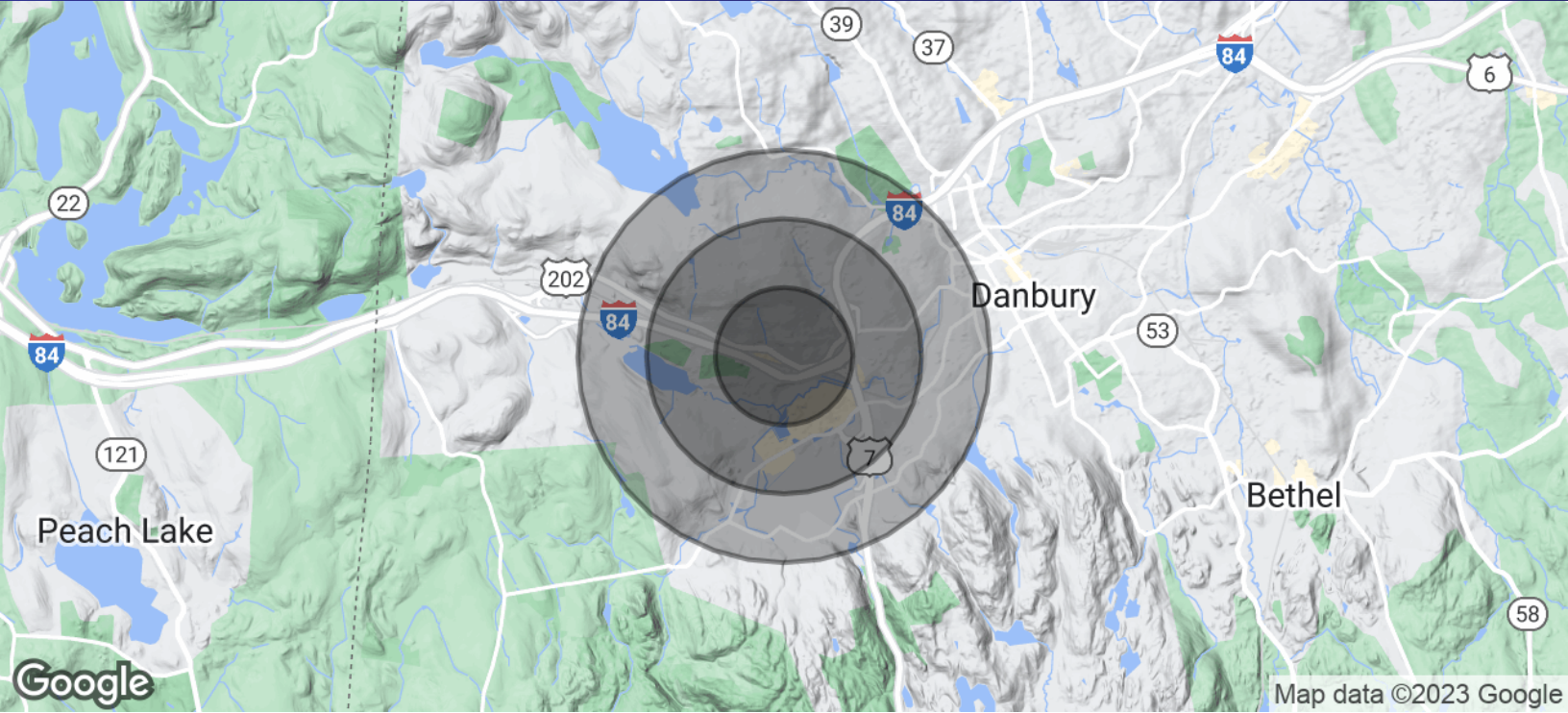


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,279	8,023	18,695
Average Age	34.7	33.5	34.7
Average Age (Male)	33.3	31.9	33.7
Average Age (Female)	35.3	35.0	35.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	475	2,972	6,993
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$86,682	\$85,744	\$84,487
Average House Value	\$287,389	\$268,405	\$275,198

* Demographic data derived from 2020 ACS - US Census



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