

**FOR SALE // 41 E PEMBROKE RD, DANBURY CT**



**PROPERTY DESCRIPTION**

For sale 2.54 acres once approved for church or day care. Approvals for Church allowed 124 occupants. Ideal Danbury location.

**PROPERTY HIGHLIGHTS**

- RA40 Zone
- Formally Approved Church
- City Water and Sewer
- 2.54 Acres

**OFFERING SUMMARY**

|             |            |
|-------------|------------|
| Sale Price: | \$279,999  |
| Lot Size:   | 2.54 Acres |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 944       | 3,216    | 6,835     |
| Total Population  | 2,479     | 8,459    | 18,451    |
| Average HH Income | \$76,485  | \$86,059 | \$86,582  |



**JOE DIMYAN**

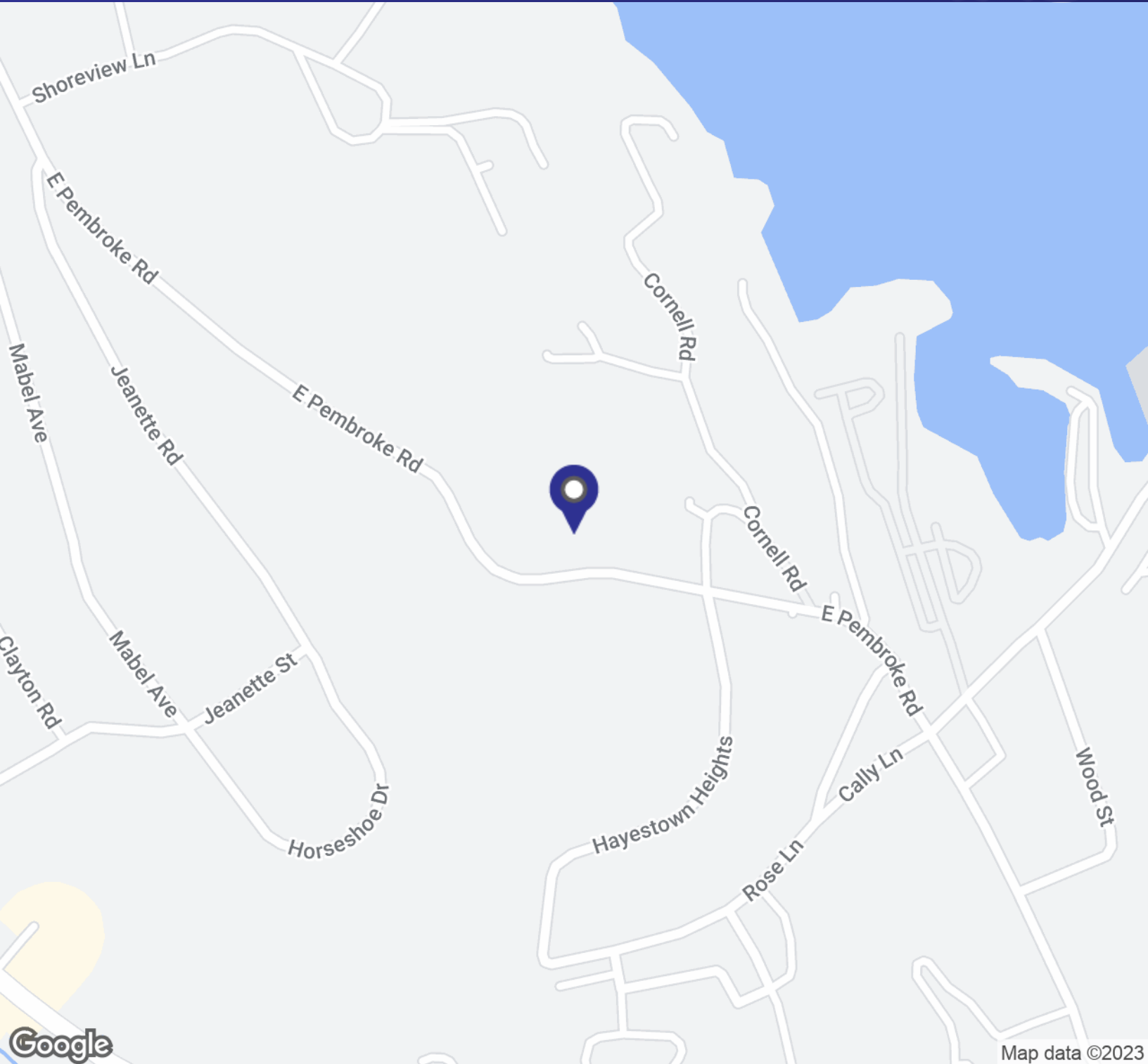
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Map data ©2023



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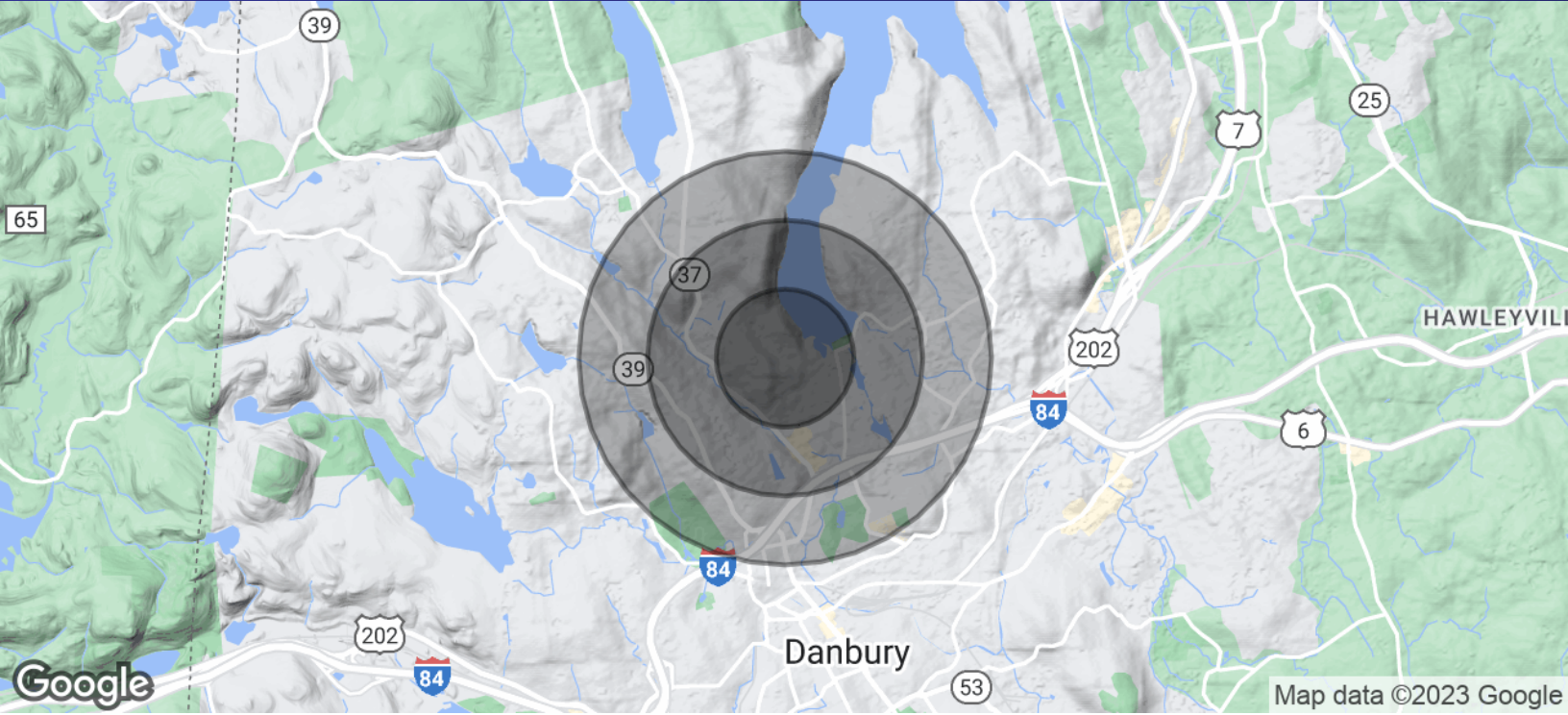
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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 2,479     | 8,459  | 18,451    |
| Average Age          | 42.2      | 43.4   | 43.1      |
| Average Age (Male)   | 39.6      | 40.1   | 40.8      |
| Average Age (Female) | 47.0      | 46.2   | 44.4      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 944       | 3,216     | 6,835     |
| # of Persons per HH | 2.6       | 2.6       | 2.7       |
| Average HH Income   | \$76,485  | \$86,059  | \$86,582  |
| Average House Value | \$211,445 | \$249,817 | \$246,223 |

\* Demographic data derived from 2020 ACS - US Census



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