

FOR LEASE // 93 MILL PLAIN RD, DANBURY, CT



PROPERTY DESCRIPTION

Ideal space for medical office, retail, gymnastics/adult fitness center, tutoring/educational center, martial arts studio or professional office. Easy access to I-84. Unit could be split with additional signage available!

** Full Commission To Leasing Agent**

PROPERTY HIGHLIGHTS

- Lot Size: +/- 2.47 Acres
- Zone: CA-80
- Year Built: 1985
- Heating: Gas Heat
- Cooling: Central A/C
- Utilities: City Water and Sewer
- Parking: +/- 120 Spaces
- Unit Could be Split

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Nets:	\$6.00 Per/SF
Available SF:	+/-1,348 - 2,695 SF
Lot Size:	+/- 2.47 Acres
Building Size:	+/- 23,477 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	310	1,503	3,395
Total Population	658	3,507	7,915
Average HH Income	\$124,180	\$108,378	\$110,150



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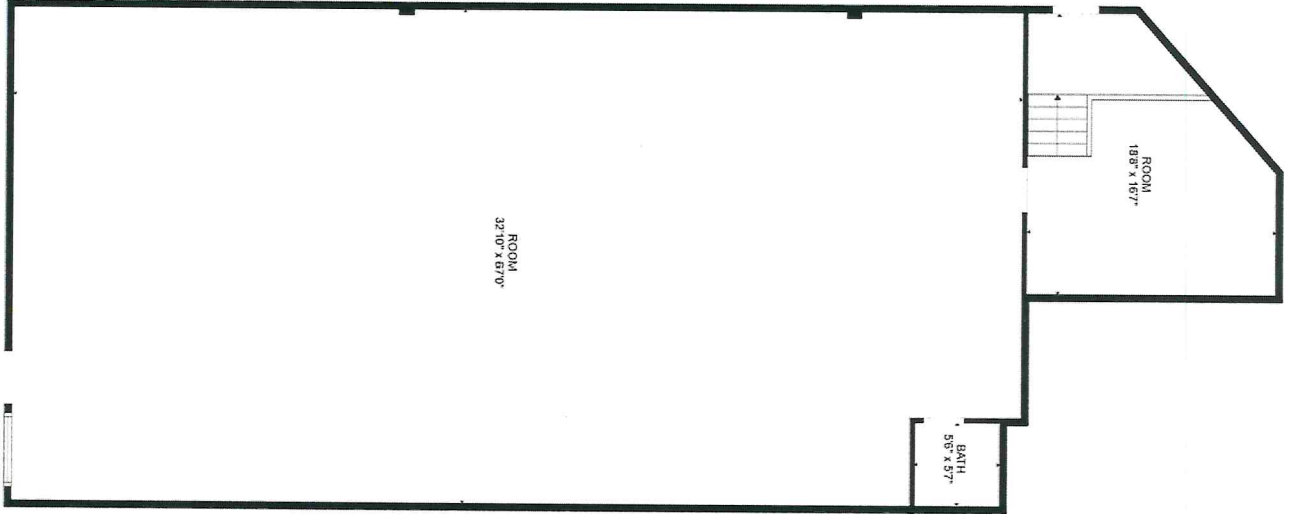


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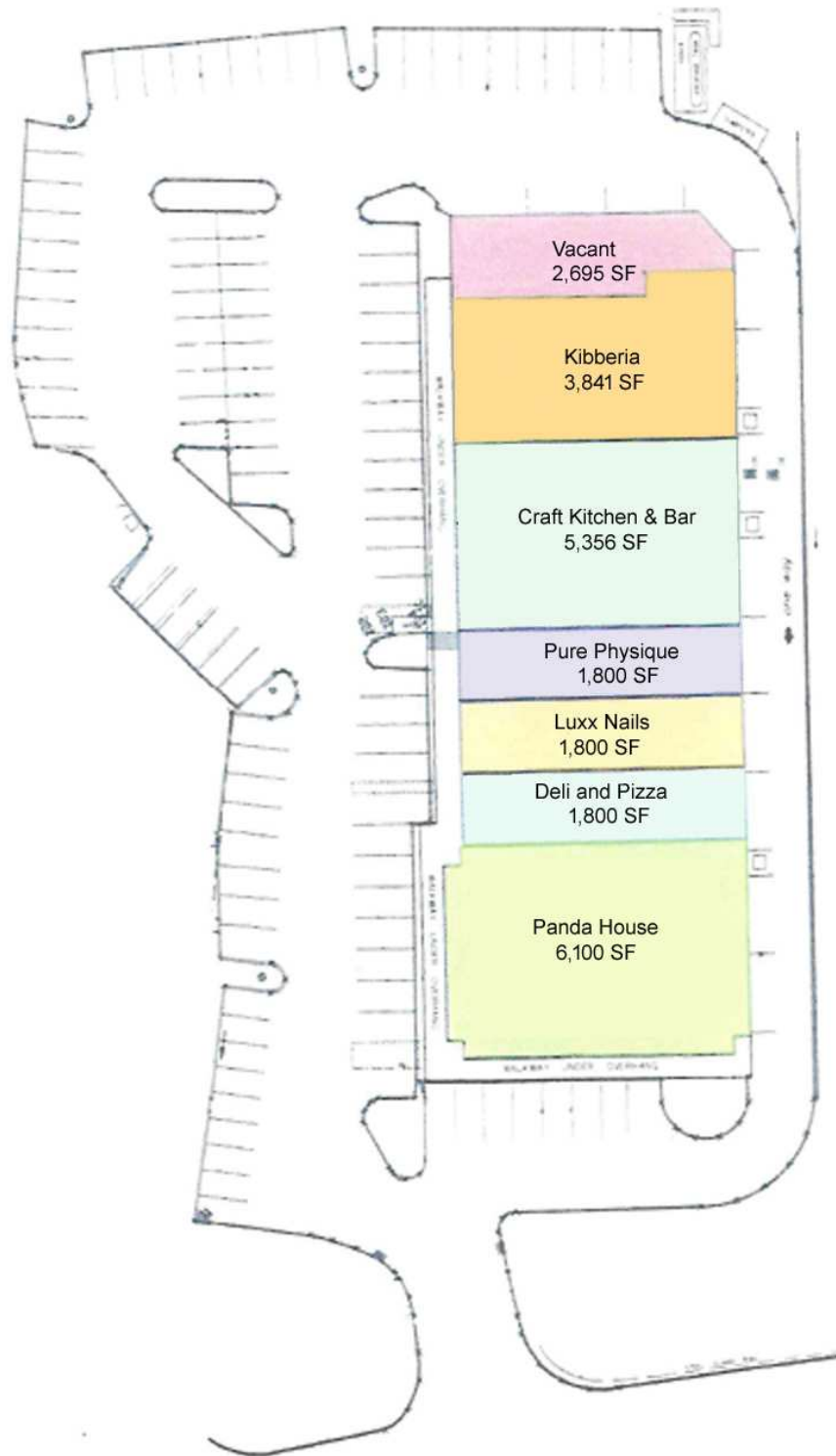
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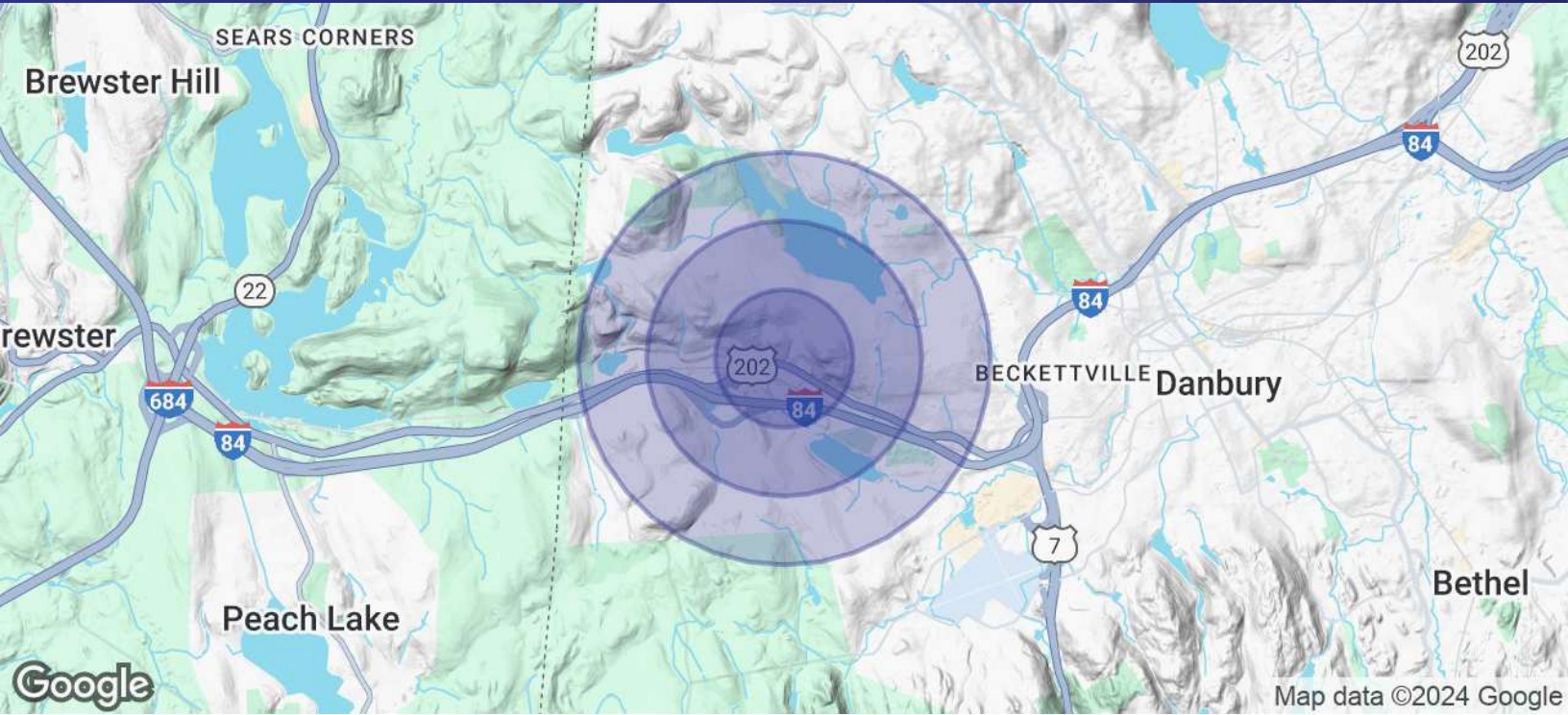
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	658	3,507	7,915
Average Age	46.4	39.1	38.7
Average Age (Male)	41.9	36.6	37.5
Average Age (Female)	48.5	40.1	38.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	310	1,503	3,395
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$124,180	\$108,378	\$110,150
Average House Value	\$358,594	\$337,442	\$355,018

2020 American Community Survey (ACS)



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