

FOR LEASE // 57 NORTH STREET, UNIT 402, DANBURY CT



PROPERTY DESCRIPTION

Office suite available with large reception, 2 private windowed offices, 1 office/conference room, storage closet, IT/printer room and easy access to I-84. This unit is fully furnished with new desks and chairs. Parking lot at complex just done! Ideal for attorney, accountant or any professional office use.

FIRST MONTH FREE

PROPERTY HIGHLIGHTS

- Central A/C
- Heat Pump
- CG-20 Zone
- City Water and Sewer
- 1979 Year Built
- Windowed Offices
- Parking Lot Newly Paved
- Vinyl Plank Flooring
- 3 Offices
- Reception

OFFERING SUMMARY

Lease Rate:	\$825.00 + Util Per Unit
Unit 402:	682 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,851	18,798	28,088
Total Population	16,584	51,763	76,784
Average HH Income	\$60,812	\$66,697	\$73,483



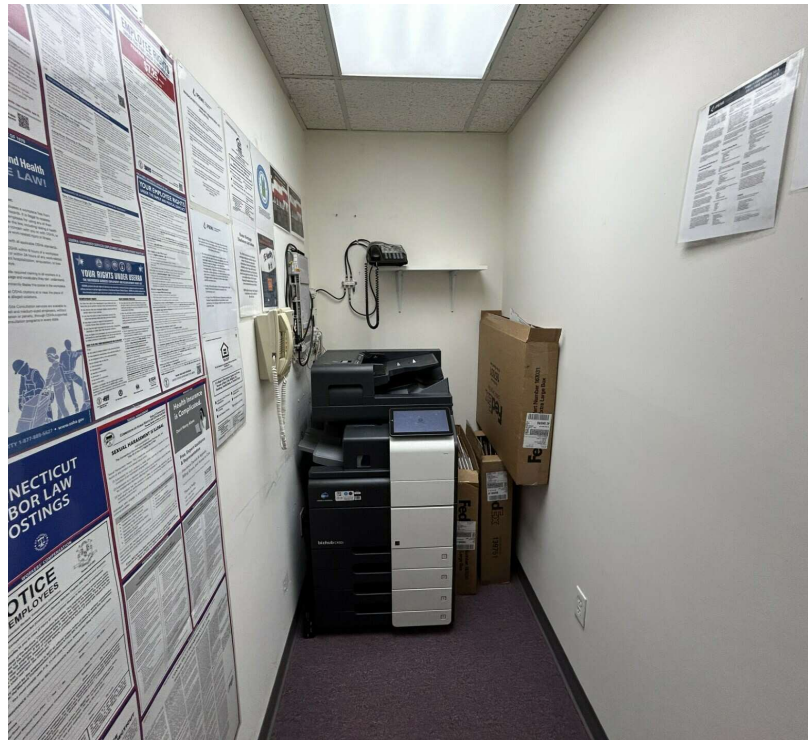
JOE DIMYAN

Broker

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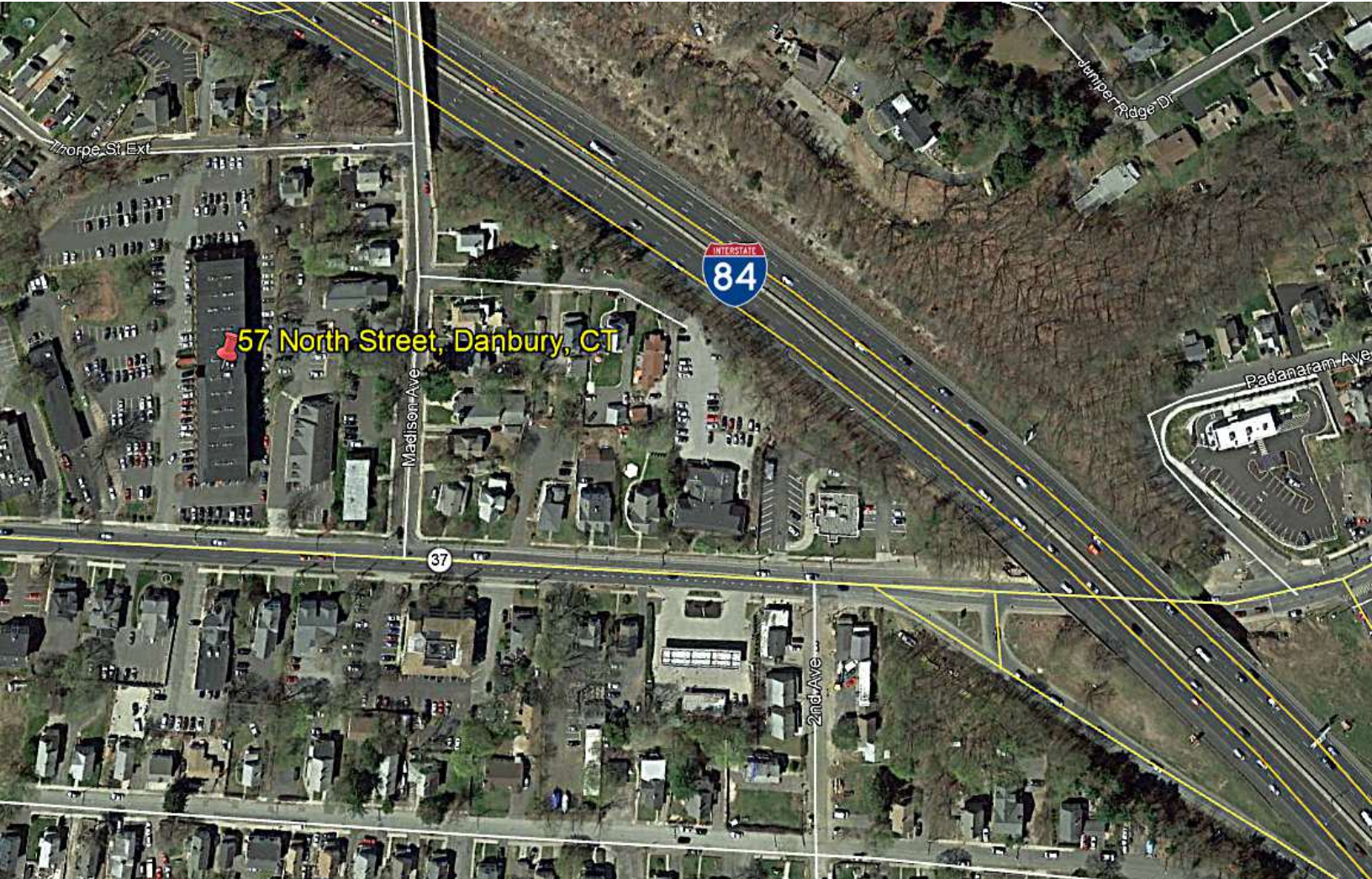
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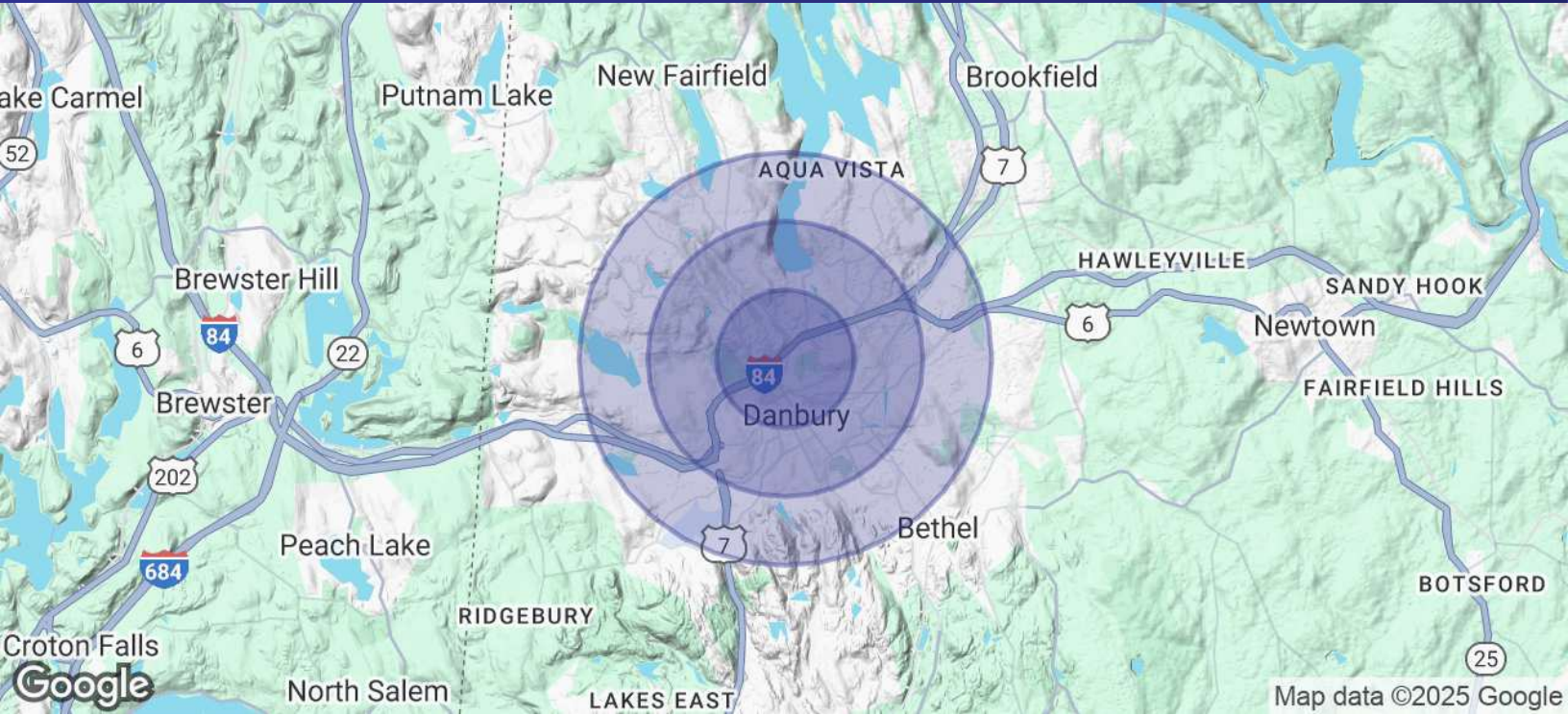
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,584	51,763	76,784
Average Age	33.8	34.3	35.4
Average Age (Male)	34.4	34.3	35.0
Average Age (Female)	32.9	34.5	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,851	18,798	28,088
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$60,812	\$66,697	\$73,483
Average House Value	\$324,842	\$333,339	\$348,608

* Demographic data derived from 2020 ACS - US Census



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