

FOR SALE OR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



PROPERTY DESCRIPTION

Incredible opportunity to move your business next to major retailers. Location has ample parking, drive up loading area with canopy and paved 1 Acre. Be neighbors with O'Reilly Auto Parts, Walmart, Starbucks, Home Goods, Stop and Shop and many other national tenants. Zone allows; car sales, retail sales and much more.

PROPERTY HIGHLIGHTS

- Paved 1 Acre
- City Water; Sewer and Gas
- CG20 Zone
- Built 1967
- Layout: Open Full Retail Store, Storage Room and Break Room

OFFERING SUMMARY

| | |
|----------------|-------------|
| Lease Price: | \$26 NNN |
| Sale Price: | \$2,200,000 |
| Building Size: | 6,812 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,783 | 29,230 | 46,742 |
| Total Population | 13,587 | 77,287 | 125,746 |
| Average HH Income | \$66,796 | \$73,717 | \$85,479 |



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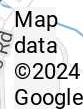
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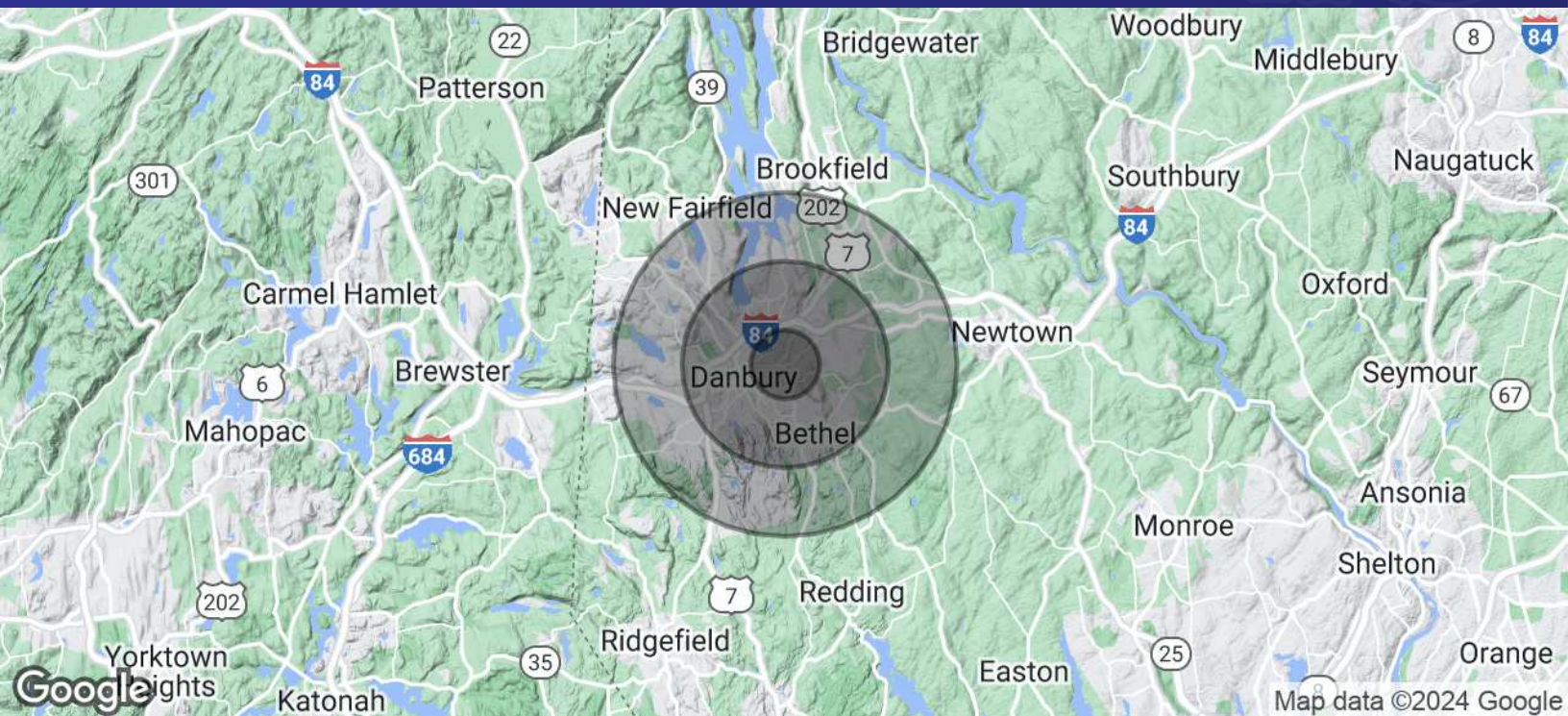
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ANBURY CT



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,587 | 77,287 | 125,746 |
| Average Age | 31.8 | 35.9 | 37.6 |
| Average Age (Male) | 30.7 | 35.1 | 36.7 |
| Average Age (Female) | 32.7 | 36.9 | 38.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,783 | 29,230 | 46,742 |
| # of Persons per HH | 2.8 | 2.6 | 2.7 |
| Average HH Income | \$66,796 | \$73,717 | \$85,479 |
| Average House Value | \$314,662 | \$345,694 | \$382,404 |

2020 American Community Survey (ACS)



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