

FOR LEASE // 2ND FLOOR OFFICE SPACE



PROPERTY DESCRIPTION

Clean and bright second floor office space in excellent location with 3 private offices, two large bullpens, kitchenette and lots of windows. Great visibility with signage on Route 6/Newtown Road with easy access to I-84.

83 NEWTOWN RD, DANBURY, CT

Lease Rate:	\$15.00 SF/yr (Gross) + Utilities
Available SF:	3,000 SF
Building Size:	7,920 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,810	22,029	45,671
Total Population	7,172	59,124	123,629
Average HH Income	\$80,015	\$82,401	\$87,111



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LOCATION INFORMATION

Street Address	83 Newtown Road
City, State, Zip	Danbury, CT 06811
County	Fairfield

BUILDING INFORMATION

PROPERTY HIGHLIGHTS

- +/- 3,000 Sq Ft
- \$15.00 Gross + Utilities
- +/- 34,000 Vehicles Daily
- Year built 2002
- Two Baths
- Central AC
- Gas Heat
- Two Large Bullpens
- 3 Offices
- Kitchenette
- CG-20 Zone

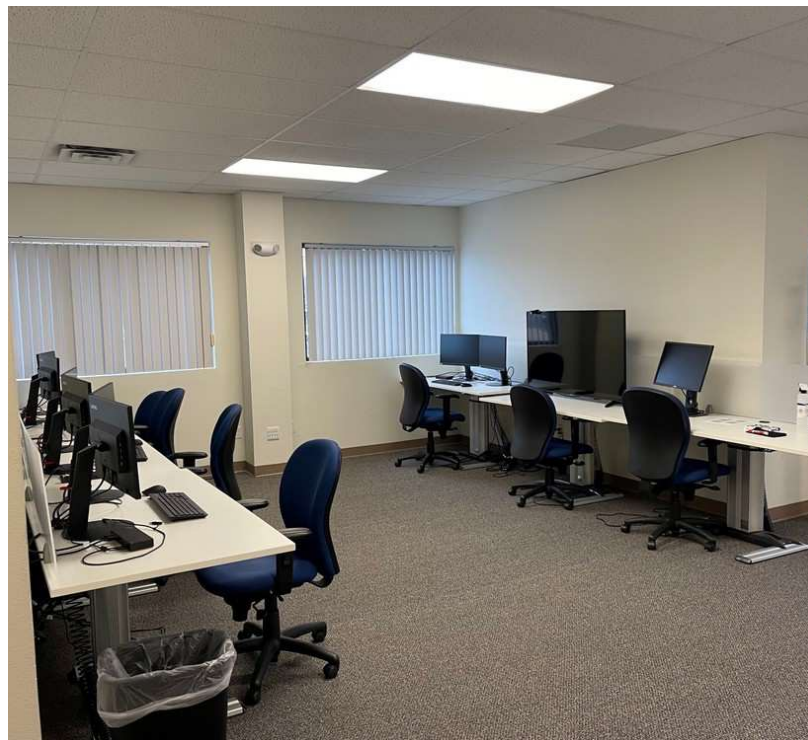
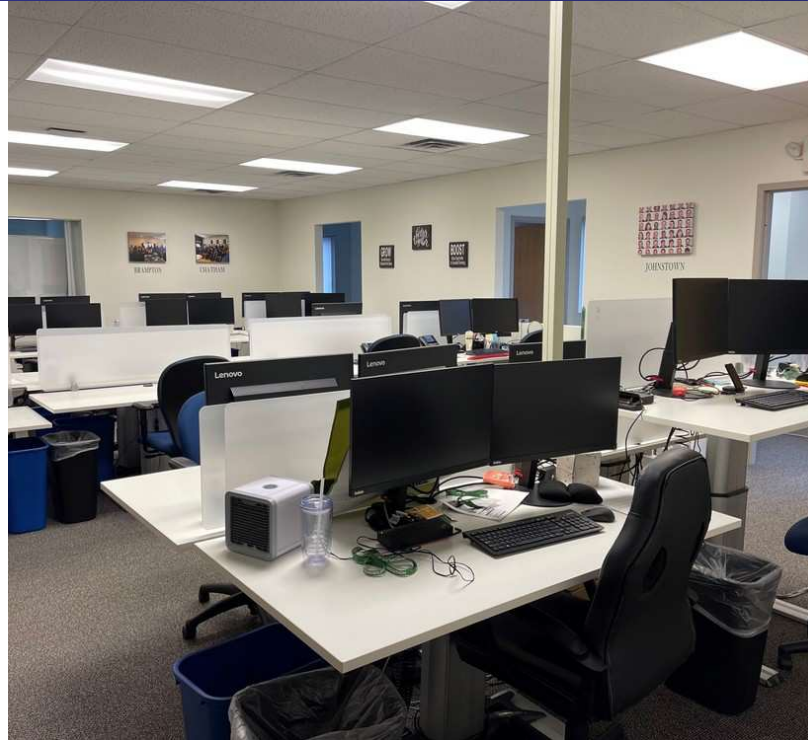


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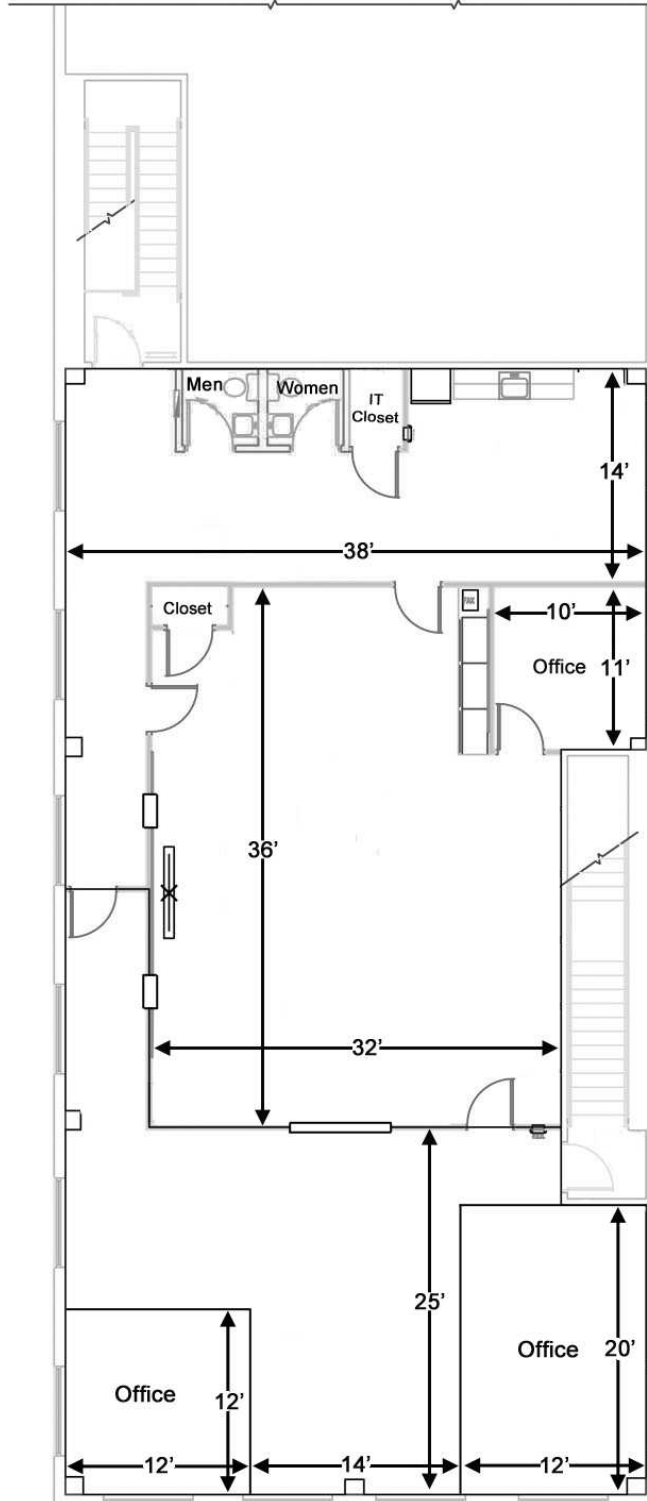


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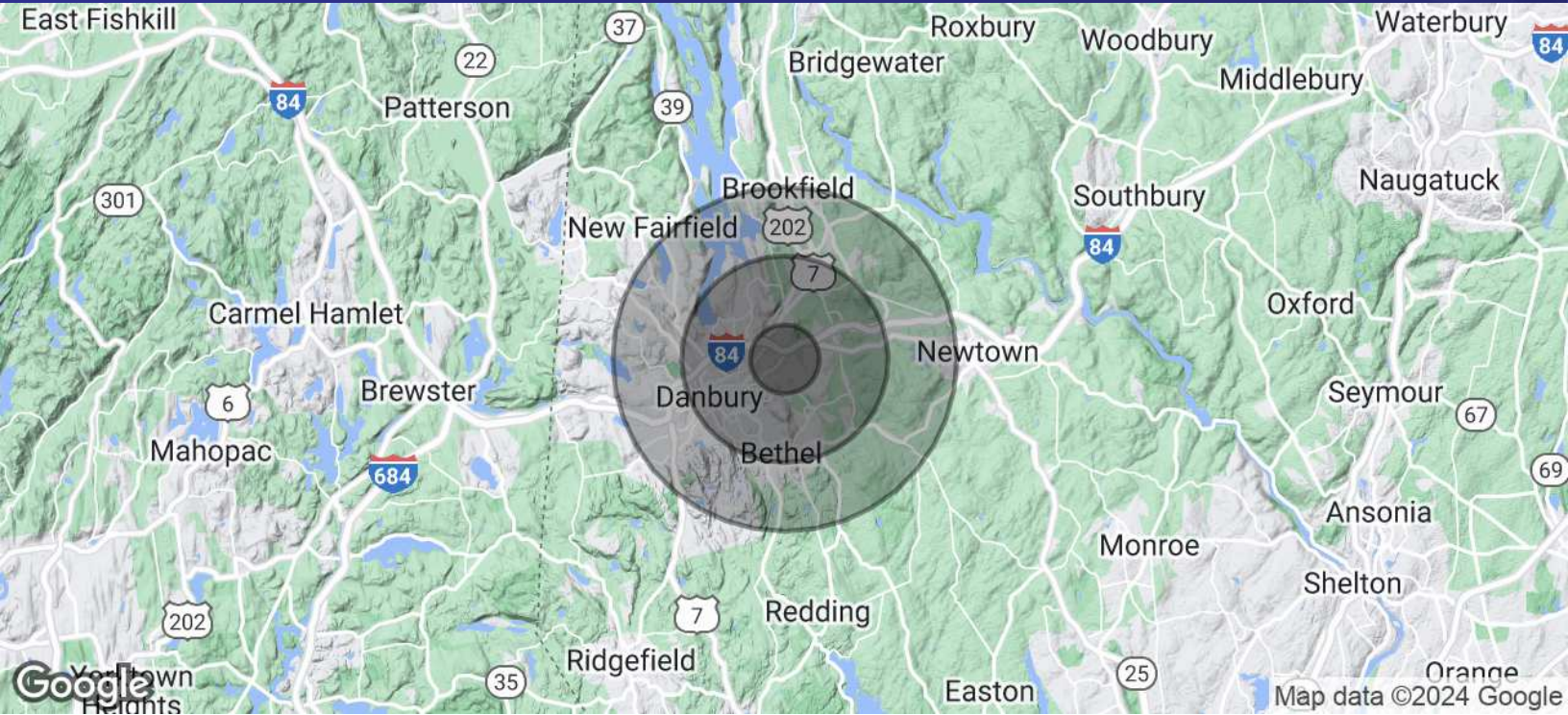
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,172	59,124	123,629
Average Age	36.7	37.0	37.8
Average Age (Male)	34.4	35.5	36.9
Average Age (Female)	39.1	38.3	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,810	22,029	45,671
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$80,015	\$82,401	\$87,111
Average House Value	\$340,320	\$367,524	\$395,000

* Demographic data derived from 2020 ACS - US Census



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