

# 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
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



### JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



### MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



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



**JOE DIMYAN**

*Broker*

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)



**MICHAEL DIMYAN**

*Broker*

203.948.2891

[mdimyan@towercorp.com](mailto:mdimyan@towercorp.com)



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



**JOE DIMYAN**

*Broker*

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)



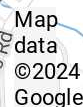
**MICHAEL DIMYAN**

*Broker*

203.948.2891

[mdimyan@towercorp.com](mailto:mdimyan@towercorp.com)

ANBURY CT



**JOE DIMYAN**

Broker

203.313.3920

jdimyan@towercorp.com



**MICHAEL DIMYAN**

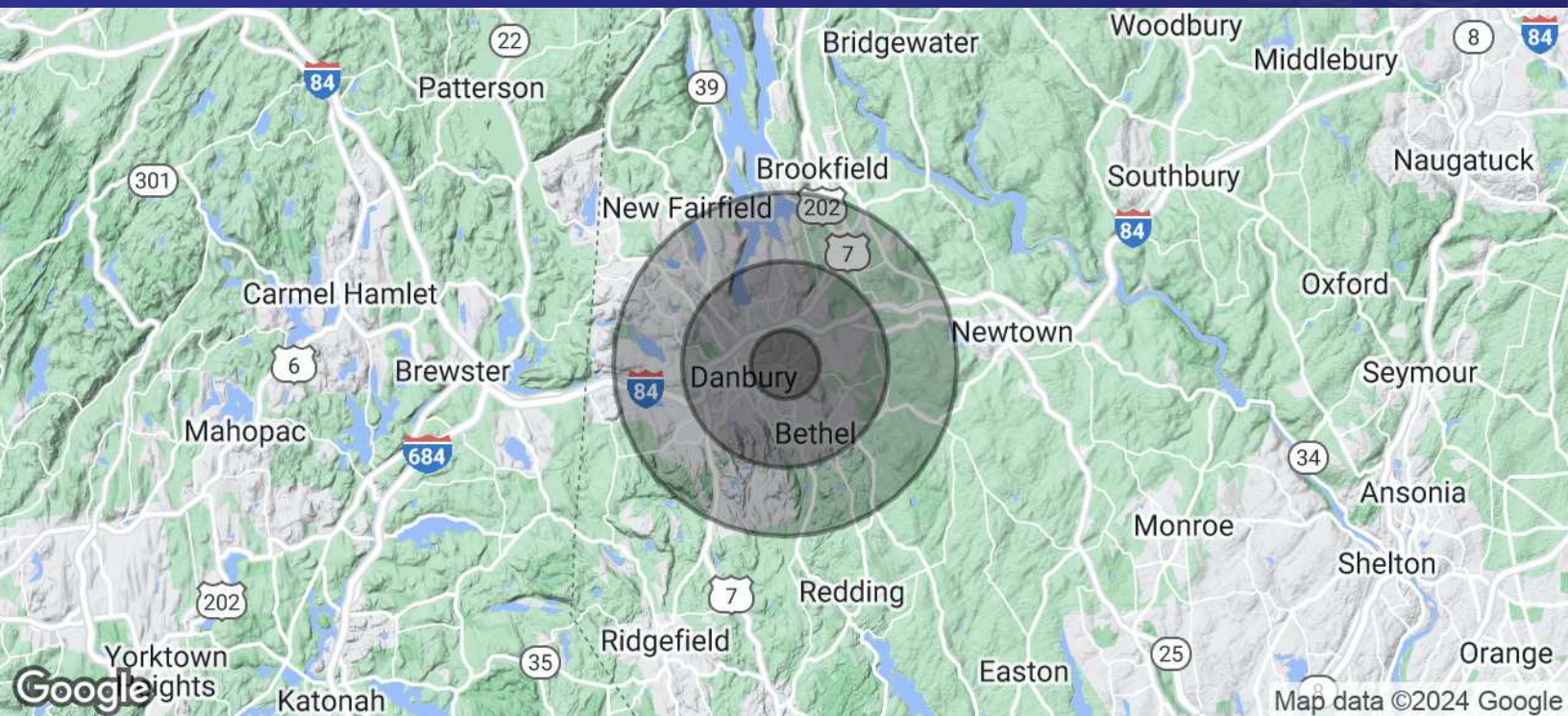
Broker

203.948.2891

mdimyan@towercorp.com



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



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)



**JOE DIMYAN**

Broker

203.313.3920

jdimyan@towercorp.com



**MICHAEL DIMYAN**

Broker

203.948.2891

mdimyan@towercorp.com