

**FOR LEASE // 45 PADANARAM RD, DANBURY CT**



**PROPERTY DESCRIPTION**

Location! Location! Location! Amazing exposure on Padanaram Road with excellent parking directly in front of store. Be apart of this bustling shopping center. Ideal for any retail use.

**PROPERTY HIGHLIGHTS**

- Central AC
- Electric Heat
- 1 Bath
- Road Signage
- Ample Parking

**OFFERING SUMMARY**

Lease Rate:	\$1,900.00 (Gross) + Util.
Available SF:	1,250 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	999	3,216	7,183
Total Population	2,635	8,166	19,190
Average HH Income	\$81,306	\$79,218	\$85,053



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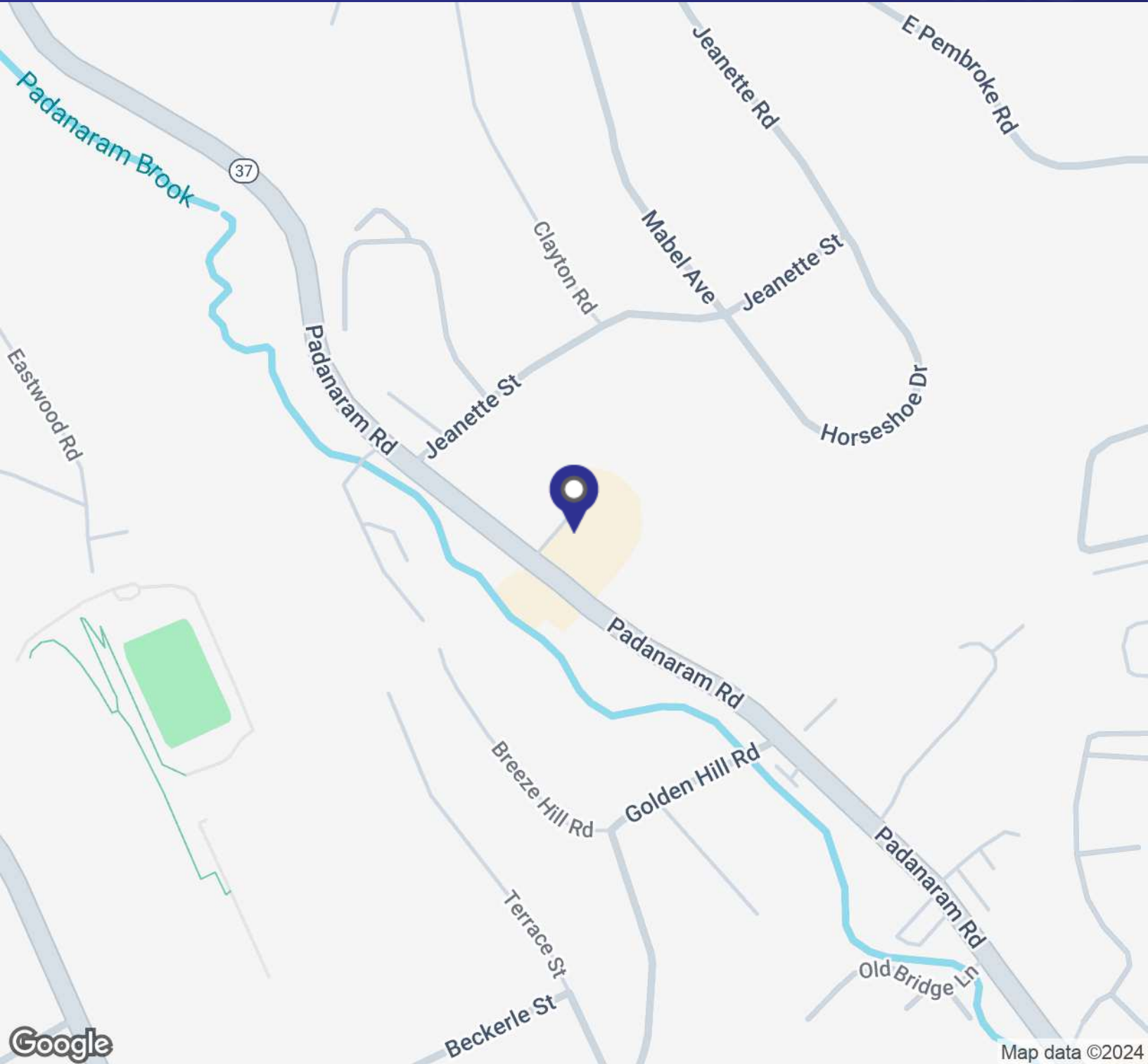
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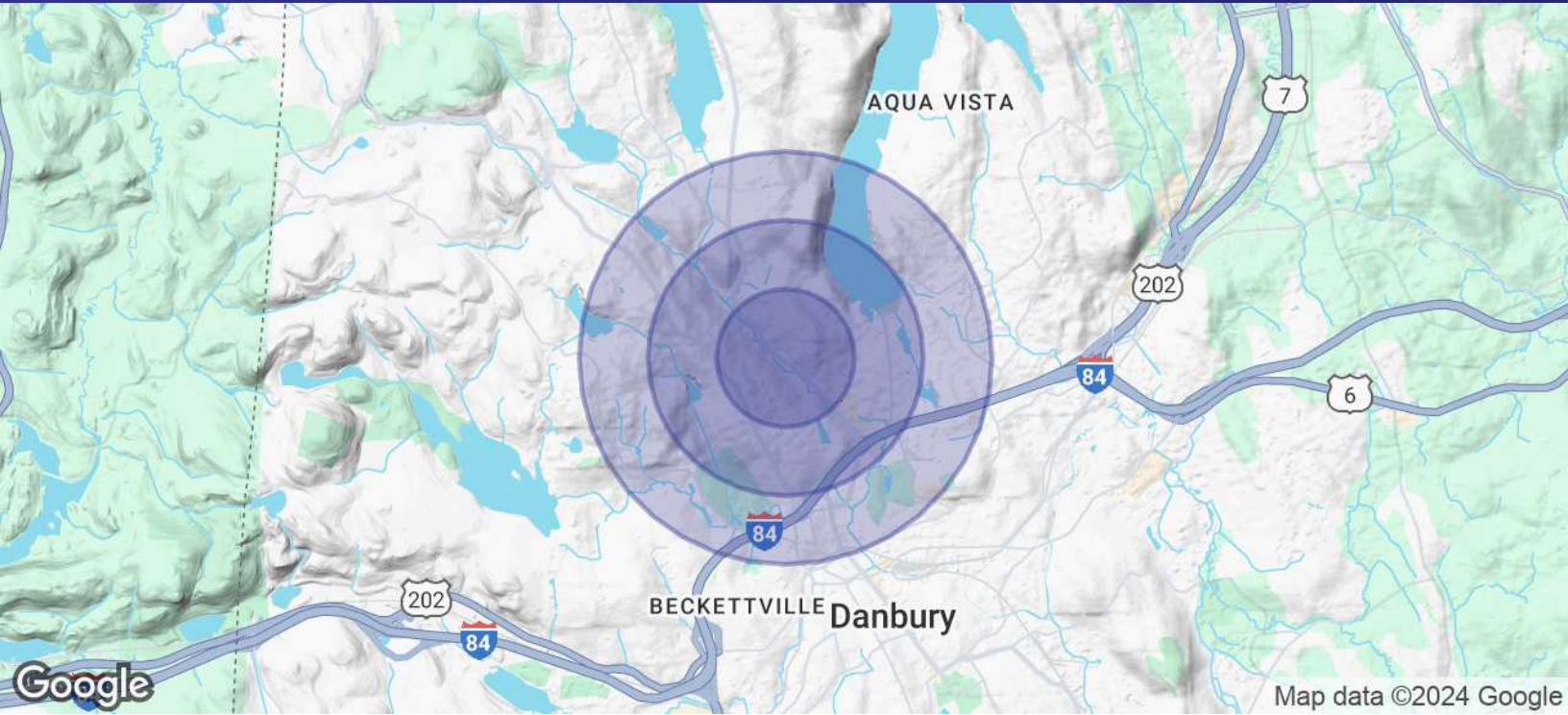
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,635	8,166	19,190
Average Age	43.0	44.6	41.7
Average Age (Male)	41.0	42.8	40.2
Average Age (Female)	48.4	46.9	42.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	999	3,216	7,183
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$81,306	\$79,218	\$85,053
Average House Value	\$230,254	\$210,921	\$242,312

2020 American Community Survey (ACS)



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