

FOR LEASE // LIGHT MANUFACTURING OR OFFICE SPACE



PROPERTY DESCRIPTION

First Floor Office/Manufacturing/Storage Space with Extra Parking Or Truck Parking Available

Unit 9 Features: Three Offices/Two Baths with Break Room + Bullpen Area

Unit 8 Features: Slop Sink, 16'7" Ceilings and Additional Mezzanine Storage.

PROPERTY HIGHLIGHTS

- Gas Heat + Full A/C
- City Water, Sewer and Gas
- Full Sprinkler System
- 2 Baths

15 GREAT PASTURE RD, DANBURY, CT

Lease Rate	Unit 9 -- \$1,495/month (Gross)+ Utilities Unit 8 -- \$2,750/month (Gross) + Utilities
Available SF:	Unit 9 -- 1,175 SF Unit 8 -- 2,155 SF
Building Size:	25,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,984	24,243	43,349
Total Population	7,264	64,260	116,629
Average HH Income	\$74,352	\$74,629	\$85,923

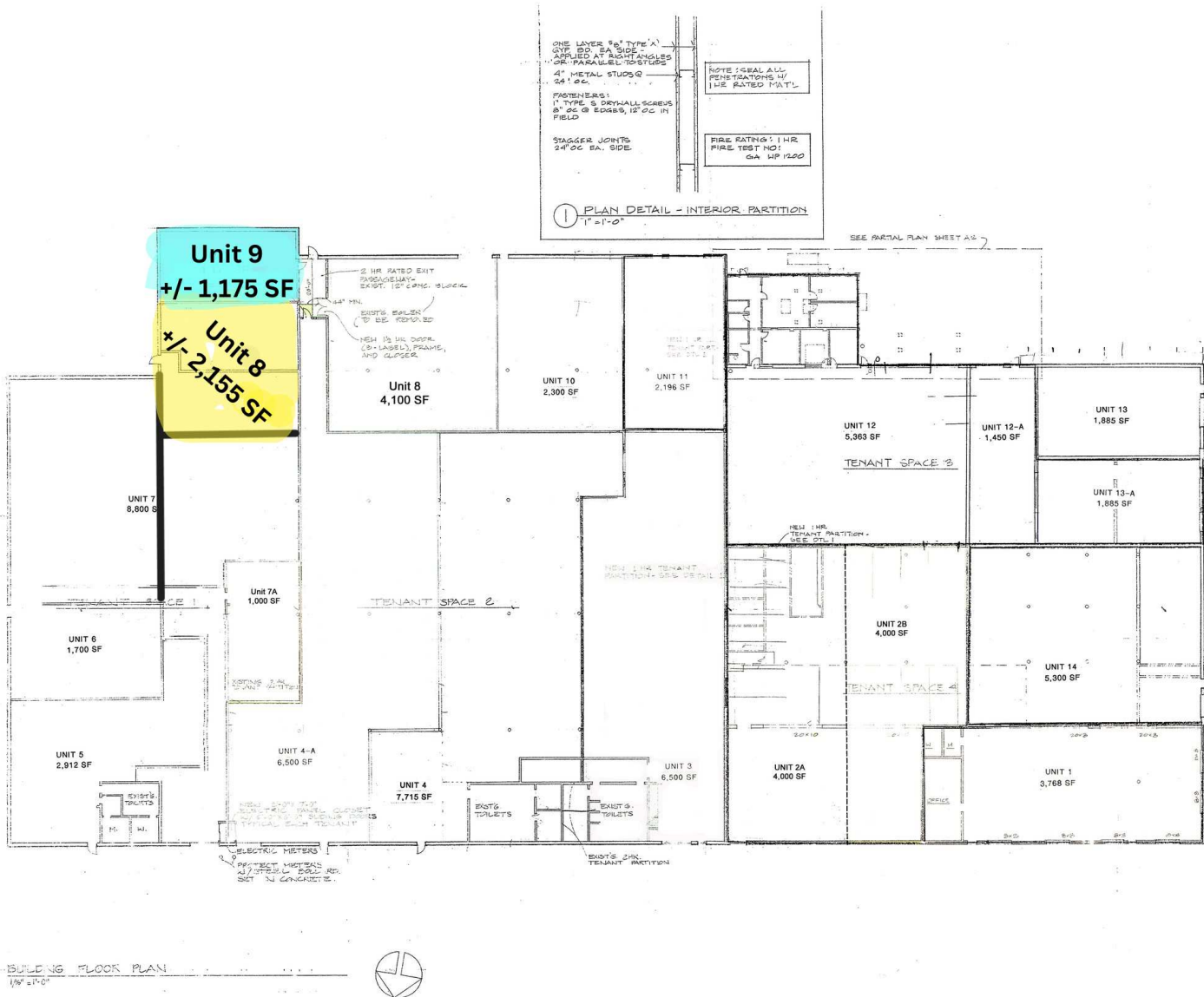


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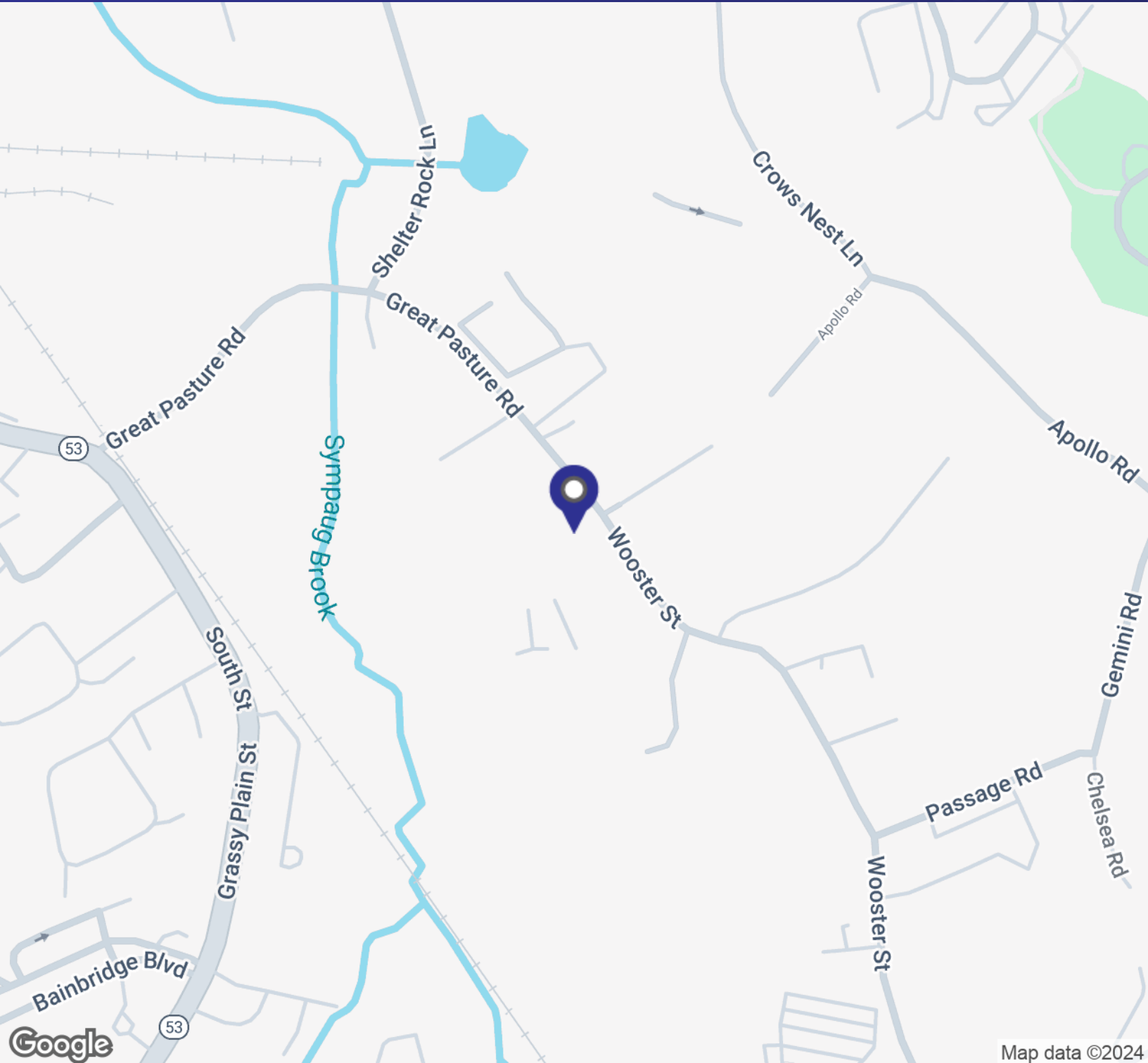


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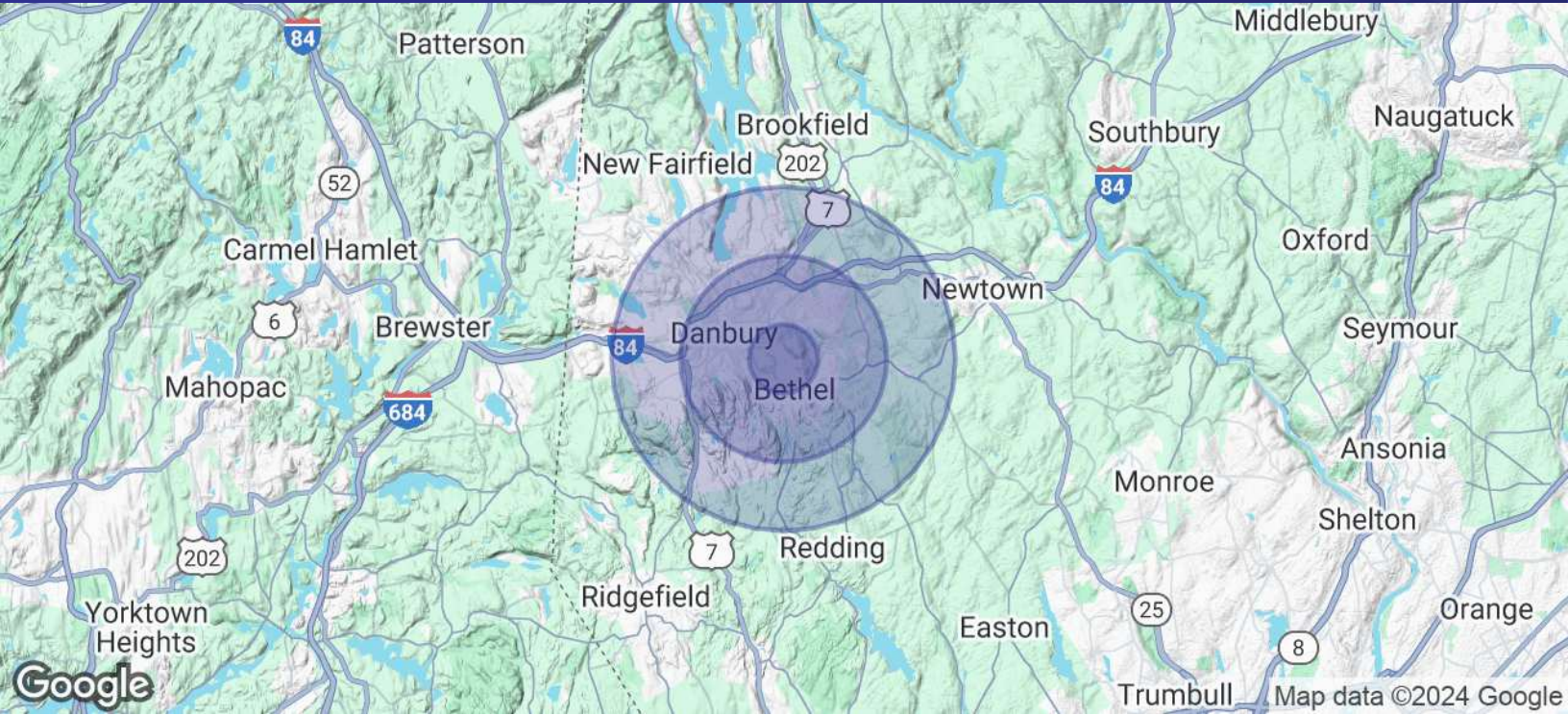
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,264	64,260	116,629
Average Age	35.4	35.9	37.6
Average Age (Male)	33.5	34.6	36.7
Average Age (Female)	37.2	37.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,984	24,243	43,349
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$74,352	\$74,629	\$85,923
Average House Value	\$321,210	\$358,798	\$381,536

2020 American Community Survey (ACS)



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