

FOR LEASE // 46 MILL PLAIN ROAD, DANBURY, CT



PROPERTY DESCRIPTION

Very Rare Opportunity on the Booming Westside of Danbury! First Floor Salon/Medical space. Excellent traffic count, parking. Former Nail Salon. Ideal for Hair Salon, Nail Salon, Esthetician, Physical Therapy or Dentist.

Please Contact Michael Dimyan for more information.

PROPERTY HIGHLIGHTS

- First Floor Walk In
- Parking: 80+ Spots
- Utilities: City Water, Sewer, Gas
- Buildout: Former Nail Salon
- Signage: Yes

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,344 SF

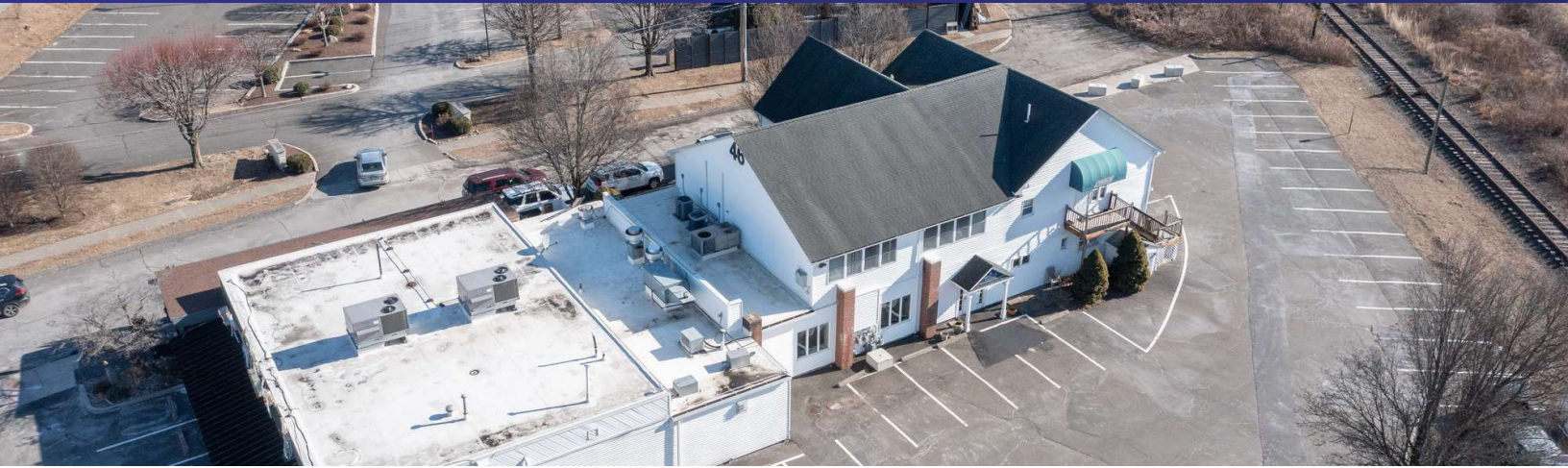
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	603	2,056
Total Population	344	1,413	5,286
Average HH Income	\$123,268	\$120,663	\$125,669



MICHAEL DIMYAN

Broker
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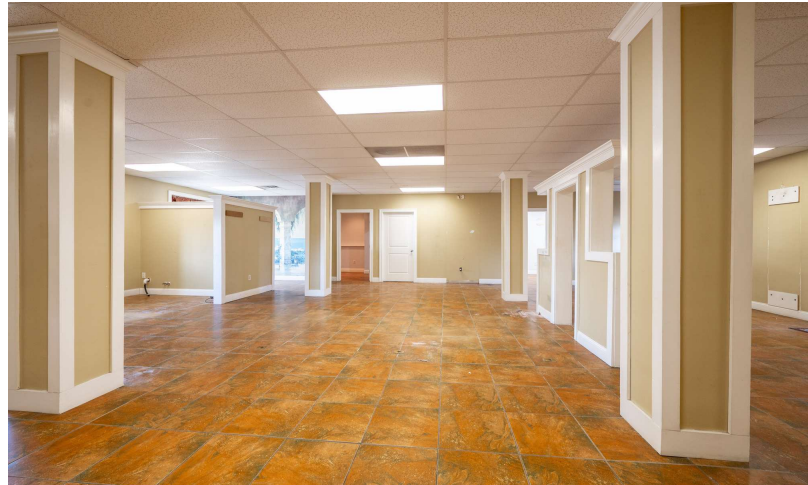
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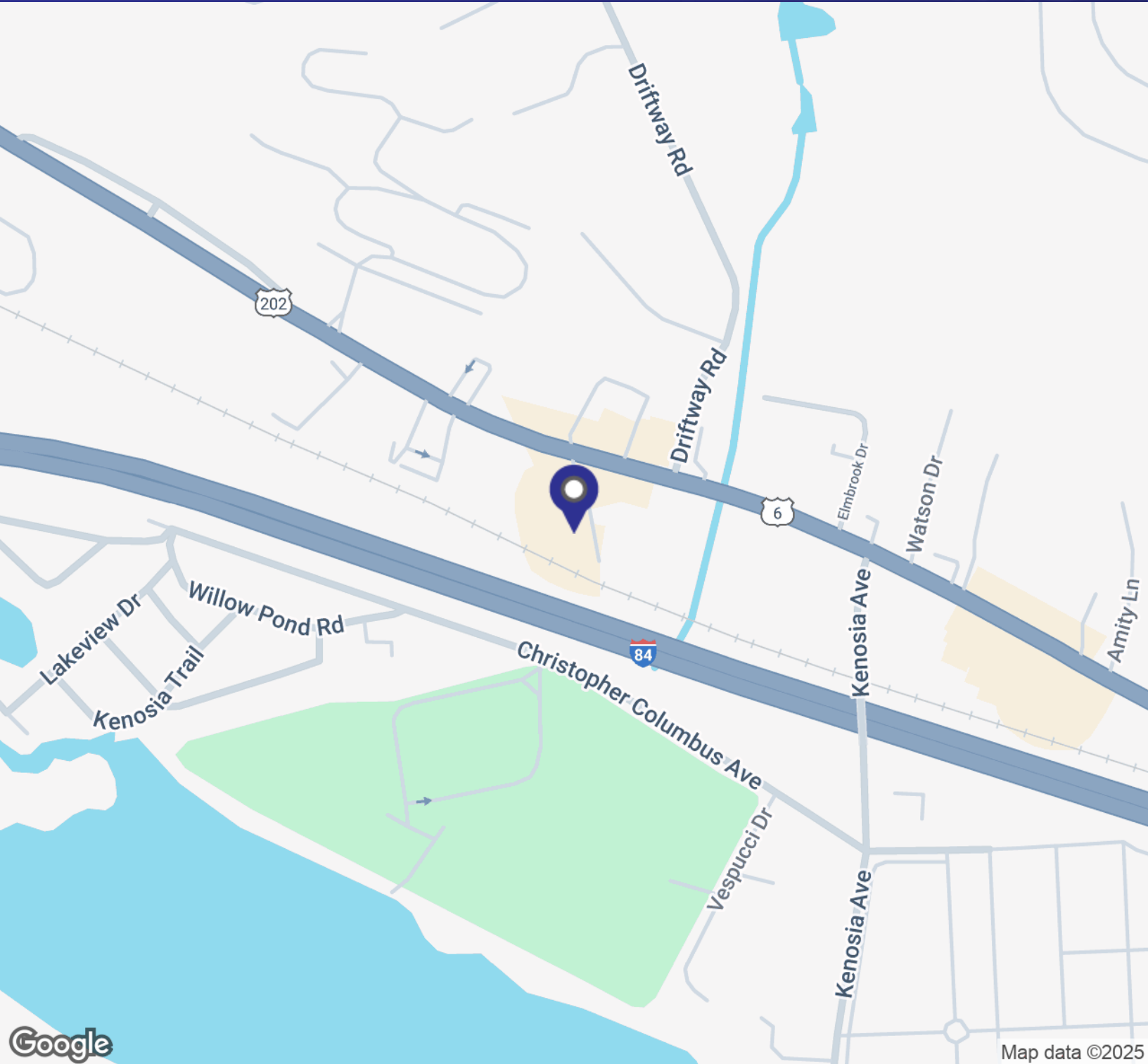
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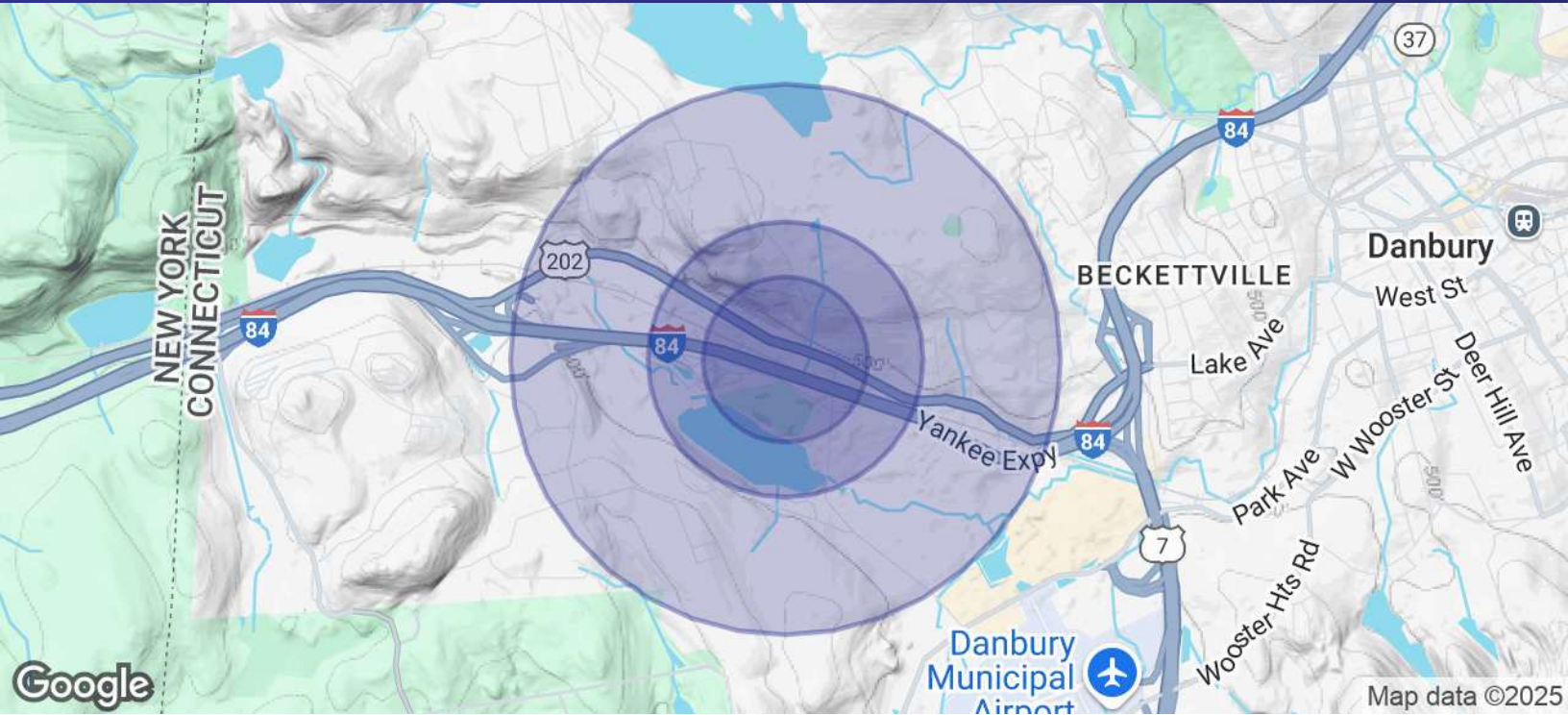
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	344	1,413	5,286
Average Age	46	45	43
Average Age (Male)	44	44	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	603	2,056
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$123,268	\$120,663	\$125,669
Average House Value	\$430,883	\$428,347	\$477,219

Demographics data derived from AlphaMap



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