

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



PROPERTY DESCRIPTION

Fully equipped restaurant on West Side of Danbury! This free standing building is on restaurant row with a large parking lot, 2 hood's, full bar, sushi bar, liquor room, walk in cooler, freezer boxes, central Heat/ AC, new split units and 6 Hibachi stations. Including the bar inside has +/- 150 seats and another +/- 50 on the outside patio. Ideal for any restaurant use in great location next to I-84 and 684.

PROPERTY HIGHLIGHTS

- City Water and Sewer
- +/- 200 Seats Including Patio
- 2 Hood's
- 1 Men Bath
- 1 Women Bath
- Liquor Room
- Central Heat/ AC
- Freezer Boxes
- 1 Walk in Cooler

OFFERING SUMMARY

Lease Rate:	\$11,000.00 per month (NNN)
Available SF:	4,385 SF

DEMOGRAPHICS	1.3 MILES	5.5 MILES	10 MILES
Total Households	4,595	45,732	87,222
Total Population	13,371	124,665	236,225
Average HH Income	\$106,184	\$134,854	\$159,538



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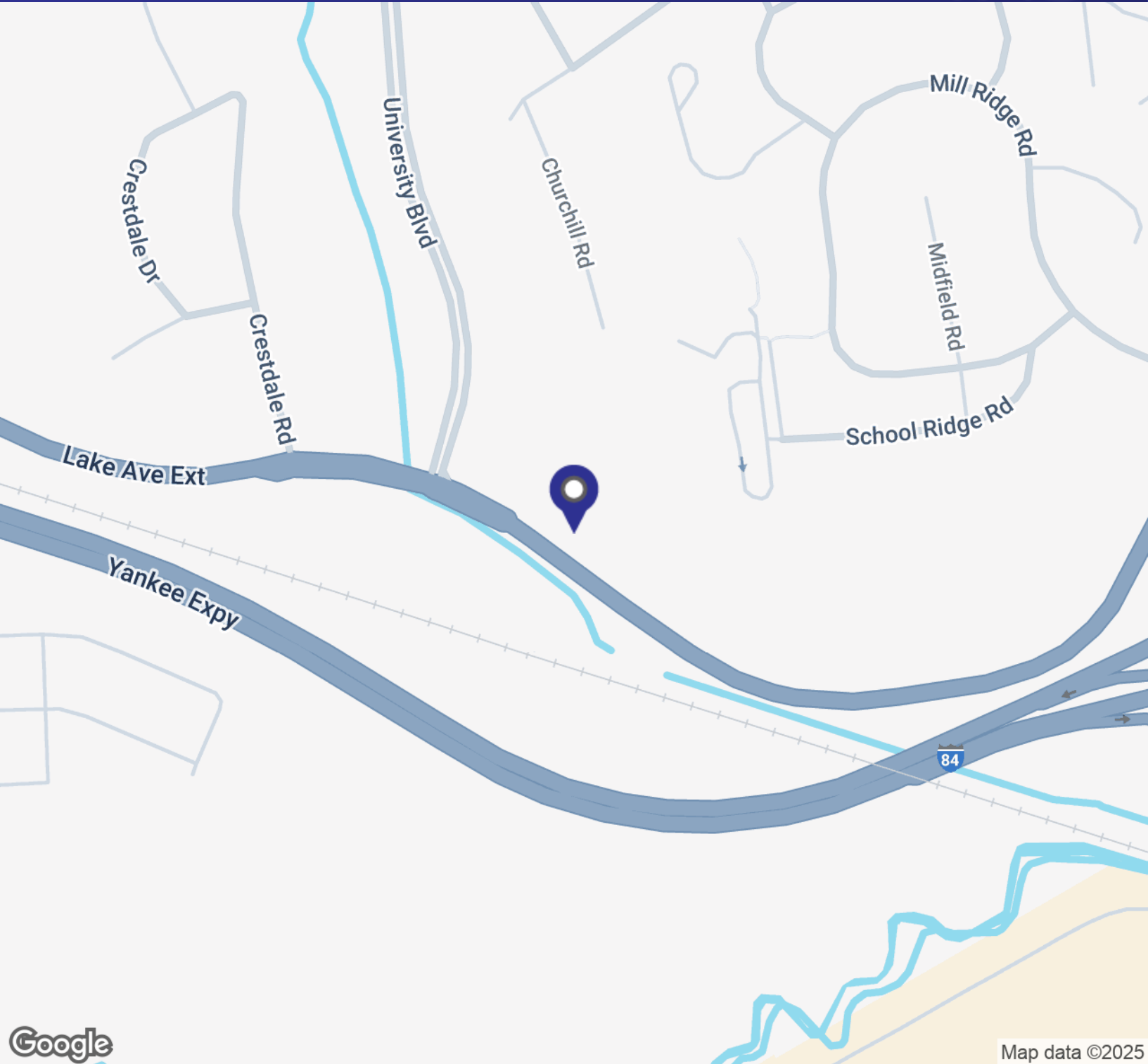
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Map data ©2025



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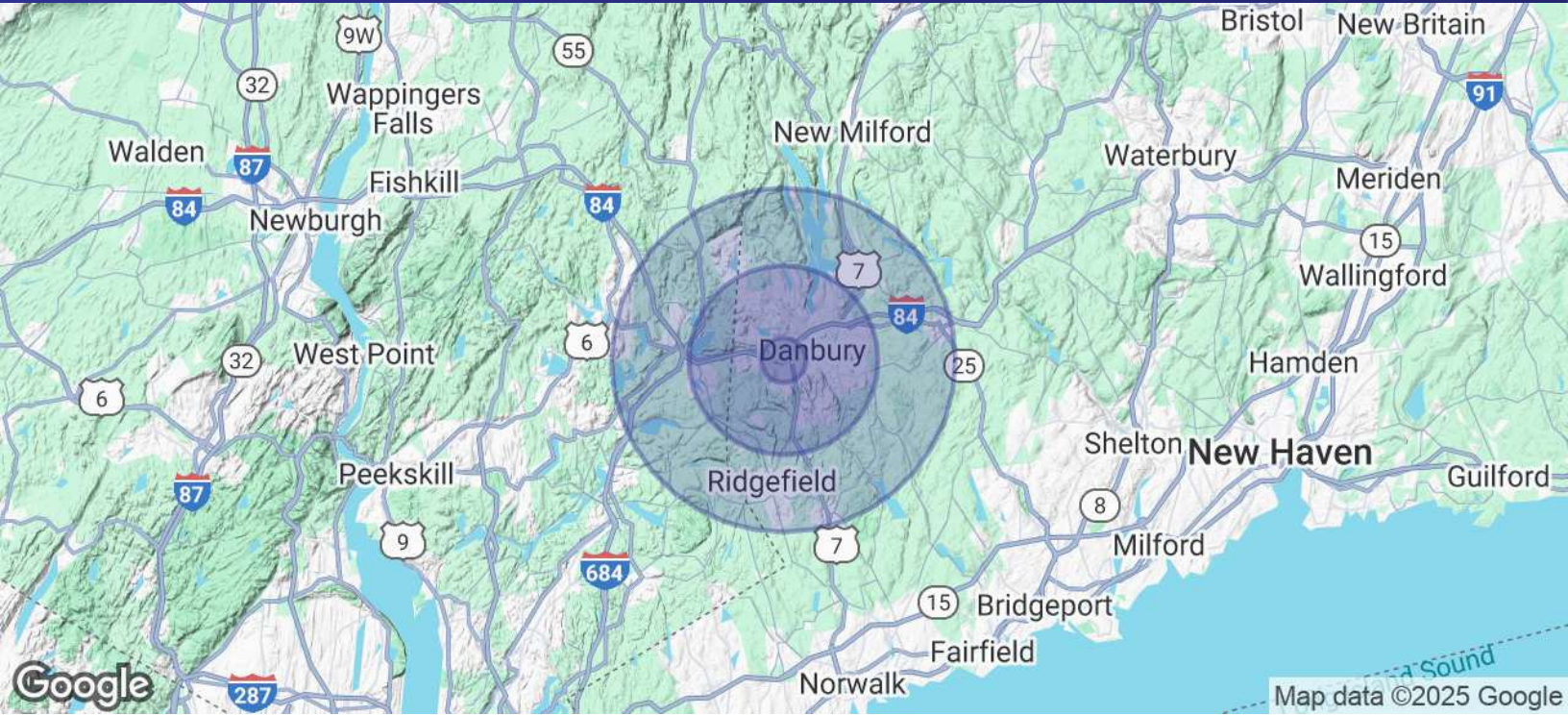
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POPULATION	1.3 MILES	5.5 MILES	10 MILES
Total Population	13,371	124,665	236,225
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME	1.3 MILES	5.5 MILES	10 MILES
Total Households	4,595	45,732	87,222
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$106,184	\$134,854	\$159,538
Average House Value	\$439,201	\$464,289	\$552,561

Demographics data derived from AlphaMap



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