

**FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT**



**PROPERTY DESCRIPTION**

Great opportunity to move your medical/retail space to Mill Plain Road. This former veterinarian hospital has great road exposure, ample parking, 4 exam rooms, kennels, waiting room and 2nd floor office space. Be neighbors with Caraluzzi, Stop and Shop, Trader Joes, Many Restaurants and Shops. This can be split into two units starting at +/- 1,500 Sq Ft.

**PROPERTY HIGHLIGHTS**

- Oil Heat
- Central AC
- 4 exam rooms
- large Waiting/ reception
- Kennels
- 2 Bathrooms
- Ample Parking
- 2 Bedroom apartment
- Can Be Split

**OFFERING SUMMARY**

Lease Rate:	\$35 NNN
Nets:	+/- \$5
Available SF:	+/- 1,500 - 3,371 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,678	4,492
Total Population	1,081	4,297	11,051
Average HH Income	\$93,699	\$97,884	\$100,340



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**JOE DIMYAN**  
*Broker*  
 203.313.3920  
 jdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

**FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT**



**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com



**JOE DIMYAN**  
*Broker*  
203.313.3920  
jdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com

**FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT**



**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com

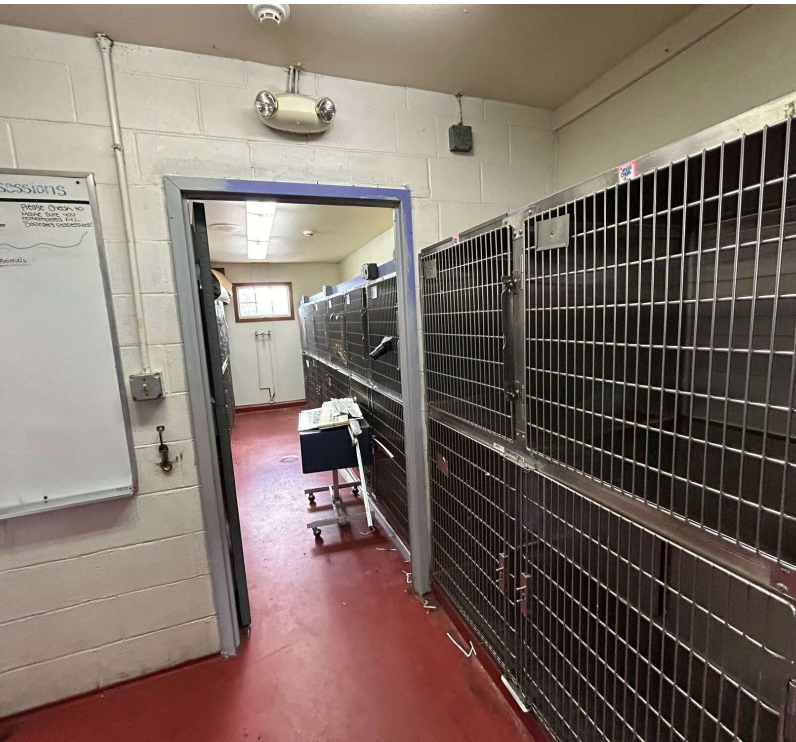


**JOE DIMYAN**  
*Broker*  
203.313.3920  
jdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com

**FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT**



**MICK CONSALVO**

*Broker*

203.241.5188

mconsalvo@towercorp.com



**JOE DIMYAN**

*Broker*

203.313.3920

jdimyan@towercorp.com



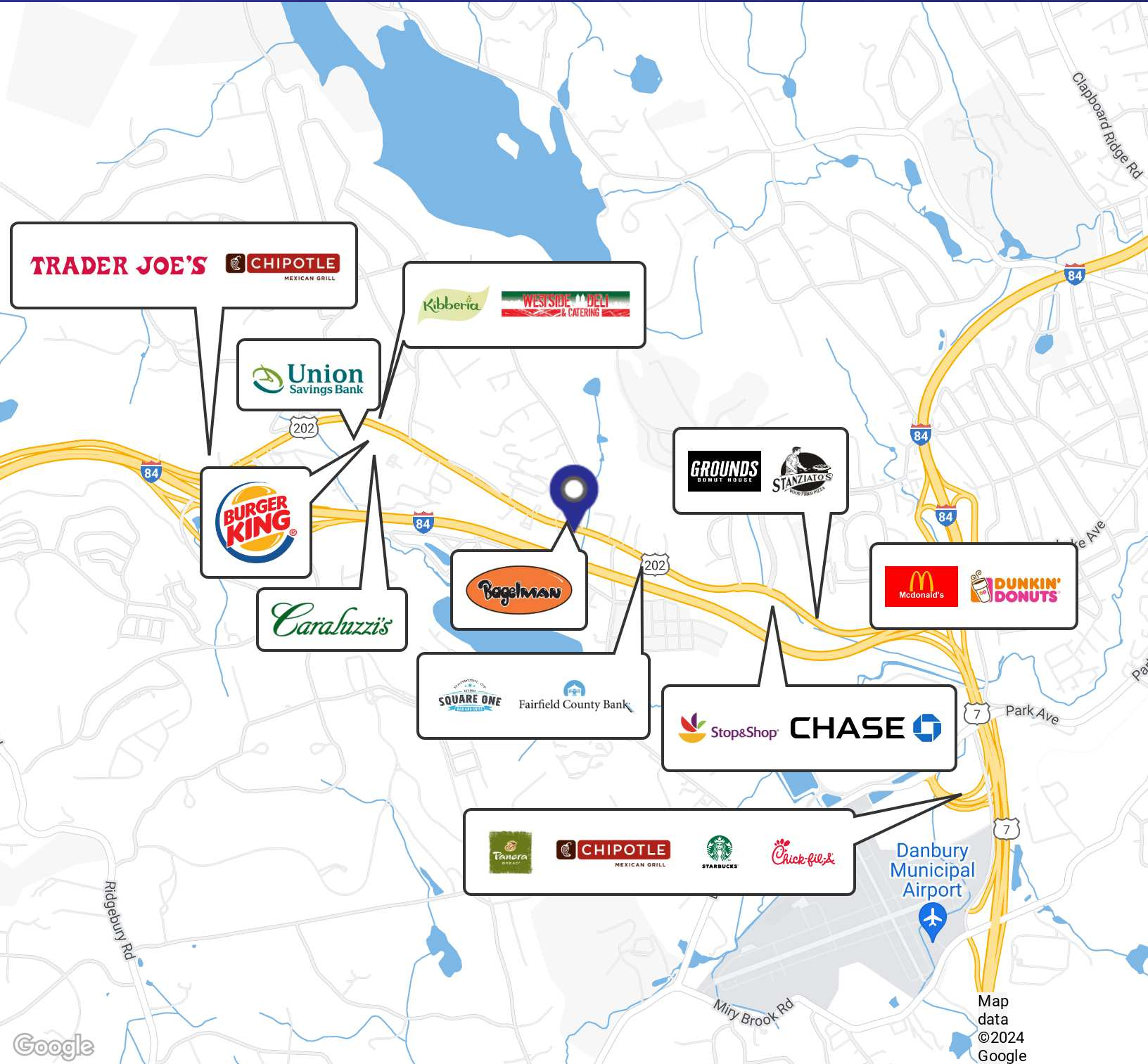
**TOMMY CONSALVO**

*Broker*

203.482.5792

tconsalvo@towercorp.com

**FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT**



**MICK CONSALVO**  
 Broker  
 203.241.5188  
 mconsalvo@towercorp.com

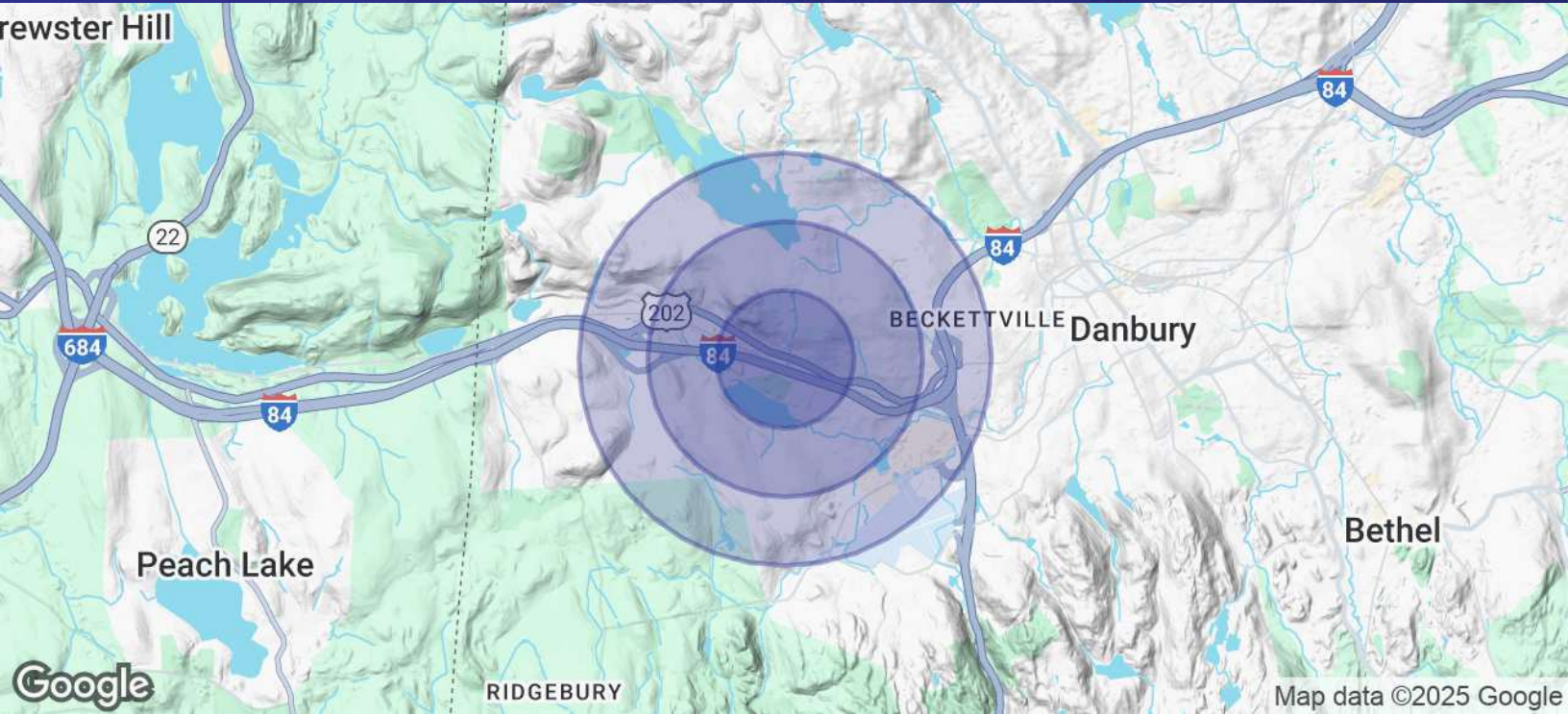


**JOE DIMYAN**  
 Broker  
 203.313.3920  
 jdimyan@towercorp.com



**TOMMY CONSALVO**  
 Broker  
 203.482.5792  
 tconsalvo@towercorp.com

**FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT**



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,081	4,297	11,051
Average Age	37.7	35.9	36.5
Average Age (Male)	34.1	33.5	35.5
Average Age (Female)	39.0	36.7	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,678	4,492
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$93,699	\$97,884	\$100,340
Average House Value	\$287,919	\$301,483	\$325,629

2020 American Community Survey (ACS)



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**JOE DIMYAN**  
*Broker*  
 203.313.3920  
 jdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com