

FOR LEASE // 98 MILL PLAIN ROAD, DANBURY CT



PROPERTY DESCRIPTION

Must see beautiful office suites with carpet, private windowed offices, conference rooms, break area and private bathrooms. Unit 3B has glass door entrance, reception/ waiting area, vinyl flooring, large bullpen, kitchenette, washer dryer hook up and private windowed offices. This space was occupied as a long term physical therapy office. Located on Danbury's growing Westside. Excellent on site parking, easy access to I-84 or New York!

*** 5% Commission paid to the tenant broker. ***

PROPERTY HIGHLIGHTS

- Elevator Access
- Open Reception
- On Site Ample Parking
- Large Windows
- Kitchenettes
- Well Maintained Building

OFFERING SUMMARY

Lease Rate:	\$19.50 (Gross) + Util
Unit 4C:	+/- 1,009 SF
Unit 3B:	+/- 2,823 SF
Unit 2B:	+/- 2,360 SF
Unit 4A:	+/- 1,008 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	812	33,054	89,392
Total Population	2,221	92,723	246,756
Average HH Income	\$124,531	\$98,335	\$114,456



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

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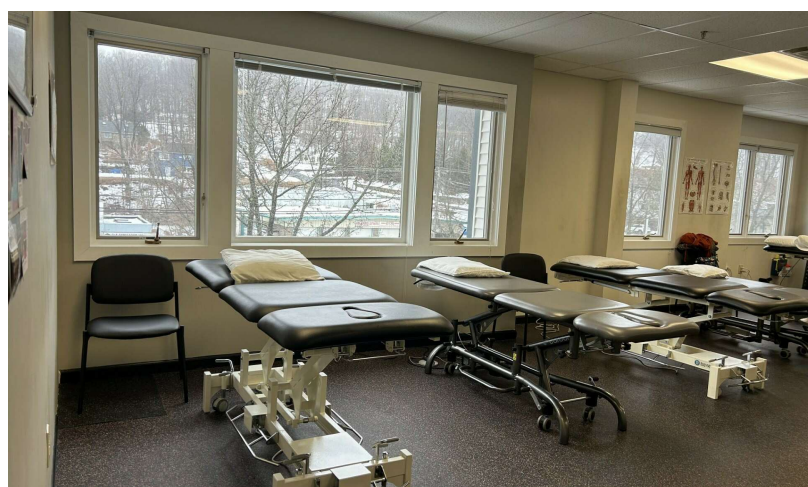
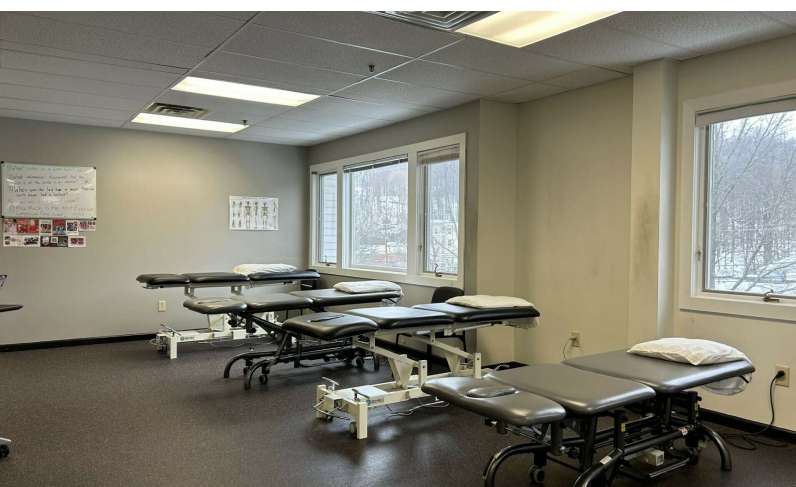
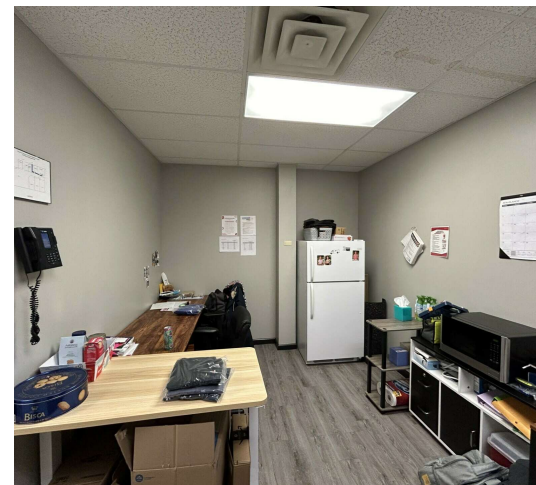
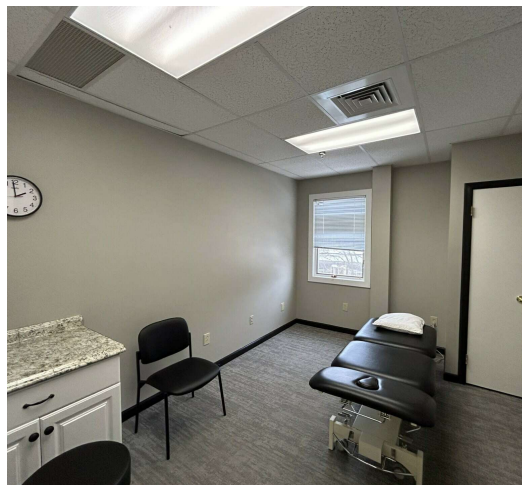
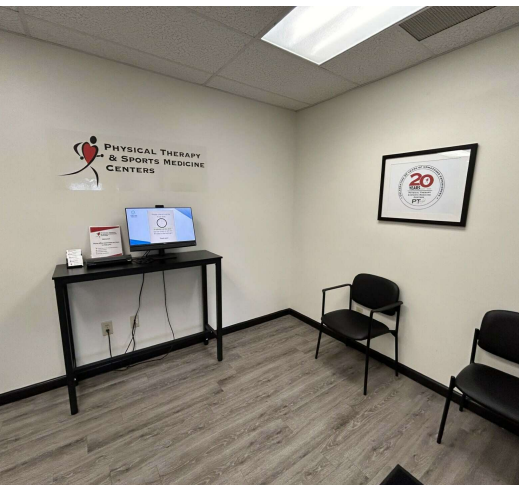
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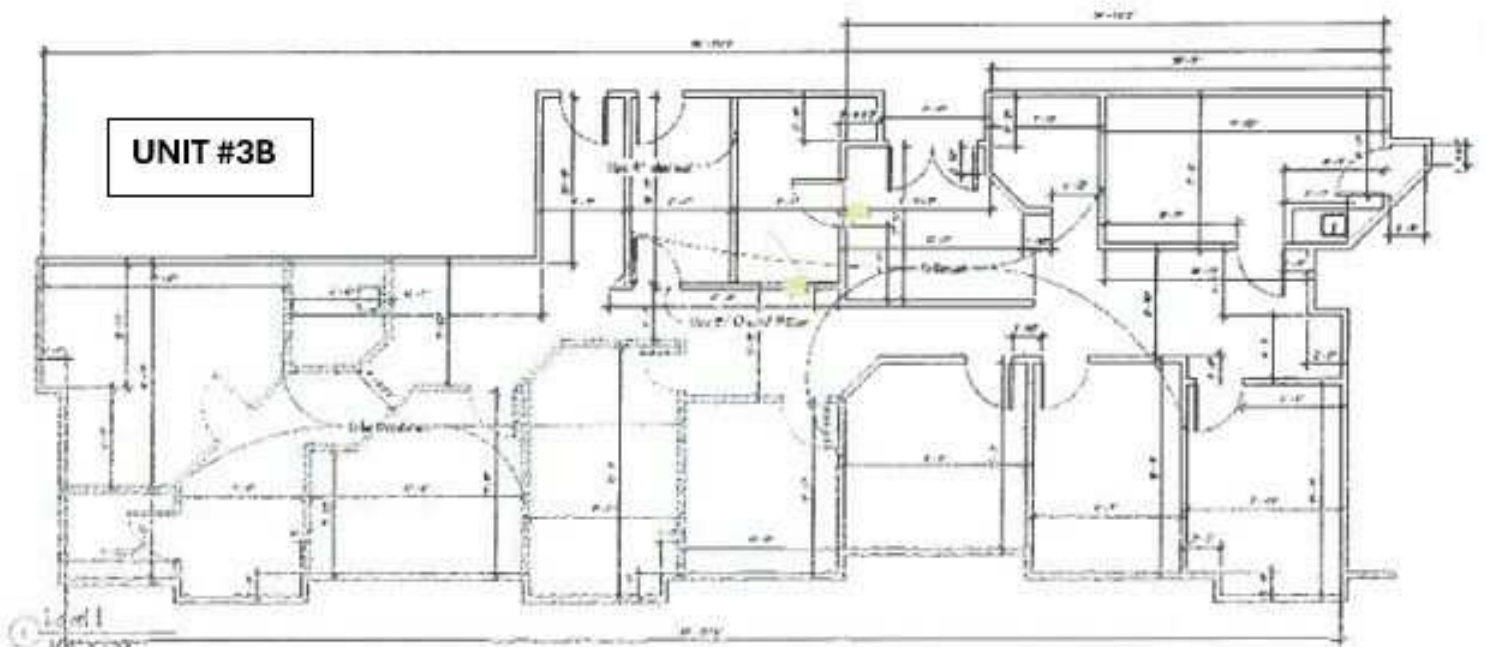
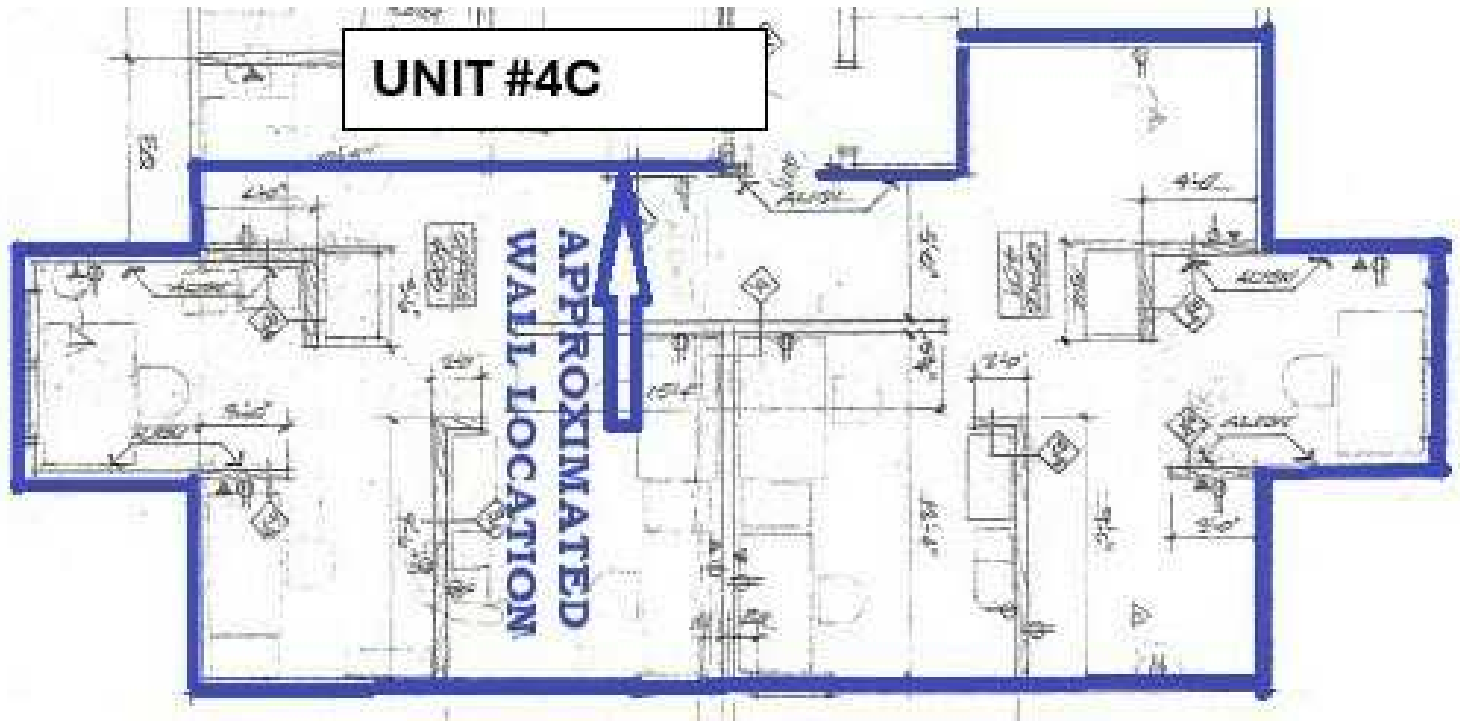
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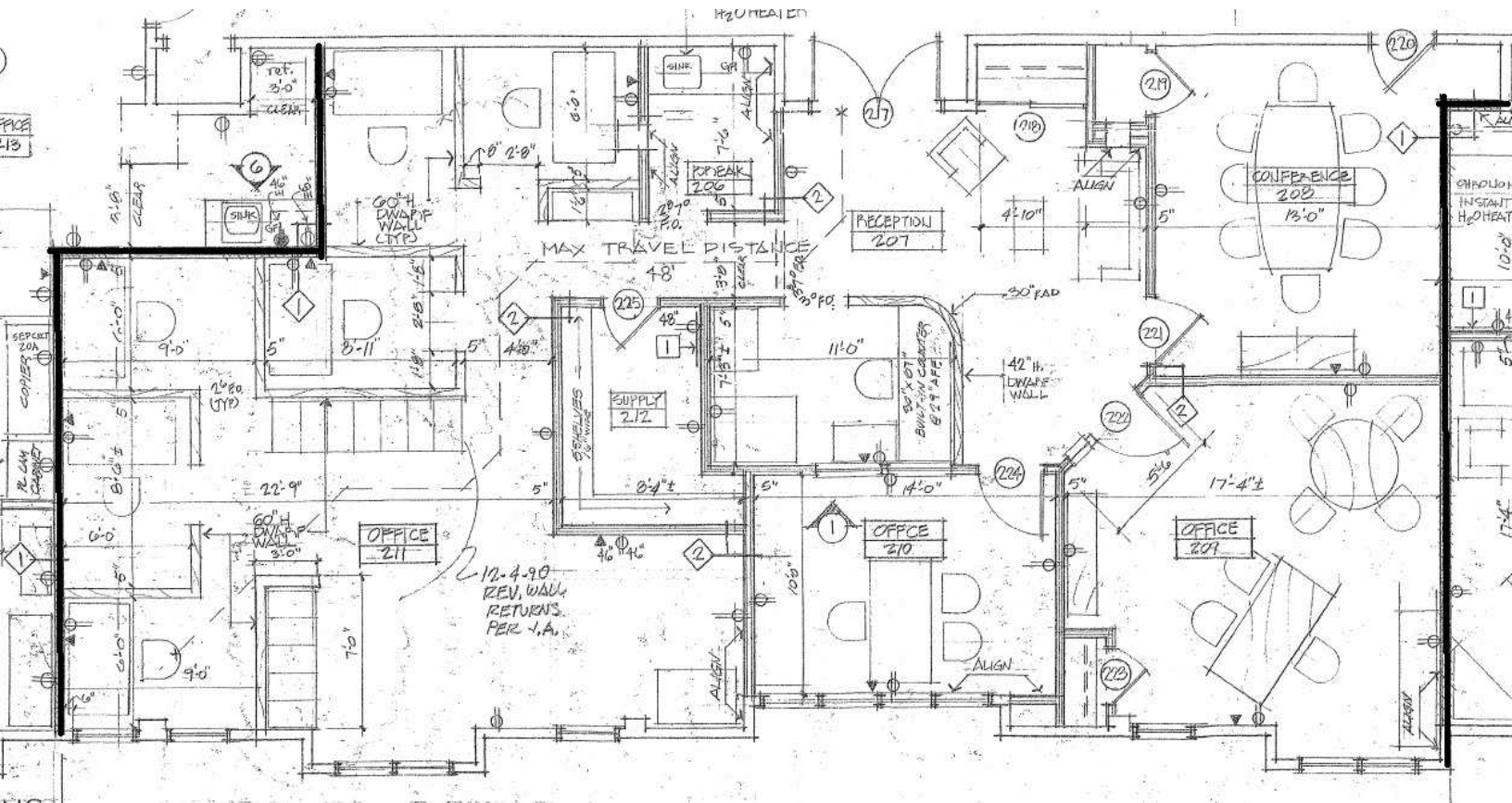
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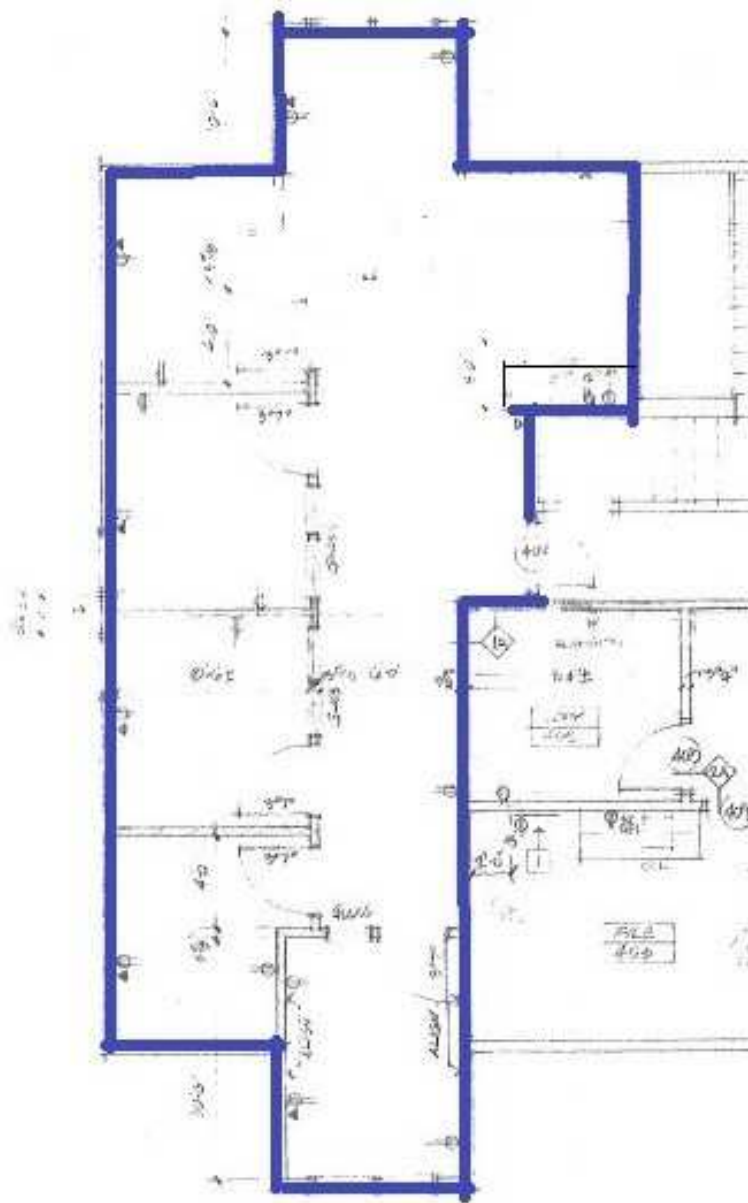
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Unit 4A



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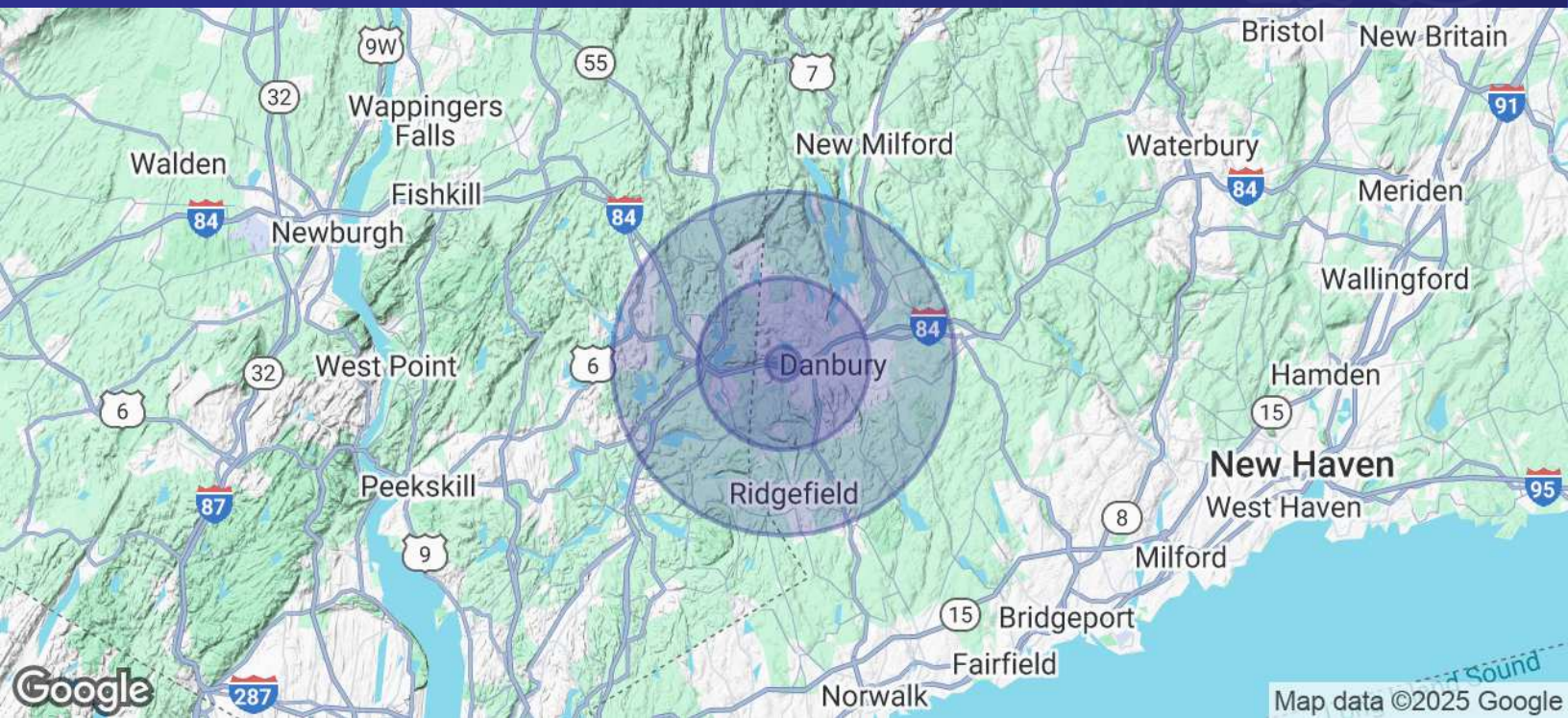
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,221	92,723	246,756
Average Age	39.3	37.6	39.5
Average Age (Male)	37.4	37.0	38.5
Average Age (Female)	40.7	38.1	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	812	33,054	89,392
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$124,531	\$98,335	\$114,456
Average House Value	\$437,527	\$455,230	\$469,691

* Demographic data derived from 2020 ACS - US Census



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