

**FOR LEASE // 98 MILL PLAIN ROAD, DANBURY CT**



**PROPERTY DESCRIPTION**

Must See! Unit 4C is a beautiful office suite with carpet, private windowed offices, conference room, break area and private bathroom. 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           |

| 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 |



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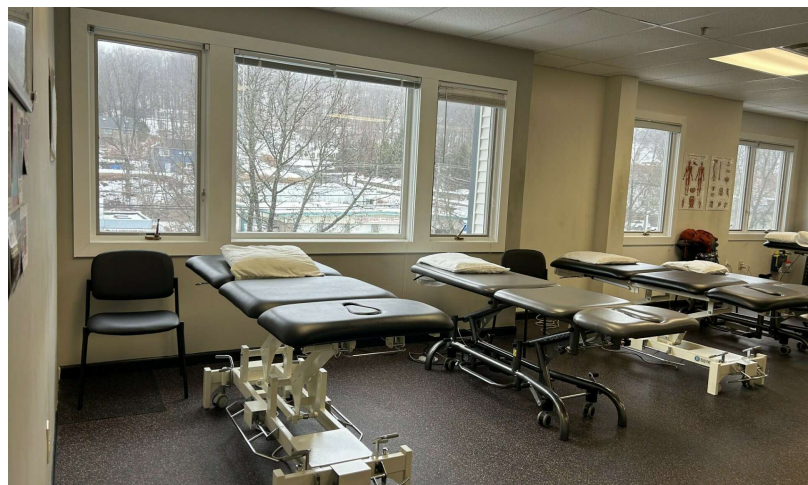
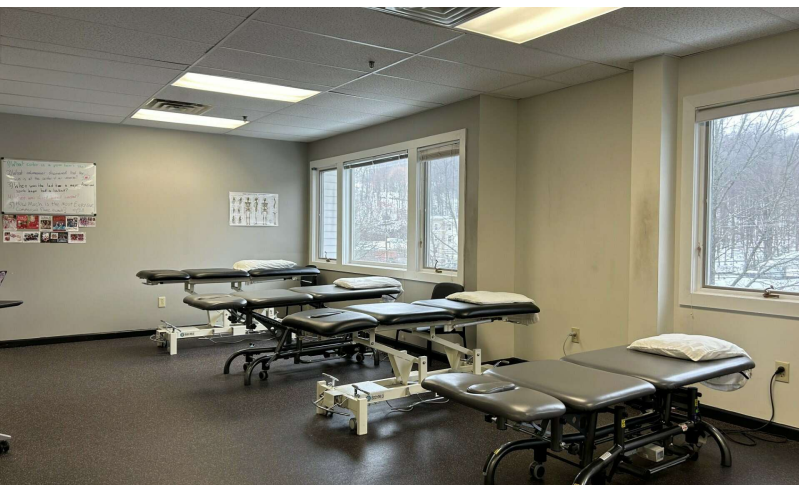
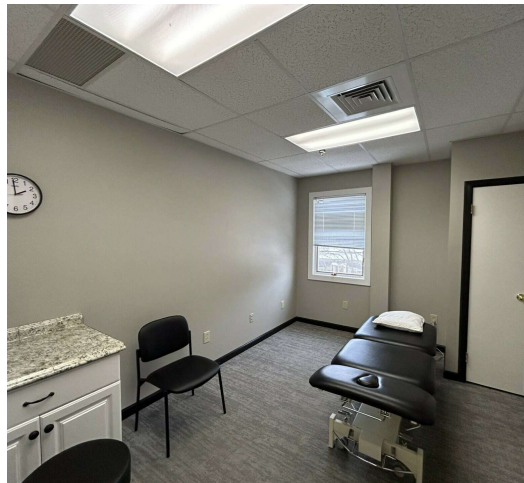
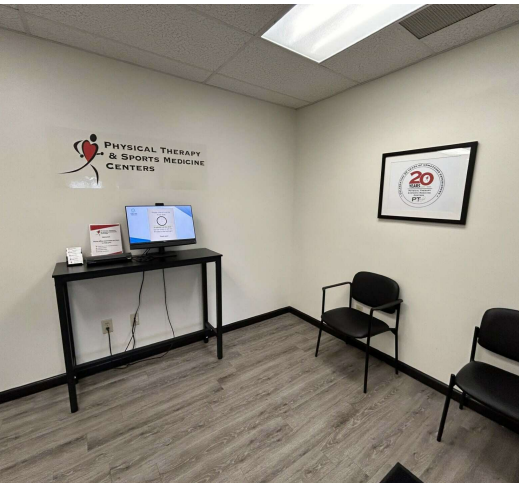
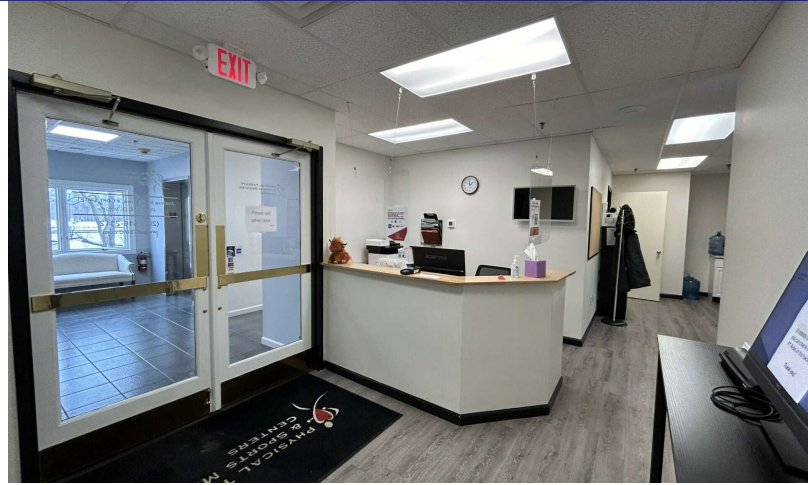
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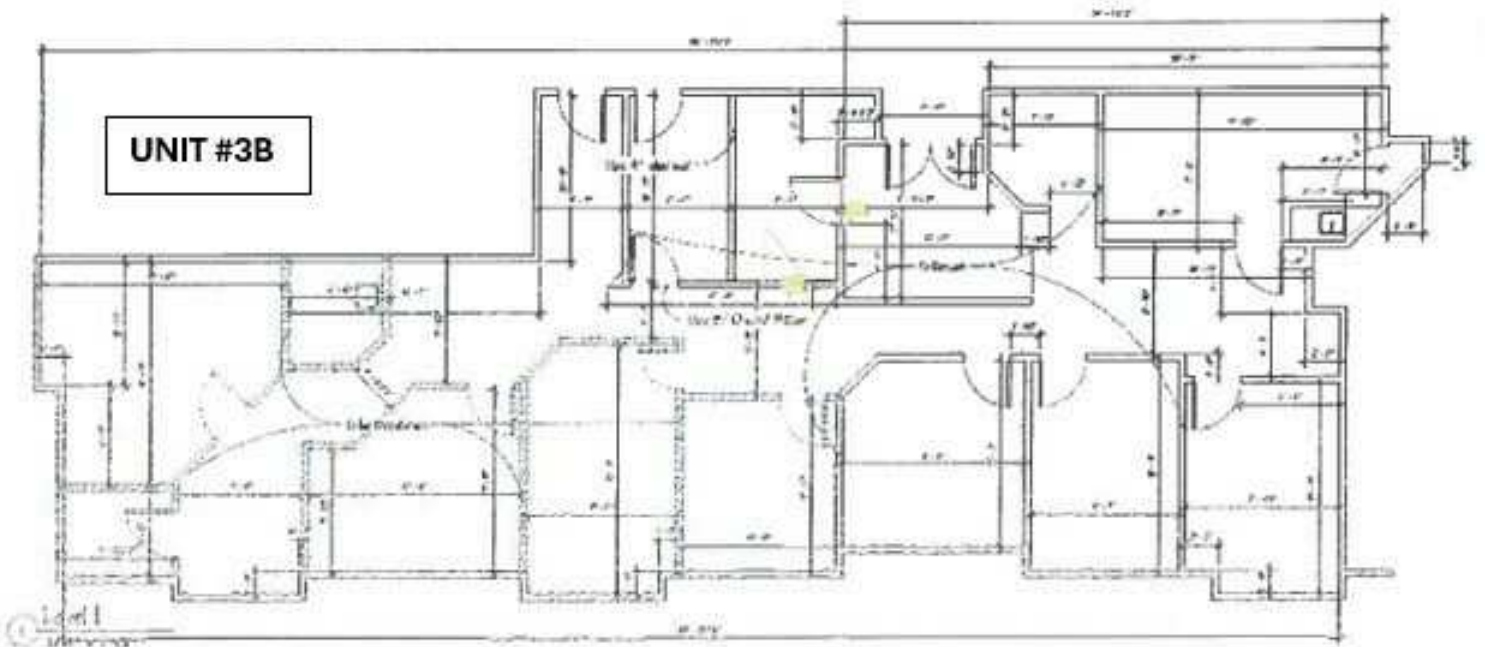
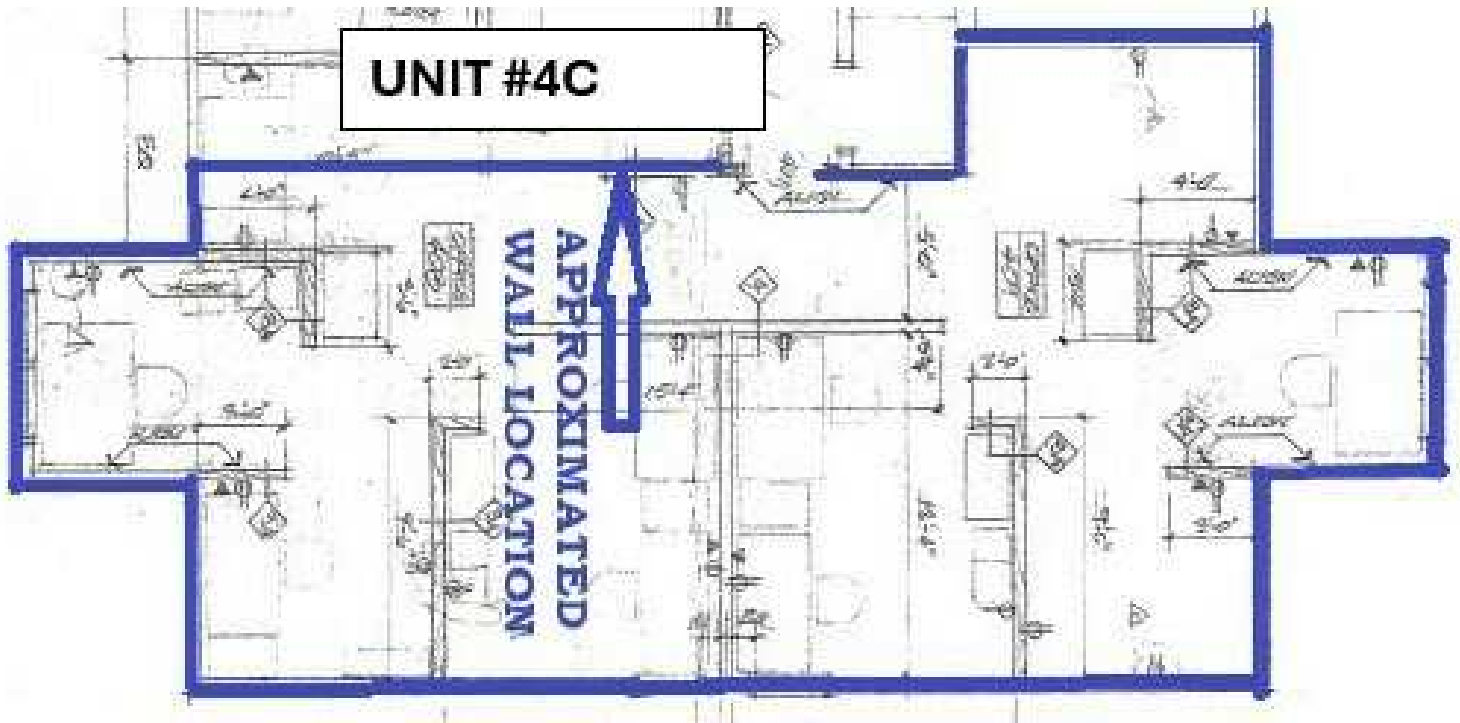


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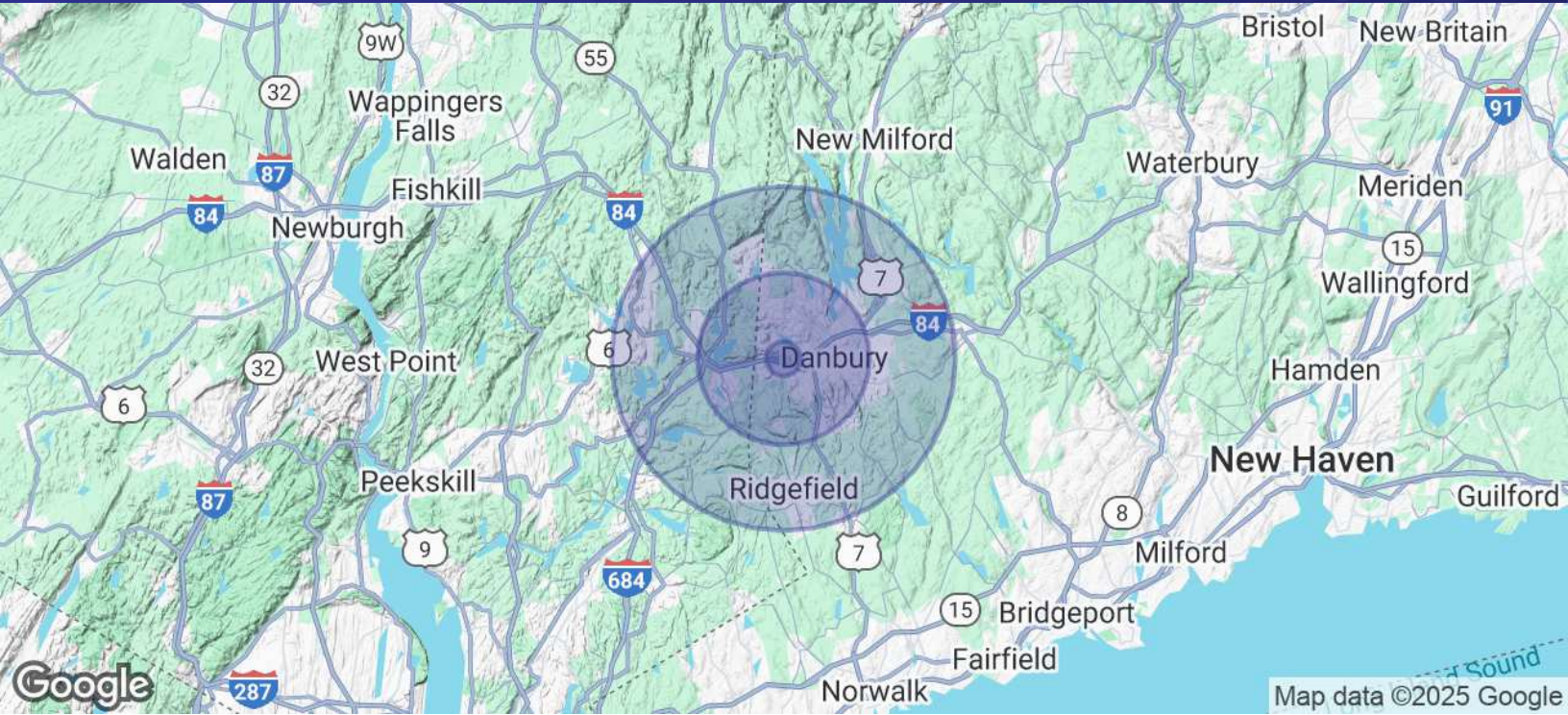
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 2,221  | 92,723  | 246,756  |
| Average Age          | 39.3   | 37.6    | 39.5     |
| Average Age (Male)   | 37.4   | 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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