

# FOR LEASE // FLEX SPACE - DANBURY, CT



## PROPERTY DESCRIPTION

First Floor office, manufacturing, lab or assembly space. Property features include open floor plan, double door for loading, epoxy floor, full AC, two baths, sprinklers, wired for alarm, bright windowed space, Road and building signage. Ideal location with easy access to RT. 7, RT. 6, and I84.

## PROPERTY HIGHLIGHTS

- Zone - IG80 (commercial/industrial)
- Building- Block construction
- Ceiling height- +/- 10'
- Utilities- city water, sewer and gas
- Plumbing - 2 Baths
- Electrical- 200 Amp, 3 phase power
- Loading - ground level double door
- Heating/Cooling - gas heat with central AC Lease price - \$9NNN (Nets - +/- \$4.25 psf)

## 4B EAGLE RD, DANBURY, CT

|               |                    |
|---------------|--------------------|
| Lease Rate:   | \$9.00 SF/yr (NNN) |
| Available SF: | +/- 3,200 SF       |
| Nets:         | +/- \$4.25 PSF     |

| DEMOGRAPHICS      | 1 MILE    | 2.5 MILES | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,420     | 22,878    | 44,625    |
| Total Population  | 6,462     | 61,403    | 121,452   |
| Average HH Income | \$106,710 | \$112,428 | \$129,354 |



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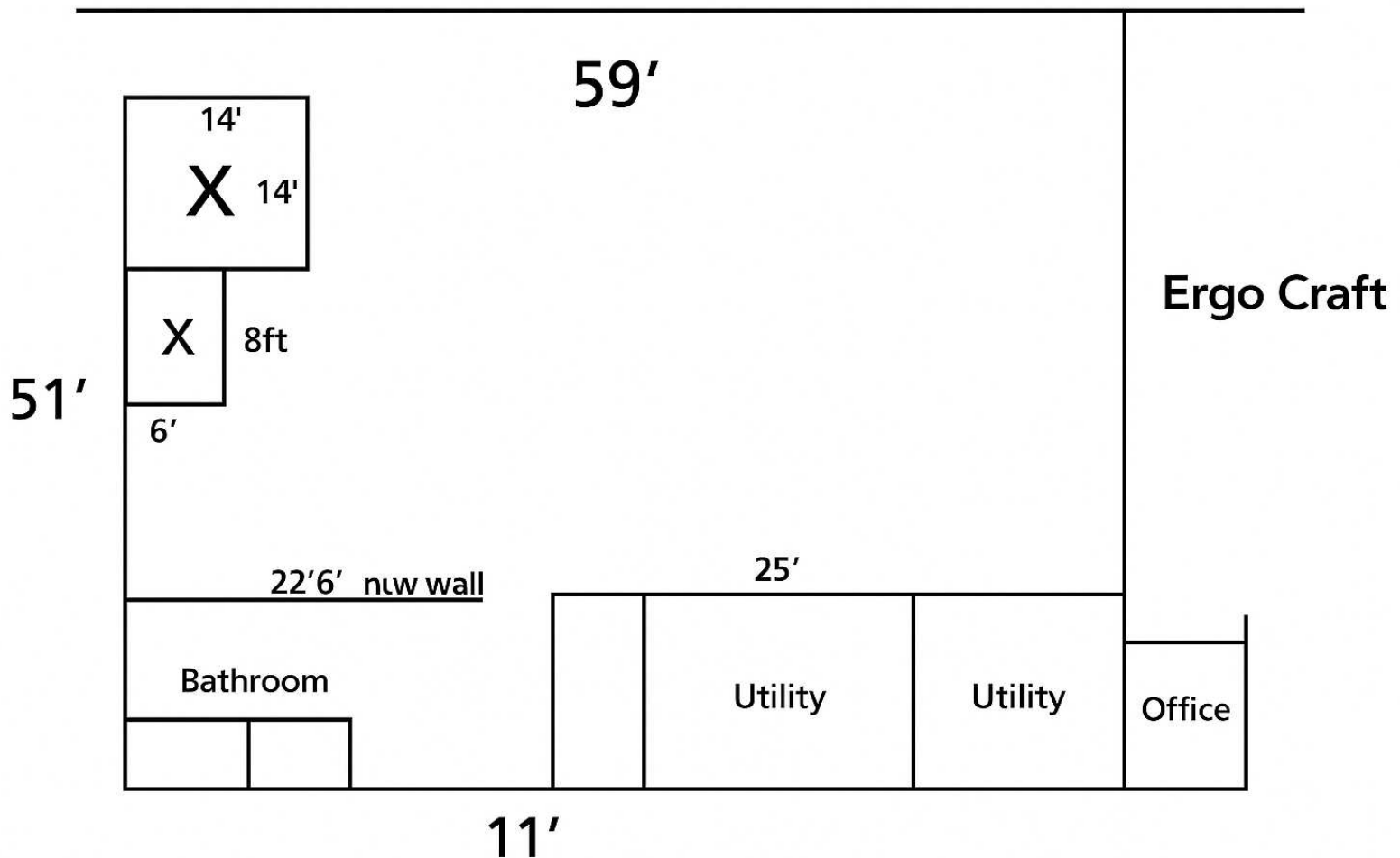
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**Eagle Road**



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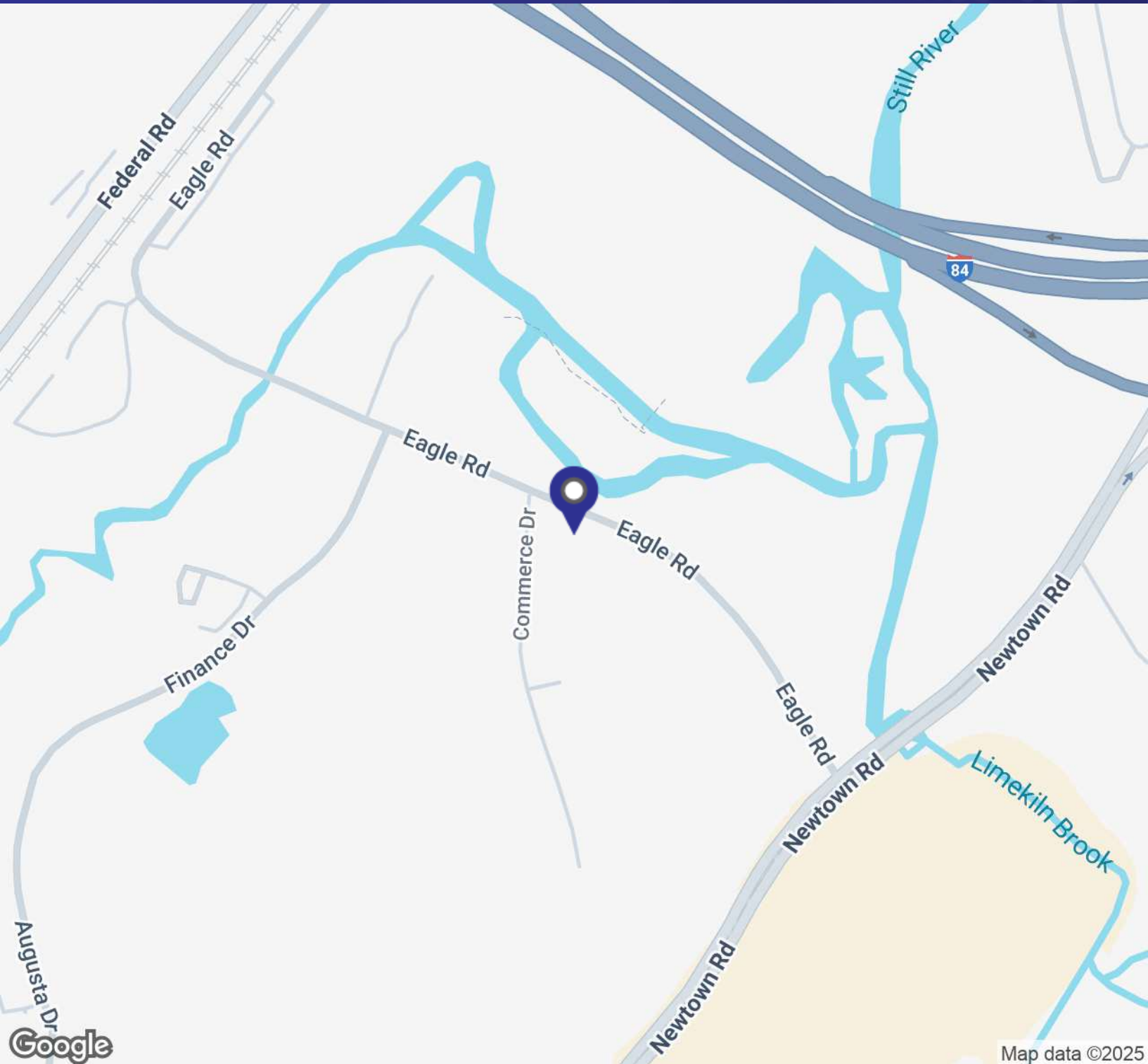
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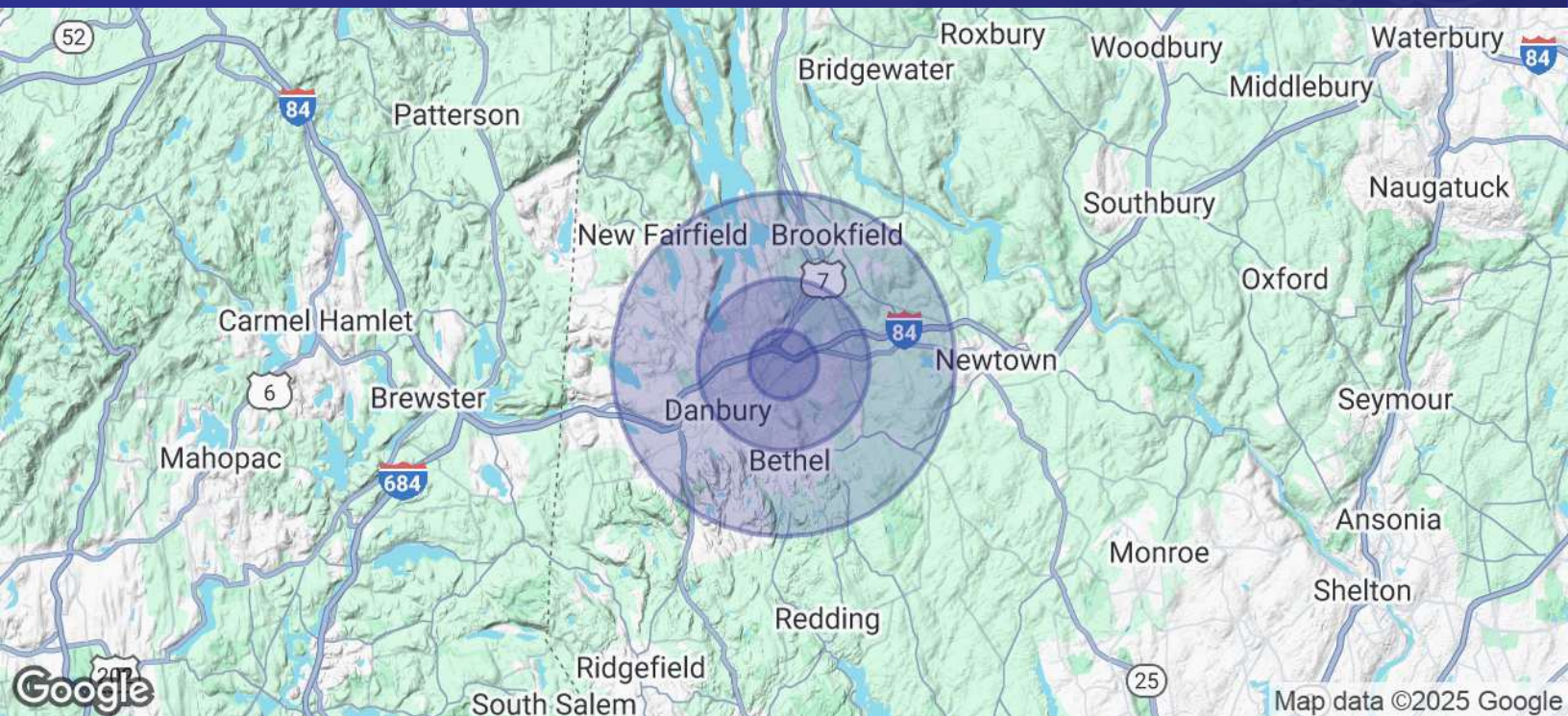
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| POPULATION           | 1 MILE | 2.5 MILES | 5 MILES |
|----------------------|--------|-----------|---------|
| Total Population     | 6,462  | 61,403    | 121,452 |
| Average Age          | 39     | 40        | 41      |
| Average Age (Male)   | 38     | 39        | 40      |
| Average Age (Female) | 40     | 41        | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 2.5 MILES | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,420     | 22,878    | 44,625    |
| # of Persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH Income   | \$106,710 | \$112,428 | \$129,354 |
| Average House Value | \$361,791 | \$377,057 | \$436,457 |

Demographics data derived from AlphaMap


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