

# FOR LEASE // 27 HOSPITAL AVE, STE 201 - PRIVATE SUITES



## PROPERTY DESCRIPTION

Renovated Treatment Rooms at 27 Hospital! Freshly updated with hardwood floors, sinks, and built-in cabinets, these private rooms are perfect for esthetics, hair, nails, lashes, massage, bodywork, tattoo, and other wellness uses. Also ideal for therapists and professional offices. All utilities and Wi-Fi included! Move-in ready with great parking and a convenient location.

## PROPERTY HIGHLIGHTS

- Private treatment rooms with sinks & cabinets
- Hardwood floors & fresh renovations
- Directly Across for Danbury Hospital
- Central A/C
- All utilities + Wi-Fi included
- Ample on-site parking
- Convenient location near Hospital & highways
- Shared Waiting Room

## OFFERING SUMMARY

Lease Rate:	\$600/month (Full Service)
Number of Suites:	3
Available SF:	100-150 SF
Unit Size:	1,136 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	477	1,625	8,071
Total Population	1,532	5,310	22,809
Average HH Income	\$86,079	\$86,185	\$86,230



### TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

# FOR LEASE // 27 HOSPITAL AVE, STE 201 - PRIVATE SUITES



## PROPERTY HIGHLIGHTS

- Private treatment rooms with sinks & cabinets
- Hardwood floors & fresh renovations
- Directly Across for Danbury Hospital
- Central A/C
- All utilities + Wi-Fi included
- Ample on-site parking
- Convenient location near Hospital & highways
- Ideal for wellness, beauty, tattoo, or professional use
- Move-in ready



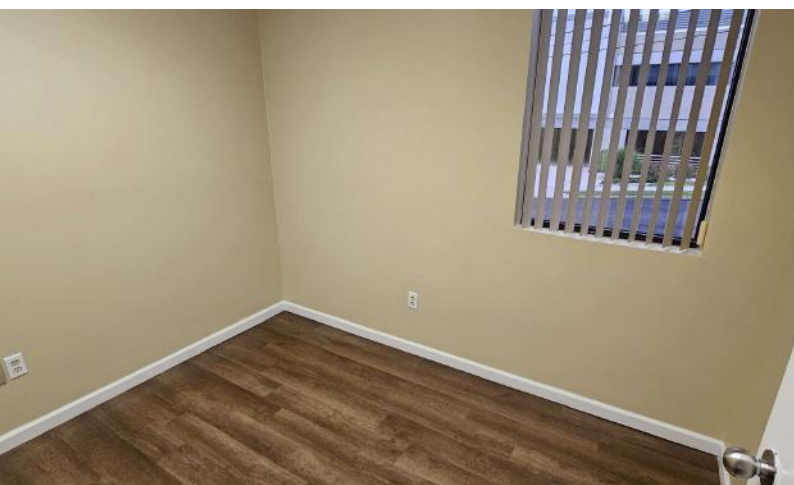
### TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

**FOR LEASE // 27 HOSPITAL AVE, STE 201 - PRIVATE SUITES**



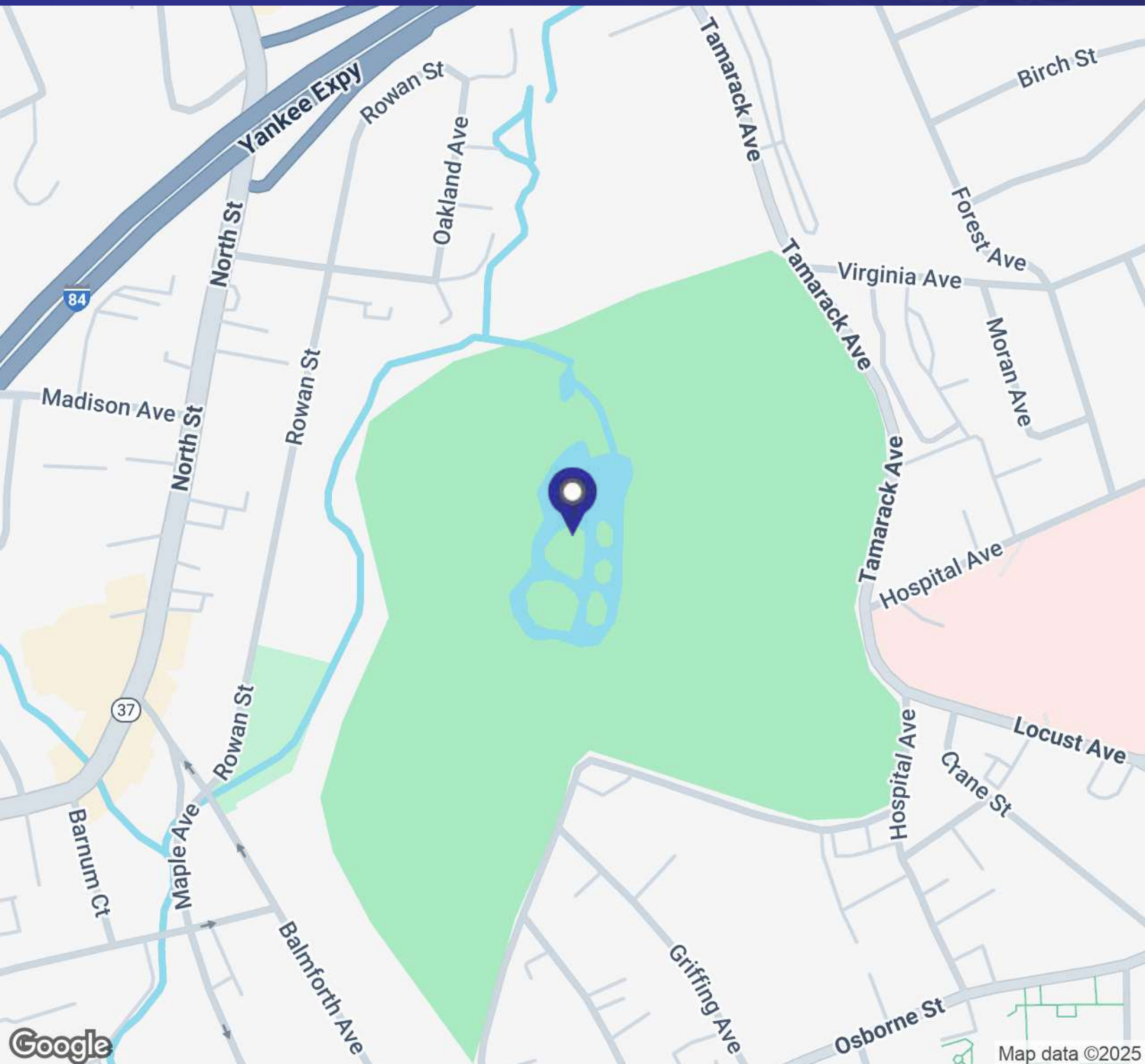
**TOMMY CONSALVO**

*Broker*

203.482.5792

tconsalvo@towercorp.com

**FOR LEASE // 27 HOSPITAL AVE, STE 201 - PRIVATE SUITES**



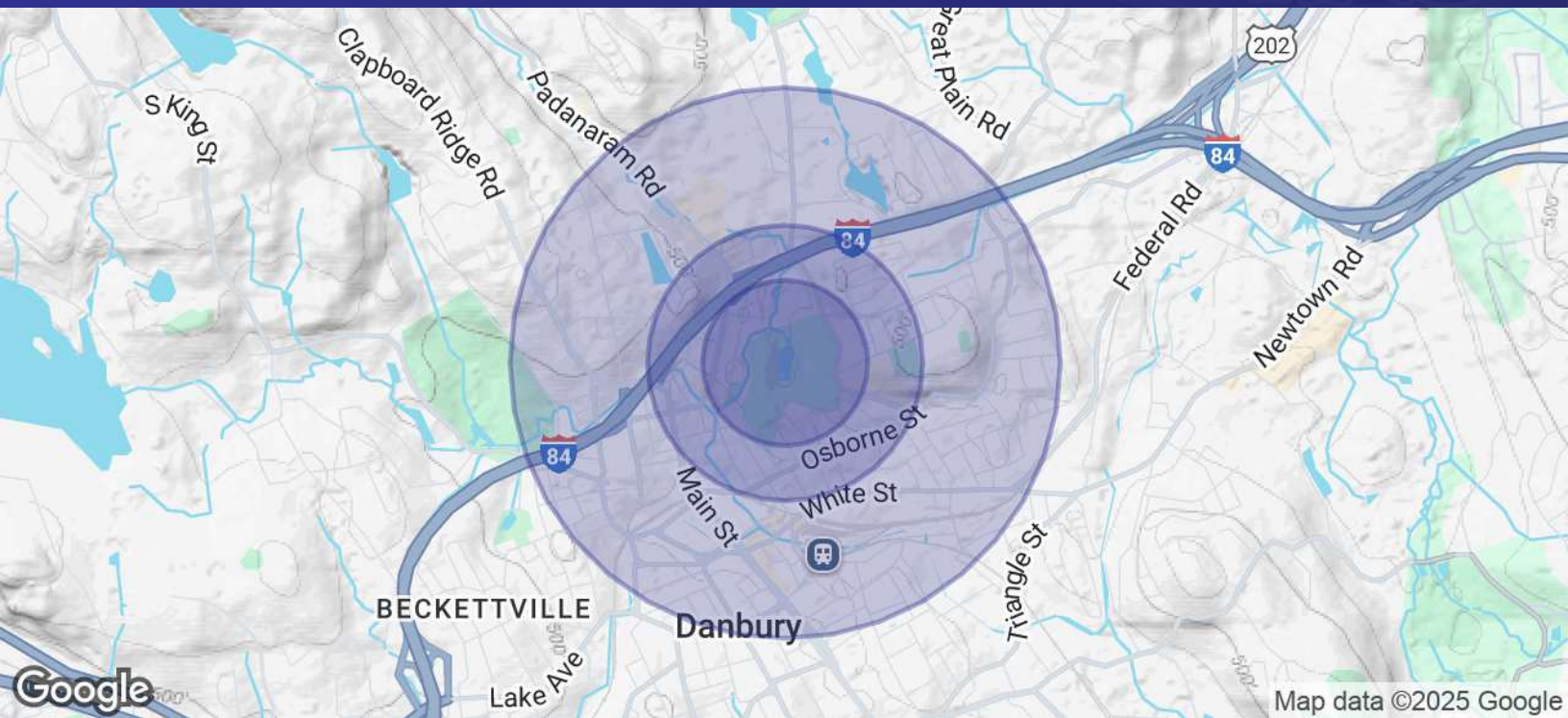
**TOMMY CONSALVO**

*Broker*

203.482.5792

tconsalvo@towercorp.com

# FOR LEASE // 27 HOSPITAL AVE, STE 201 - PRIVATE SUITES



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,532	5,310	22,809
Average Age	35	35	37
Average Age (Male)	34	35	36
Average Age (Female)	35	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	477	1,625	8,071
# of Persons per HH	3.2	3.3	2.8
Average HH Income	\$86,079	\$86,185	\$86,230
Average House Value	\$303,723	\$287,941	\$322,076

Demographics data derived from AlphaMap



## TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com