

FOR LEASE // 57 NORTH STREET, DANBURY CT // TWO UNITS AVAILABLE

PROPERTY DESCRIPTION

Office suite available with large reception, 2 private windowed offices, 1 office/conference room, storage closet, and easy access to I-84. Unit 409 has new paint and vinyl flooring. Parking lot at complex just done! Ideal for attorney, accountant or any professional office use.

PROPERTY HIGHLIGHTS

- Central A/C
- Heat Pump
- CG-20 Zone
- City Water and Sewer
- 1979 Year Built
- Windowed Offices
- Parking Lot Newly Paved
- Vinyl Plank Flooring in 409
- 3 Offices
- Reception

OFFERING SUMMARY

Unit 409 - 682 SF:	\$850.00 + Util Per Unit
Unit 406 - 682 SF	\$725.00 + Util.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,851	18,798	28,088
Total Population	16,584	51,763	76,784
Average HH Income	\$60,812	\$66,697	\$73,483


JOE DIMYAN
Broker

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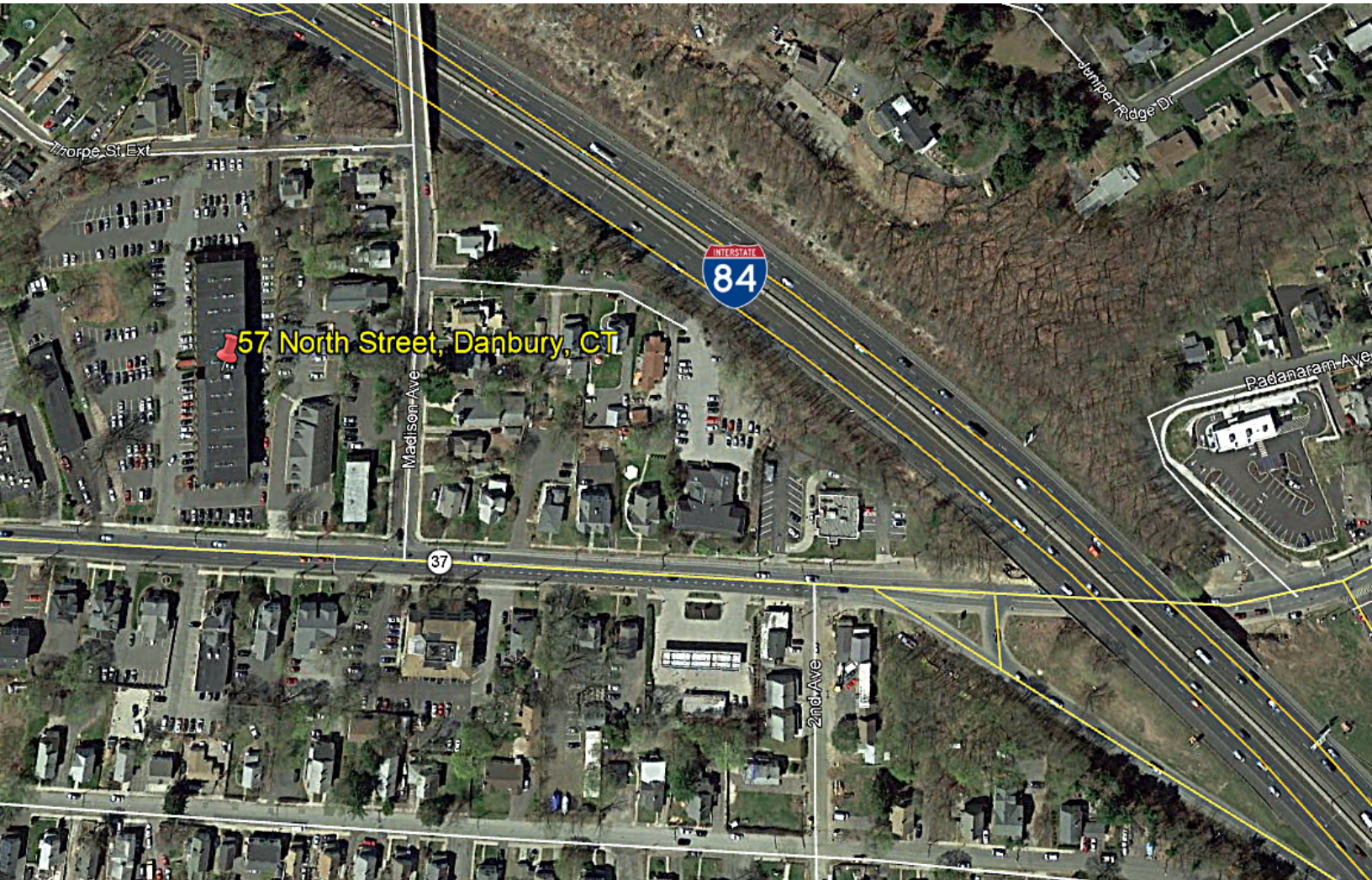
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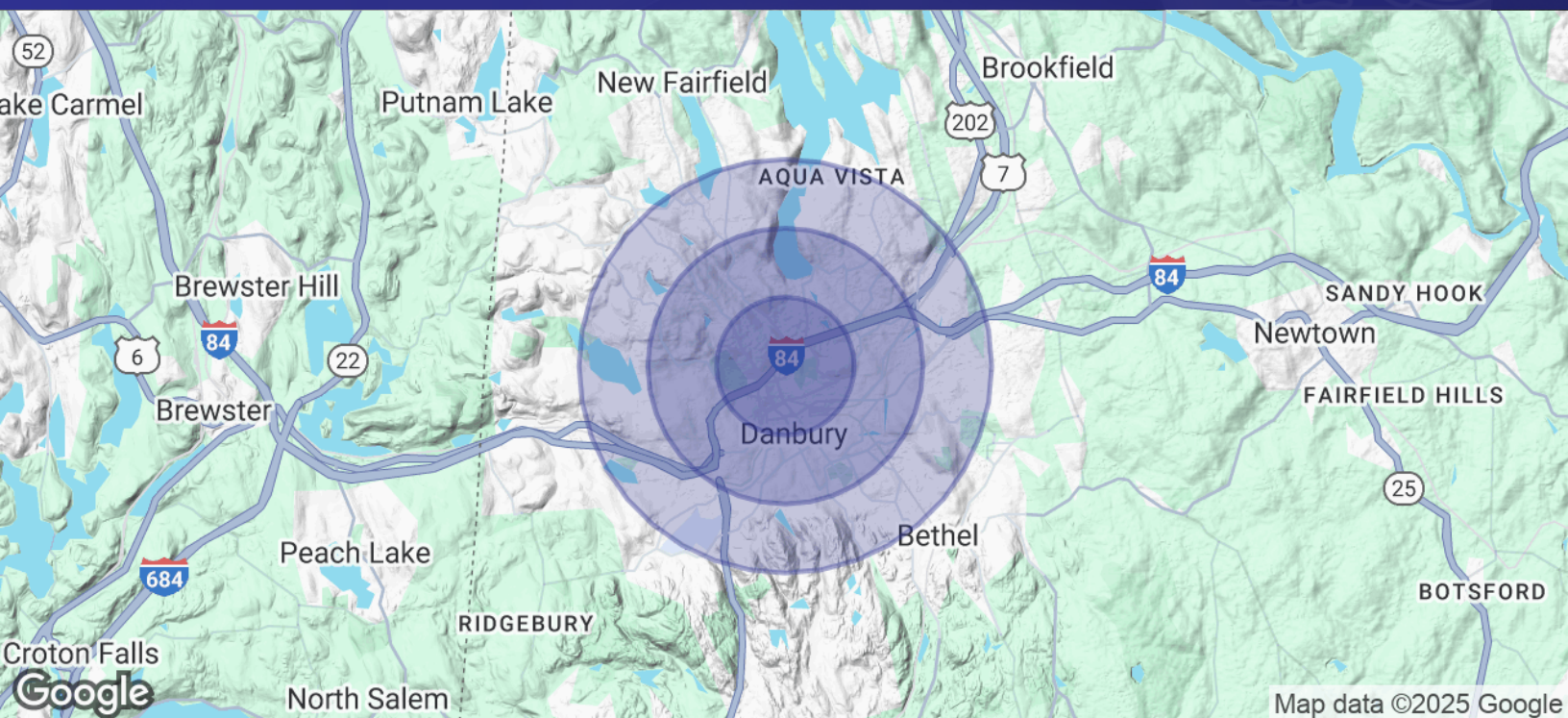
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,584	51,763	76,784
Average Age	33.8	34.3	35.4
Average Age (Male)	34.4	34.3	35.0
Average Age (Female)	32.9	34.5	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,851	18,798	28,088
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$60,812	\$66,697	\$73,483
Average House Value	\$324,842	\$333,339	\$348,608

* Demographic data derived from 2020 ACS - US Census



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