

FOR LEASE // 15 GREAT PASTURE ROAD, UNIT 7, DANBURY, CT



PROPERTY DESCRIPTION

Fully Air Conditioned Flex/Assembly space with easy ground level access. 100 amp power, 11' ceiling and office space. Ideal for warehouse, assembly light manufacturing, or office.

PROPERTY HIGHLIGHTS

- Freshly painted/move in condition.
- Ground level space
- 1 bath with slop sink
- 110 outlets throughout the space.
- 220 line in space
- 100 amp electrical service
- Fully sprinklered
- Space is heated and cooling
- +/- 9' ceilings

OFFERING SUMMARY

Lease Rate:	\$1,350.00 per month (MG)
Available SF:	1,100 SF
Building Size:	25,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,517	26,356	41,048
Total Population	10,138	70,985	109,394
Average HH Income	\$111,737	\$106,476	\$126,456



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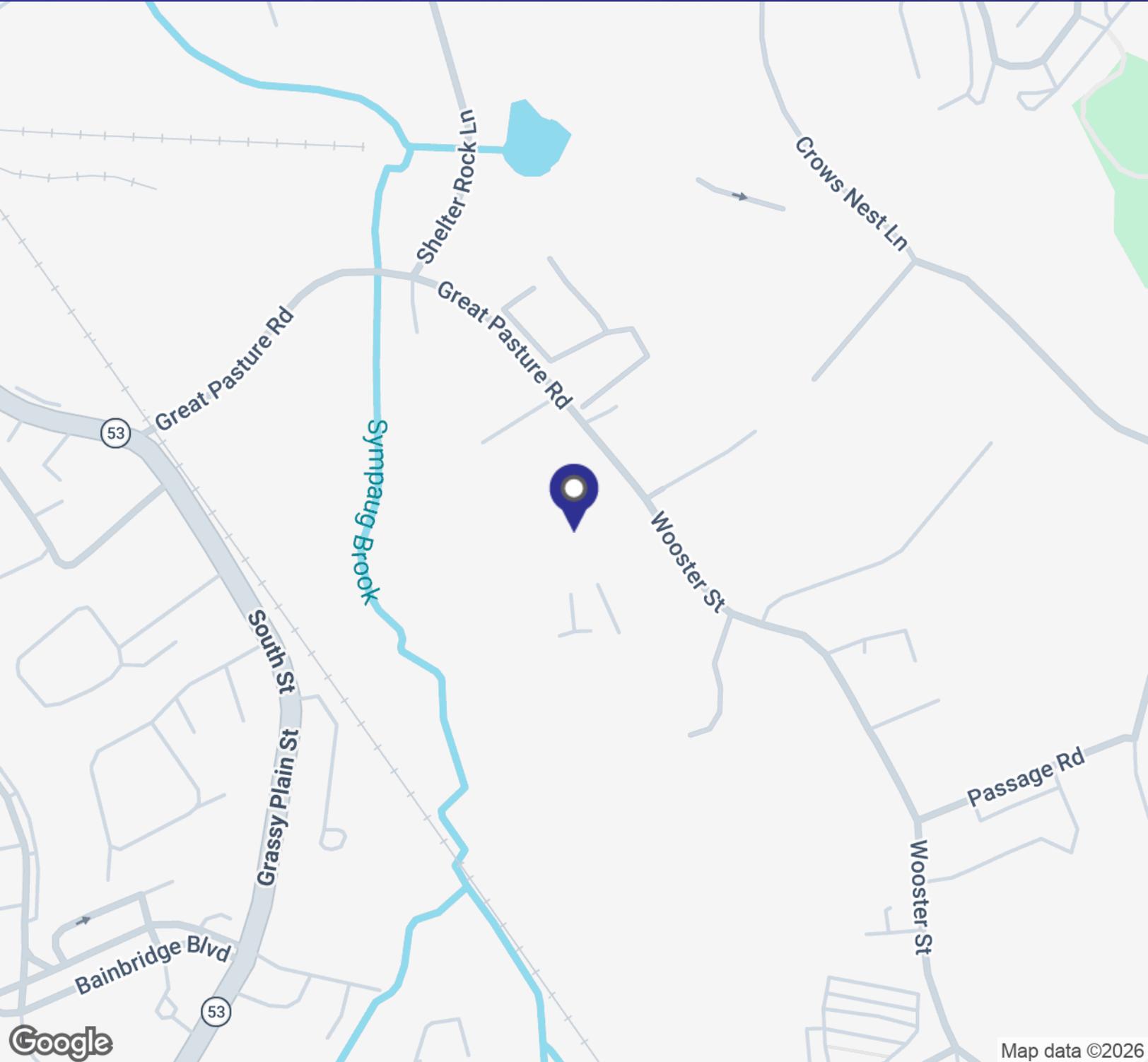


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INCOME SUMMARY

GROSS INCOME \$0

EXPENSES SUMMARY

OPERATING EXPENSES \$0

NET OPERATING INCOME \$0



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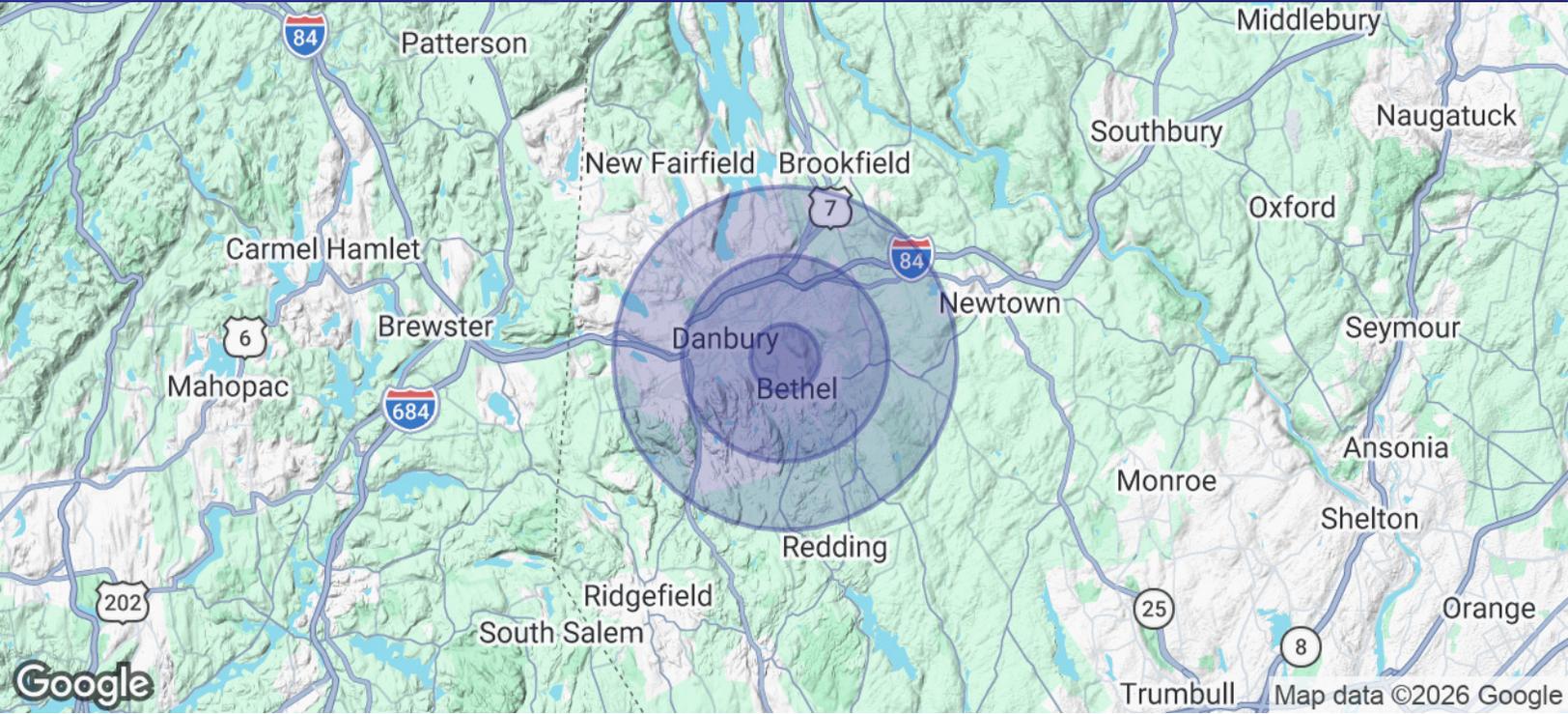
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,138	70,985	109,394
Average Age	44.1	39.2	41.6
Average Age (Male)	41.9	36.8	40.2
Average Age (Female)	46.9	41.0	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,517	26,356	41,048
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$111,737	\$106,476	\$126,456
Average House Value	\$339,873	\$365,407	\$418,419

2023 American Community Survey (ACS)



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