

FOR LEASE // FIRST FLOOR PROFESSIONAL OFFICE SUITE

85 North St, Unit 2, Danbury, CT



PROPERTY DESCRIPTION

First floor professional office suite. Space features large open floor plan, and private bath. Located on North Street with great access to highway and shopping. Ideal for medical or professional office use.

PROPERTY HIGHLIGHTS

- CG-20 Zone
- Gas Fired Forced Hot Air
- Central A/C
- City Water, Sewer and Gas
- 1 Bath
- Open Floorplan
- Lots of Windows
- Private Office

OFFERING SUMMARY

| | |
|---------------|--------------------------------------|
| Lease Rate: | \$1,395.00/month + utilities (Gross) |
| Available SF: | 1,028 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,388 | 18,536 | 28,496 |
| Total Population | 15,207 | 51,069 | 77,744 |
| Average HH Income | \$61,795 | \$66,888 | \$73,528 |



MICK CONSALVO
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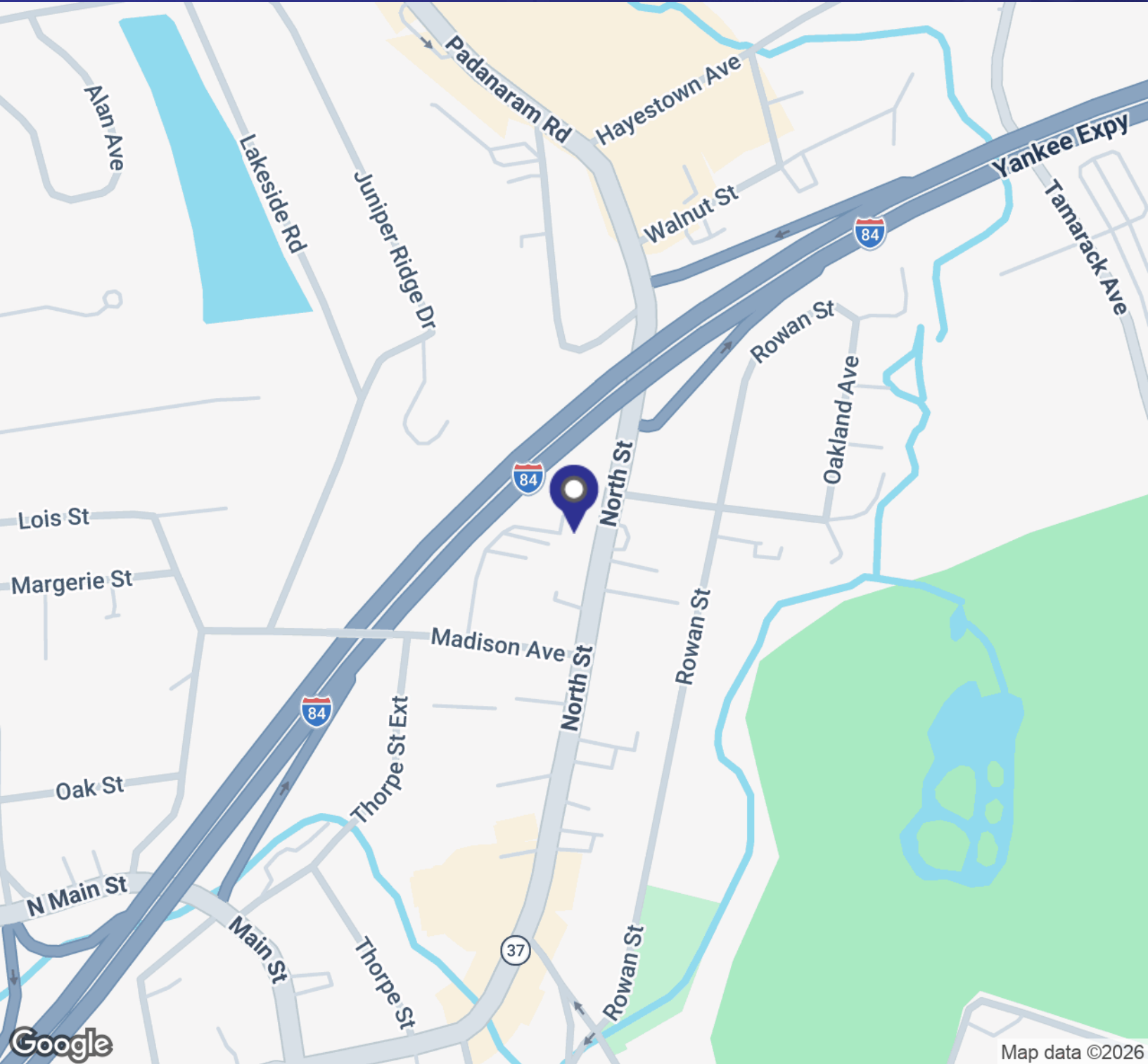
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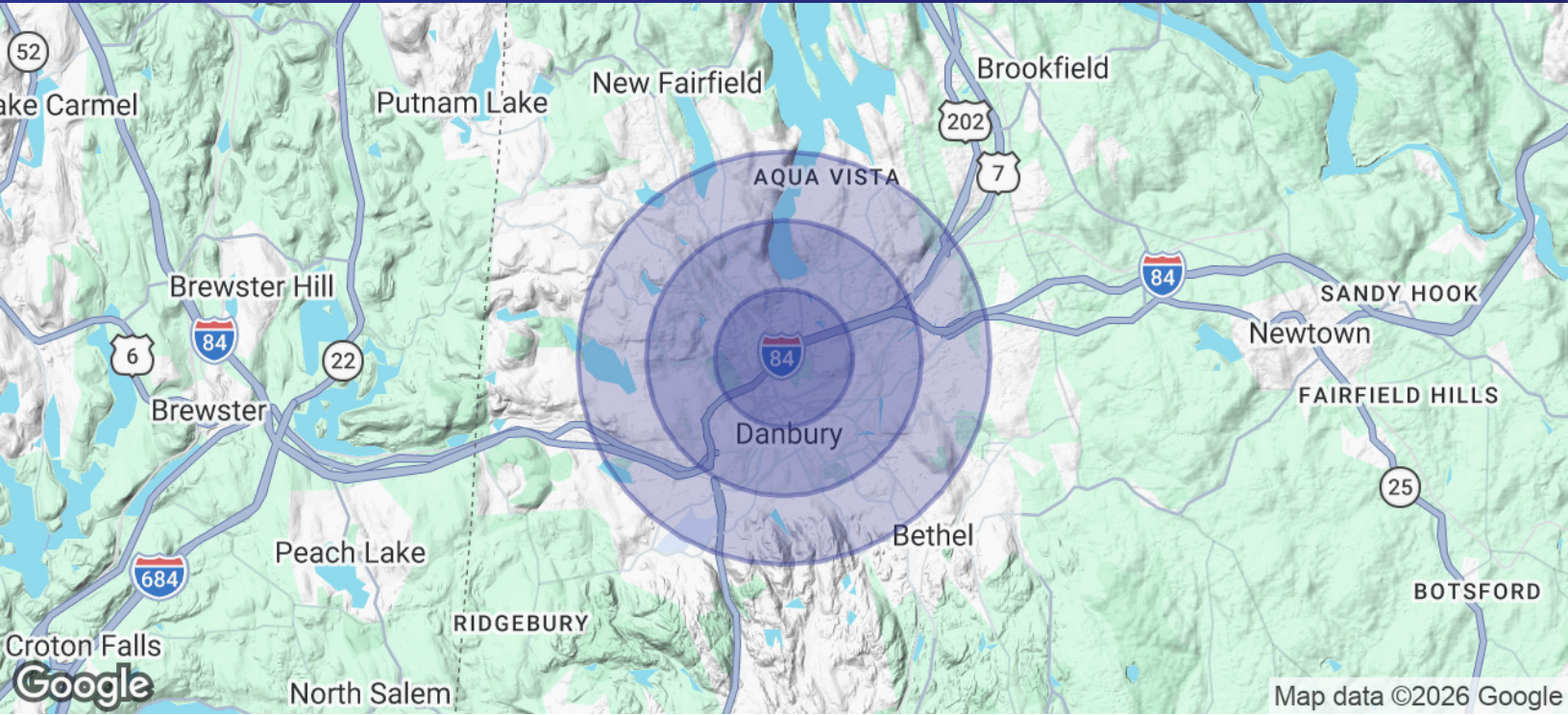
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 15,207 | 51,069 | 77,744 |
| Average Age | 33.7 | 34.4 | 35.4 |
| Average Age (Male) | 34.1 | 34.4 | 35.1 |
| Average Age (Female) | 33.1 | 34.5 | 36.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,388 | 18,536 | 28,496 |
| # of Persons per HH | 2.8 | 2.8 | 2.7 |
| Average HH Income | \$61,795 | \$66,888 | \$73,528 |
| Average House Value | \$323,787 | \$333,850 | \$347,856 |

* Demographic data derived from 2020 ACS - US Census



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