FOR LEASE // FIRST FLOOR PROFESSIONAL OFFICE SUITE

85 North St, Unit 3, 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:	$1,295.00/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



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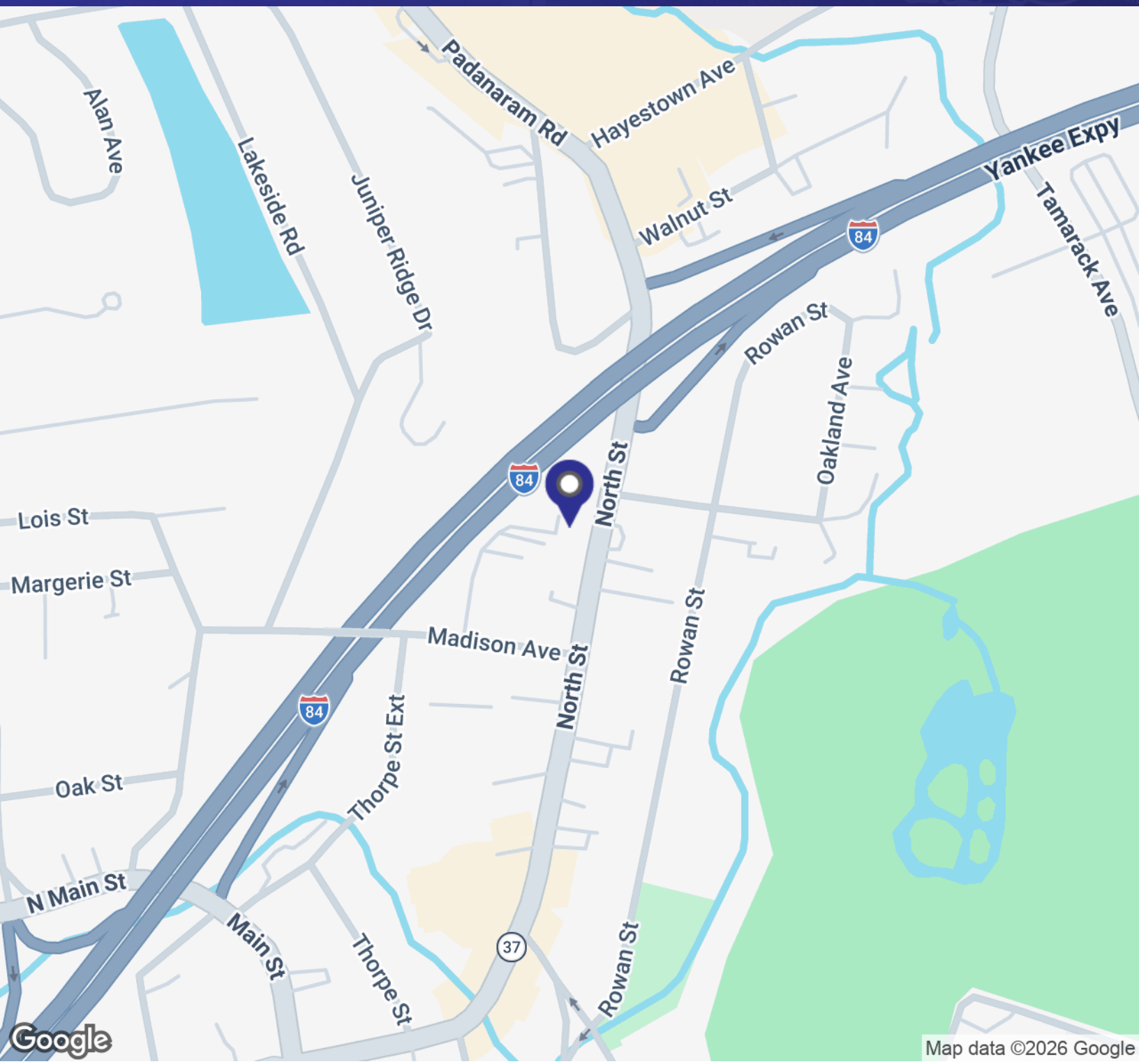
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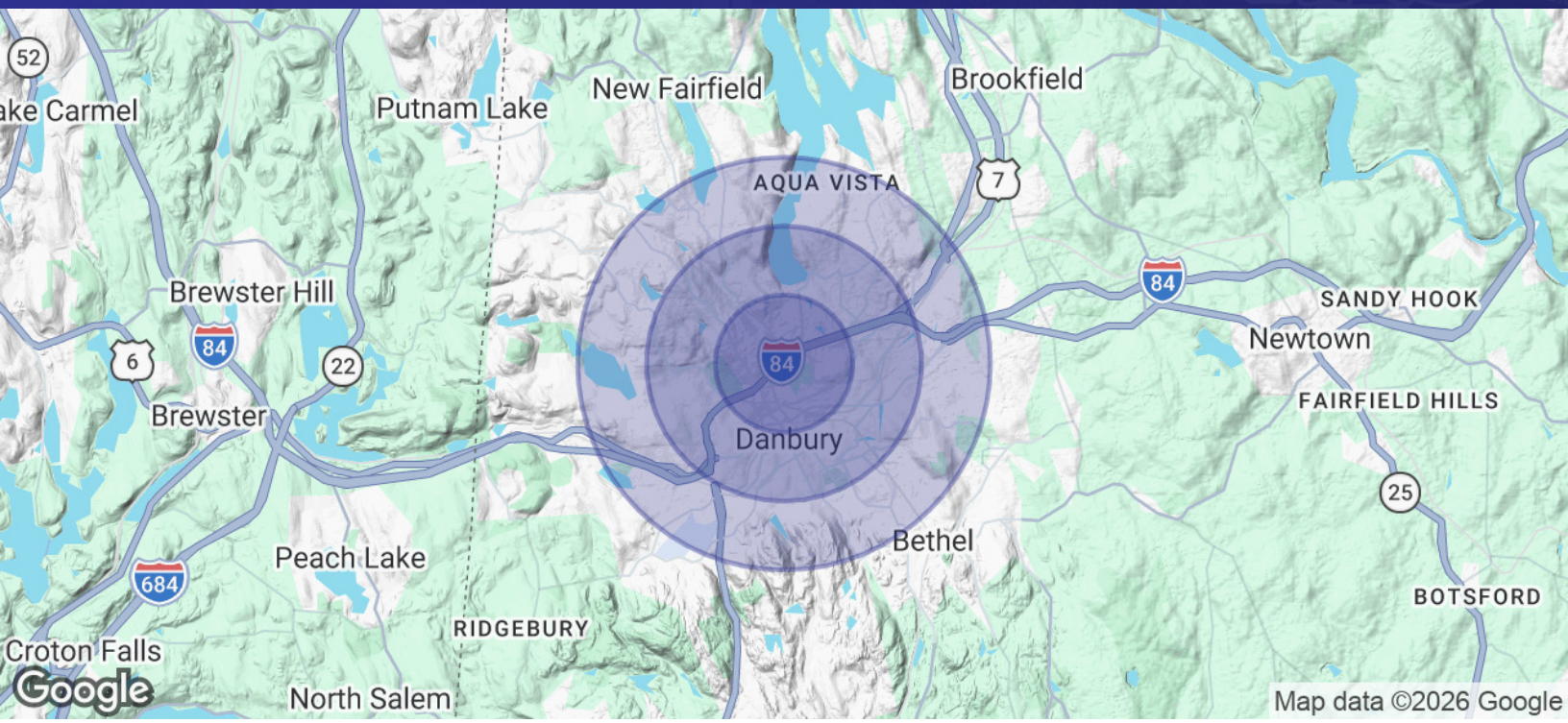
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,207	51,069	77,744
Average Age	33.7	34.4	35.4
Average Age (Male)	34.1	34.4	35.1
Average Age (Female)	33.1	34.5	36.0

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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