

FOR LEASE // RETAIL // OFFICE // MEDICAL // DRIVE THRU

108 Mill Plain Road, Danbury CT



PROPERTY DESCRIPTION

Prime commercial opportunity in a highly sought-after West Side location! This former Wells Fargo bank branch offers exceptional visibility and accessibility in one of Danbury’s busiest retail corridors. The property features ample on-site parking, a rare double drive-through, and immediate access to I-84 and I-684—making it ideal for high-traffic businesses.

Surrounded by major national retailers including Trader Joe’s, Starbucks, DSW, Caraluzzi’s, Dunkin’, and Chipotle, this location benefits from strong co-tenancy and consistent customer flow.

Perfectly suited for a bank branch, medical office, physical therapy practice, or a wide range of professional or retail uses. Don’t miss this outstanding opportunity to establish your business in a premier, high-exposure location.

****5% Commission paid to tenant broker
Free Rent Available For Multi-Year Term****

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	3,604 Sq Ft

DEMOGRAPHICS	1.5 MILES	4 MILES	5.5 MILES
Total Households	3,784	22,947	42,092
Total Population	8,755	64,103	115,655
Average HH Income	\$138,311	\$125,213	\$130,723



JOE DIMYAN

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PROPERTY HIGHLIGHTS

- CA80 Zone
- Ample Parking (61 Spots)
- Incredible Exposure
- Immediate Access to I84 and 684
- Double Drive Through Available
- Former Bank Branch
- City Water, Sewer and Gas
- Central AC
- 5% Commission paid to tenant broker
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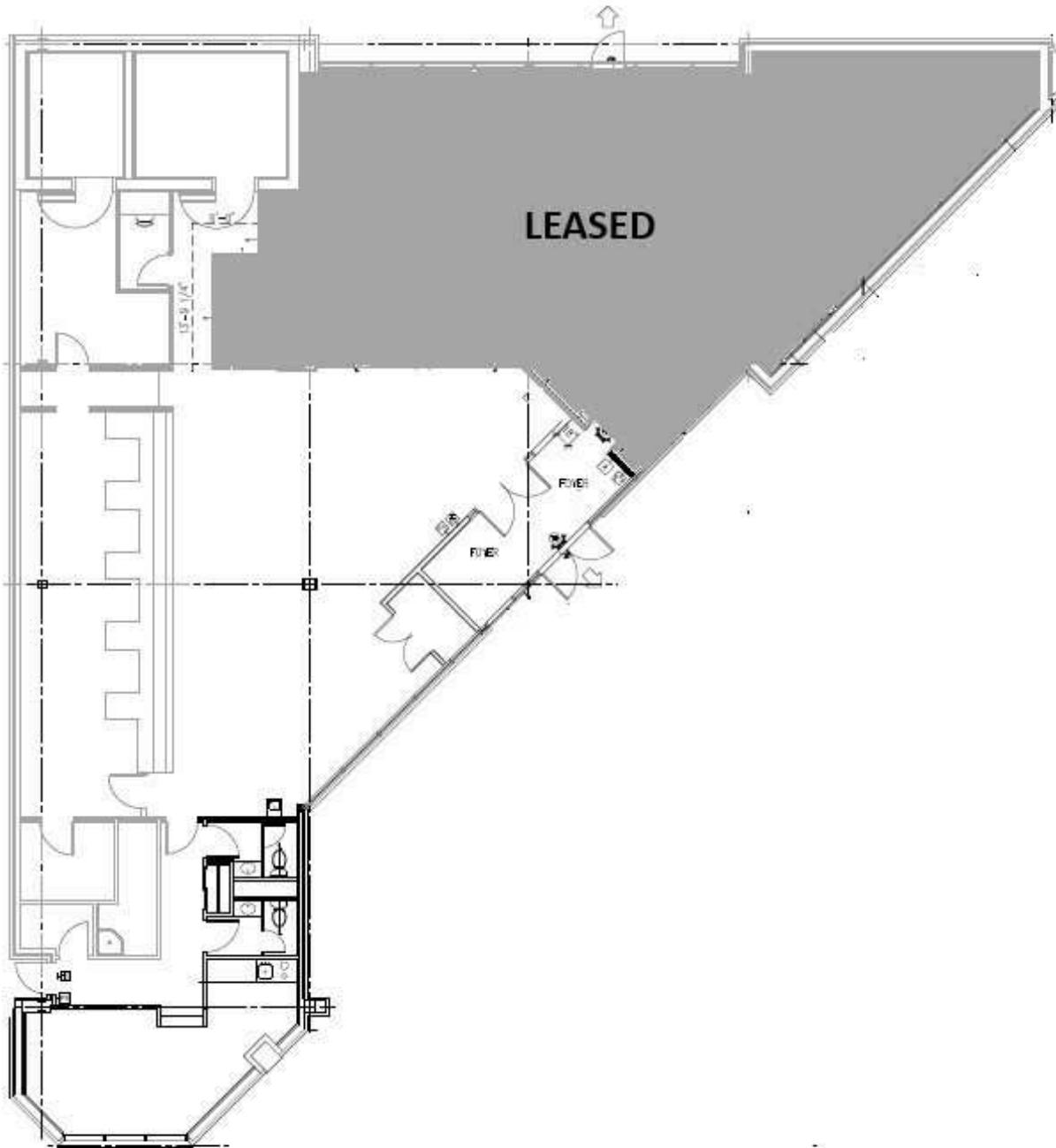
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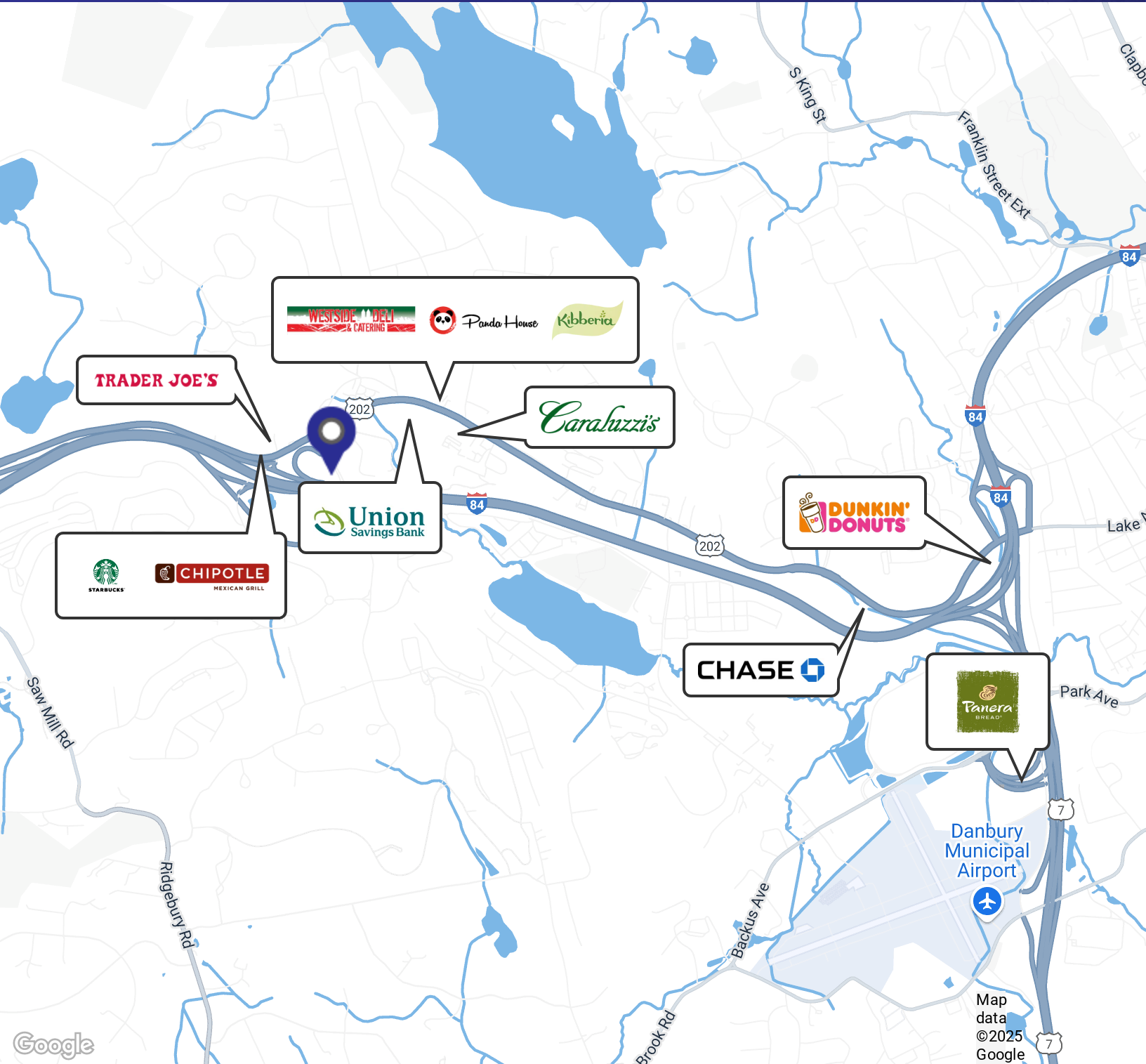
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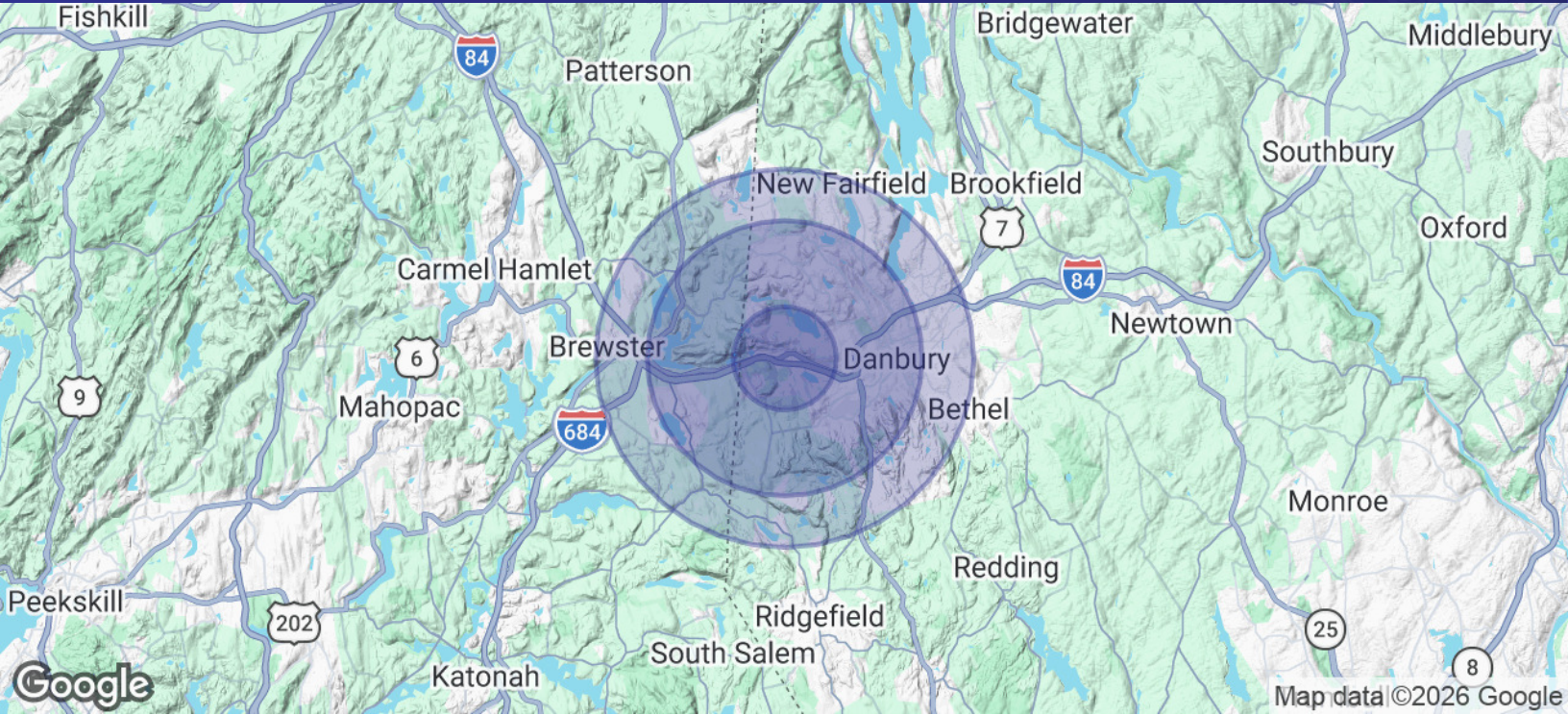


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POPULATION	1.5 MILES	4 MILES	5.5 MILES
Total Population	8,755	64,103	115,655
Average Age	44	40	41
Average Age (Male)	43	39	40
Average Age (Female)	45	41	42

HOUSEHOLDS & INCOME	1.5 MILES	4 MILES	5.5 MILES
Total Households	3,784	22,947	42,092
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$138,311	\$125,213	\$130,723
Average House Value	\$533,526	\$454,664	\$459,013

* Demographic data derived from 2020 ACS - US Census



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