

FOR LEASE // OFFICE // PHYSICAL THERAPY SPACE

98 Mill Plain Road, Danbury CT



PROPERTY DESCRIPTION

Must see beautiful office suites with private windowed offices, conference rooms, break area and private bathrooms. Unit has glass door entrance, reception/ waiting area, vinyl flooring, large bullpen, kitchenette, washer dryer hook up and private windowed offices. This space is currently one large suite that was occupied as a long term physical therapy office. This can be split with sizes varying from +/- 1,371, +/- 1,470 or combined +/- 2,841 Sq Ft. Unit 302 is currently a open floor plan that will need to be built out. Located on Danbury's growing Westside. Excellent on site parking, easy access to I-84 or New York!

*** 5% Commission paid to the tenant broker.

Free Rent Available For Multi-Year Term**

PROPERTY HIGHLIGHTS

- Elevator Access
- Open Reception
- On Site Ample Parking
- Large Windows
- Kitchenette

OFFERING SUMMARY

Lease Rate:	\$19.00 (Gross) + Util
Suite 302:	+/- 1,470 SF
Suite 303:	+/- 1,371 SF
Combined:	+/- 2,841 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,533	14,810	37,085
Total Population	3,471	40,823	99,082
Average HH Income	\$137,917	\$125,668	\$125,007



JOE DIMYAN

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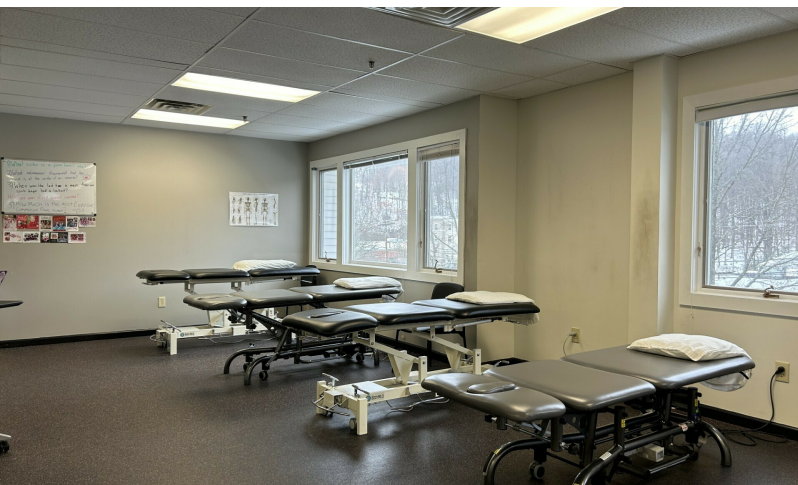
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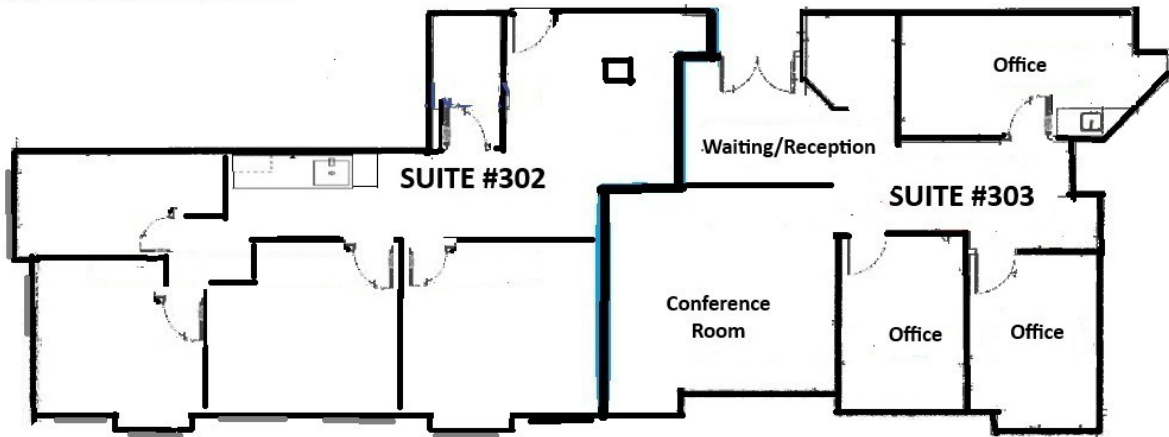
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**98 MILL PLAIN ROAD
DANBURY, CT
SUITE #302/#303 DIVISION**

**SUITE #302 APPROX. 1,470 SF
SUITE #303 APPROX. 1,371 SF**

ALL DIMENSION/WALL
PLACEMENTS APPROXIMATE



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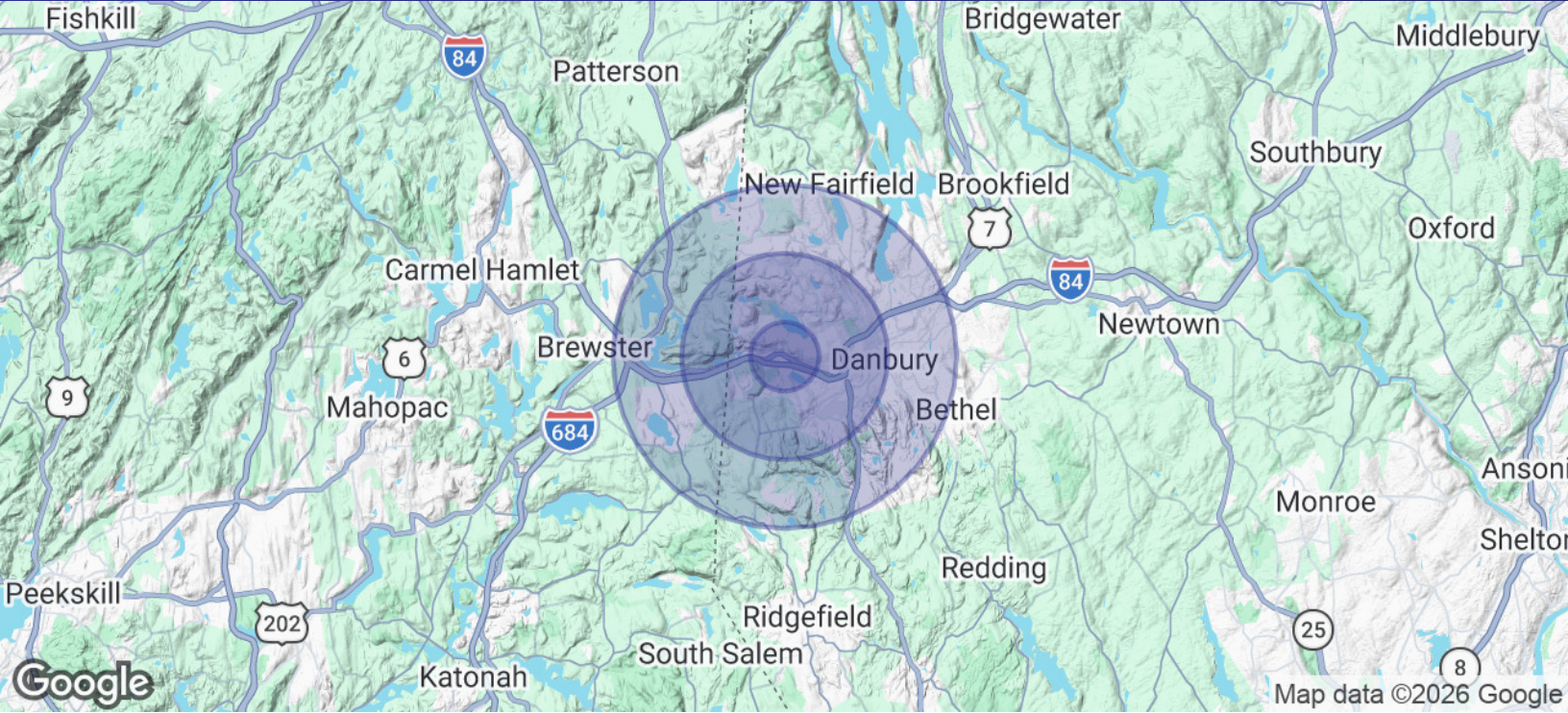
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,471	40,823	99,082
Average Age	46.3	40.7	41.7
Average Age (Male)	45.6	38.8	40.1
Average Age (Female)	44.2	40.1	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,533	14,810	37,085
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$137,917	\$125,668	\$125,007
Average House Value	\$487,215	\$474,393	\$447,288

* Demographic data derived from 2020 ACS - US Census



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