

FOR LEASE // 50 BEAVER BROOK ROAD, DANBURY, CT
Office Space with Dedicated Truck Parking



PROPERTY DESCRIPTION

Position your business for efficiency and growth in this versatile office space featuring private offices, a reception area, and an open work area. A key differentiator of the property is dedicated truck parking accommodating small vans and trucks, offering added operational convenience.

PROPERTY HIGHLIGHTS

- Layout: Reception area, private offices, and conference area
- Heating: Electric heat
- Cooling: Full air conditioning
- Dedicated truck parking available on-site

OFFERING SUMMARY

Lease Rate:	\$950/month + utilities
Available SF:	700 SF

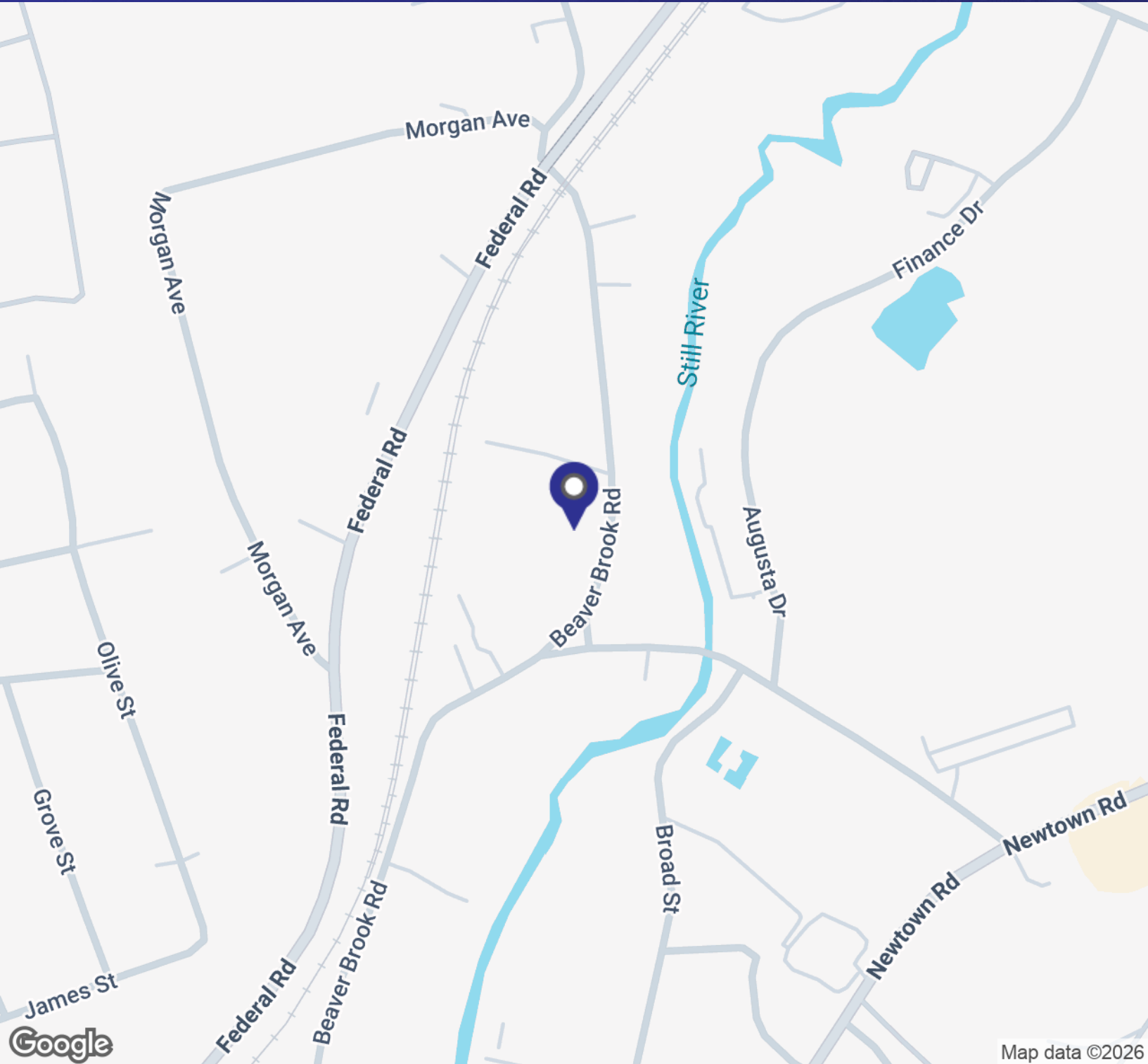
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	126	703	3,414
Total Population	320	1,836	9,428
Average HH Income	\$81,987	\$86,845	\$95,899



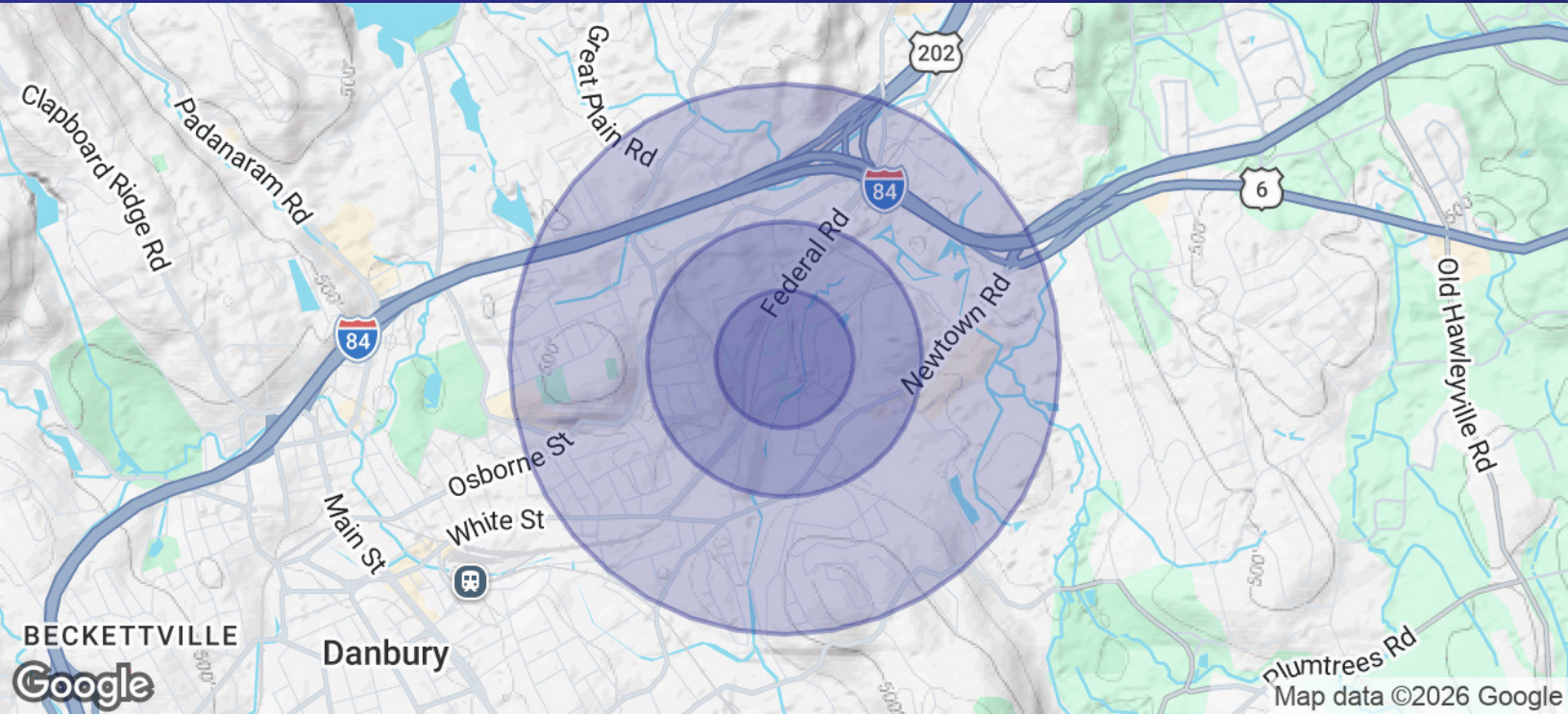
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	320	1,836	9,428
Average Age	33.4	34.2	38.5
Average Age (Male)	44.6	37.8	36.6
Average Age (Female)	31.6	34.9	40.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	126	703	3,414
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$81,987	\$86,845	\$95,899
Average House Value	\$305,816	\$317,356	\$340,181

2023 American Community Survey (ACS)

