

FOR LEASE // BRIGHT OFFICE/SHOWROOM + WAREHOUSE

4 Eagle Rd, Danbury, CT



PROPERTY DESCRIPTION

Bright office/showroom with warehouse space! Easy access to RT. 6, RT. 7 and I84. Space features, large parking area adjacent to the space, full AC, drive in door, double door, 200-amp 3 phase power, great signage and easy access to RT. 6, RT. 7 and I84. Ideal space for warehouse, manufacturing, assembly, research and development or office.

PROPERTY HIGHLIGHTS

- Full AC
- City water, sewer and gas
- Loading – 10' drive in door and a double door
- 200 amp, 3 phase power
- Layout - Showroom, 3 private windowed office and warehouse
- 11' ceilings in the warehouse
- 10' ceilings in the showroom and office area
- Layout - Showroom, 3 private windowed office and warehouse

OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN) + utilities
Available SF:	+/- 5,500 SF (+/- 2,000 SF showroom/office and +/- 3,500 SF warehouse) (expandable to +/- 8,700 SF)
Building Size:	11,667 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,261	27,509	43,819
Total Population	6,053	71,408	116,936
Average HH Income	\$115,978	\$113,591	\$126,457



TOMMY CONSALVO

Sales Associate

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MICK CONSALVO

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PROPERTY HIGHLIGHTS

- Full AC
- City water, sewer and gas
- Fully sprinklered
- 200 amp, 3 phase power
- Block Construction
- 11' ceilings in the warehouse
- 10' ceilings in the showroom and office area
- Layout - Showroom, 3 private windowed office and warehouse
- One Bath
- Loading – 10' drive in door and a double door



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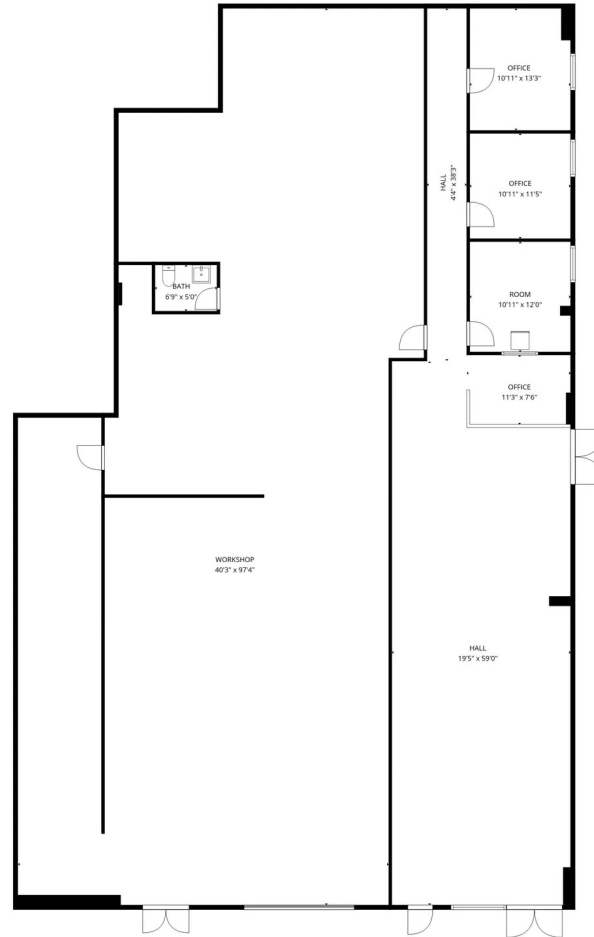
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TOTAL: 5384 sq. ft
1st floor: 5384 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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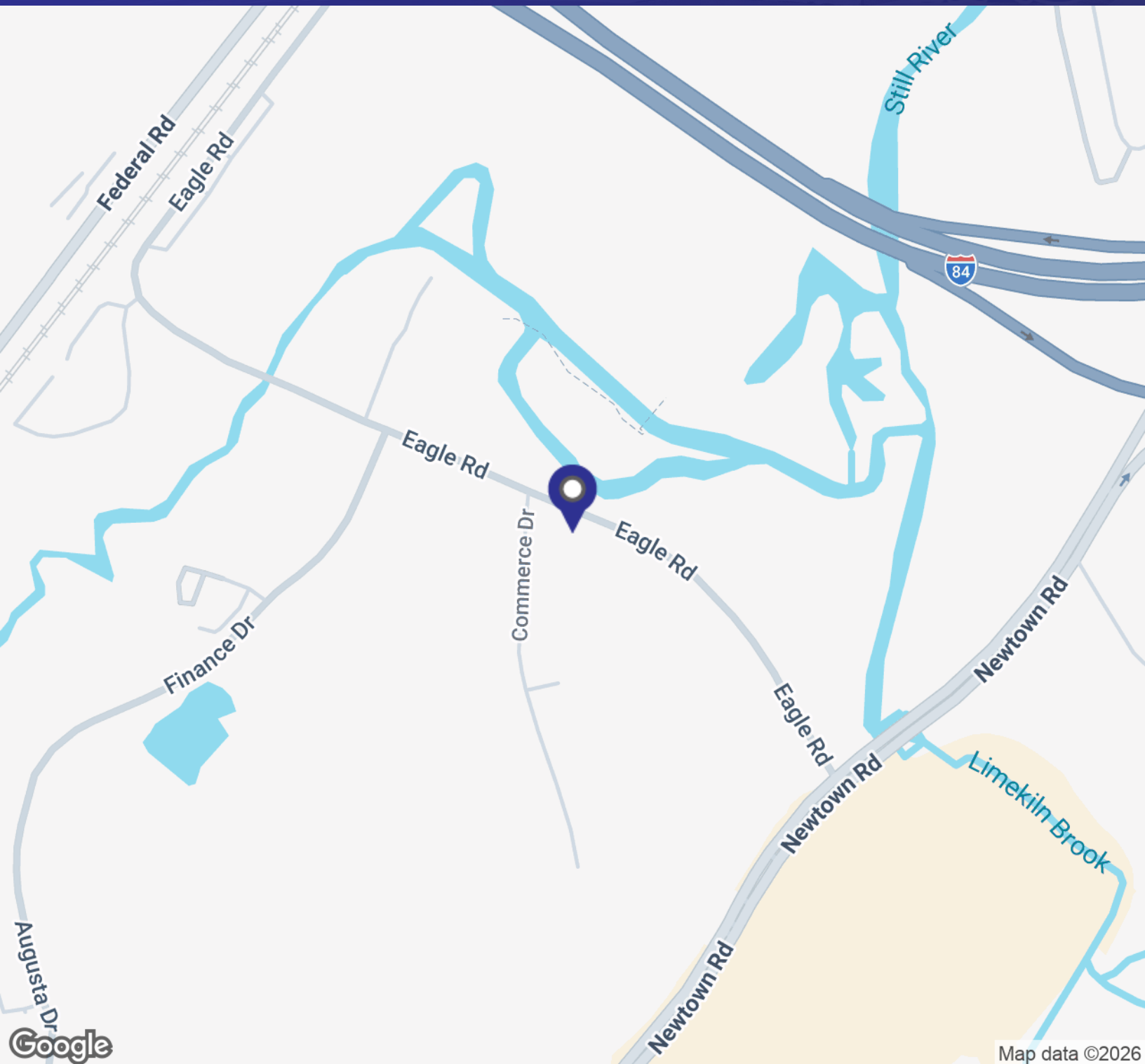
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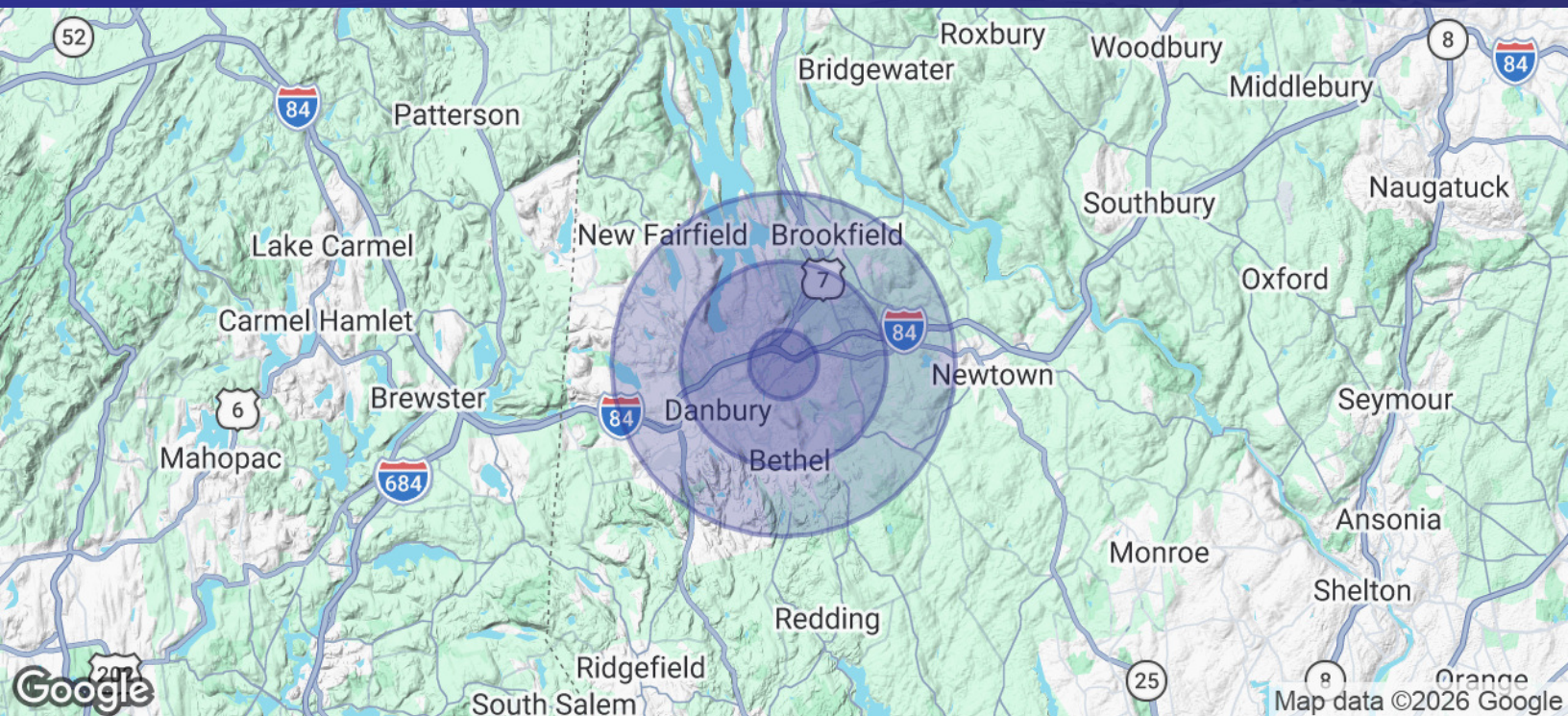
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,053	71,408	116,936
Average Age	38.9	41.3	42.1
Average Age (Male)	33.0	39.5	40.8
Average Age (Female)	43.4	42.9	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,261	27,509	43,819
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$115,978	\$113,591	\$126,457
Average House Value	\$357,754	\$377,856	\$410,255

2023 American Community Survey (ACS)



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