

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



PROPERTY DESCRIPTION

Great opportunity to move your medical/retail space to Mill Plain Road. This former veterinarian hospital has great road exposure, ample parking, 4 exam rooms, kennels, waiting room and 2nd floor office space. Be neighbors with Caraluzzi, Stop and Shop, Trader Joes, Many Restaurants and Shops. Additional Basement Storage included

PROPERTY HIGHLIGHTS

- Oil Heat
- Central AC
- 4 exam rooms
- Large Waiting/Reception
- Kennels
- 2 Bathrooms
- Ample Parking
- 2 Bedroom apartment
- Additional Basement Storage

OFFERING SUMMARY

Lease Rate:	\$29 NNN
Nets:	+/- \$5
Available SF:	+/- 3,106 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,678	4,492
Total Population	1,081	4,297	11,051
Average HH Income	\$93,699	\$97,884	\$100,340



MICK CONSALVO

203.241.5188
mconsalvo@towercorp.com



JOE DIMYAN

203.313.3920
jdimyan@towercorp.com



TOMMY CONSALVO

Sales Associate
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



MICK CONSALVO

203.241.5188

mconsalvo@towercorp.com



JOE DIMYAN

203.313.3920

jdimyan@towercorp.com



TOMMY CONSALVO

Sales Associate

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



MICK CONSALVO

203.241.5188

mconsalvo@towercorp.com



JOE DIMYAN

203.313.3920

jdimyan@towercorp.com



TOMMY CONSALVO

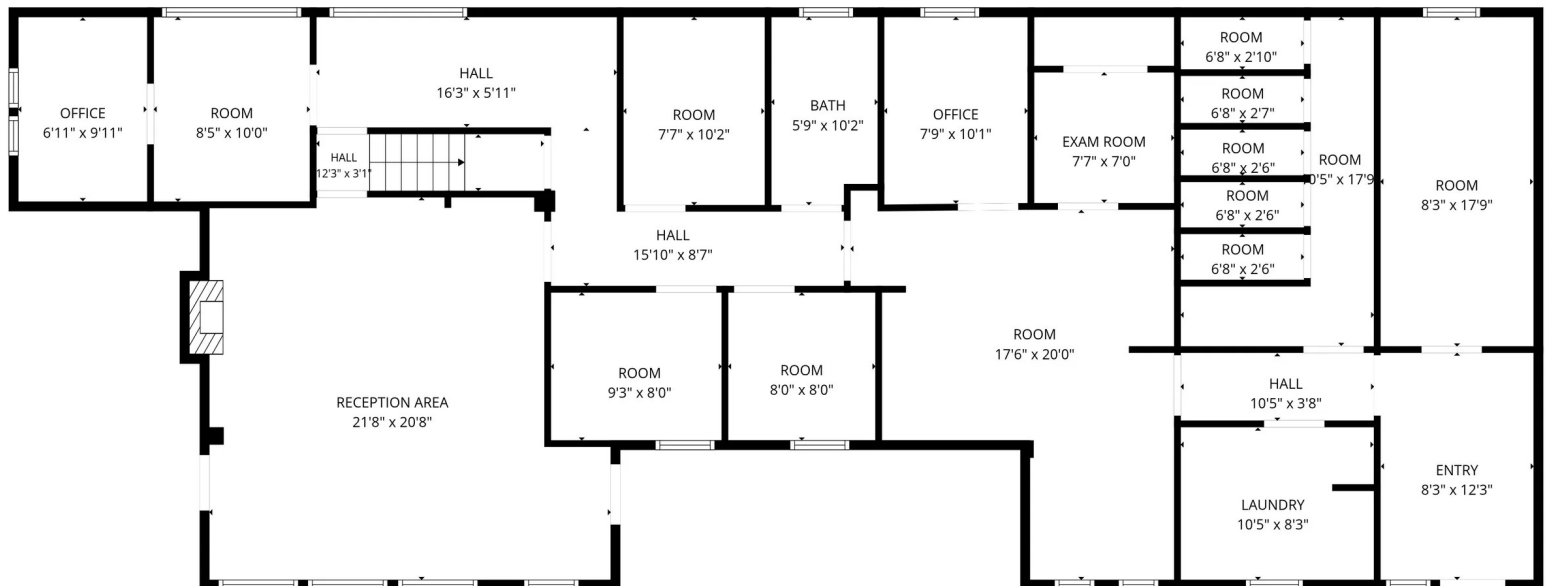
Sales Associate

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



MICK CONSALVO
203.241.5188
mconsalvo@towercorp.com



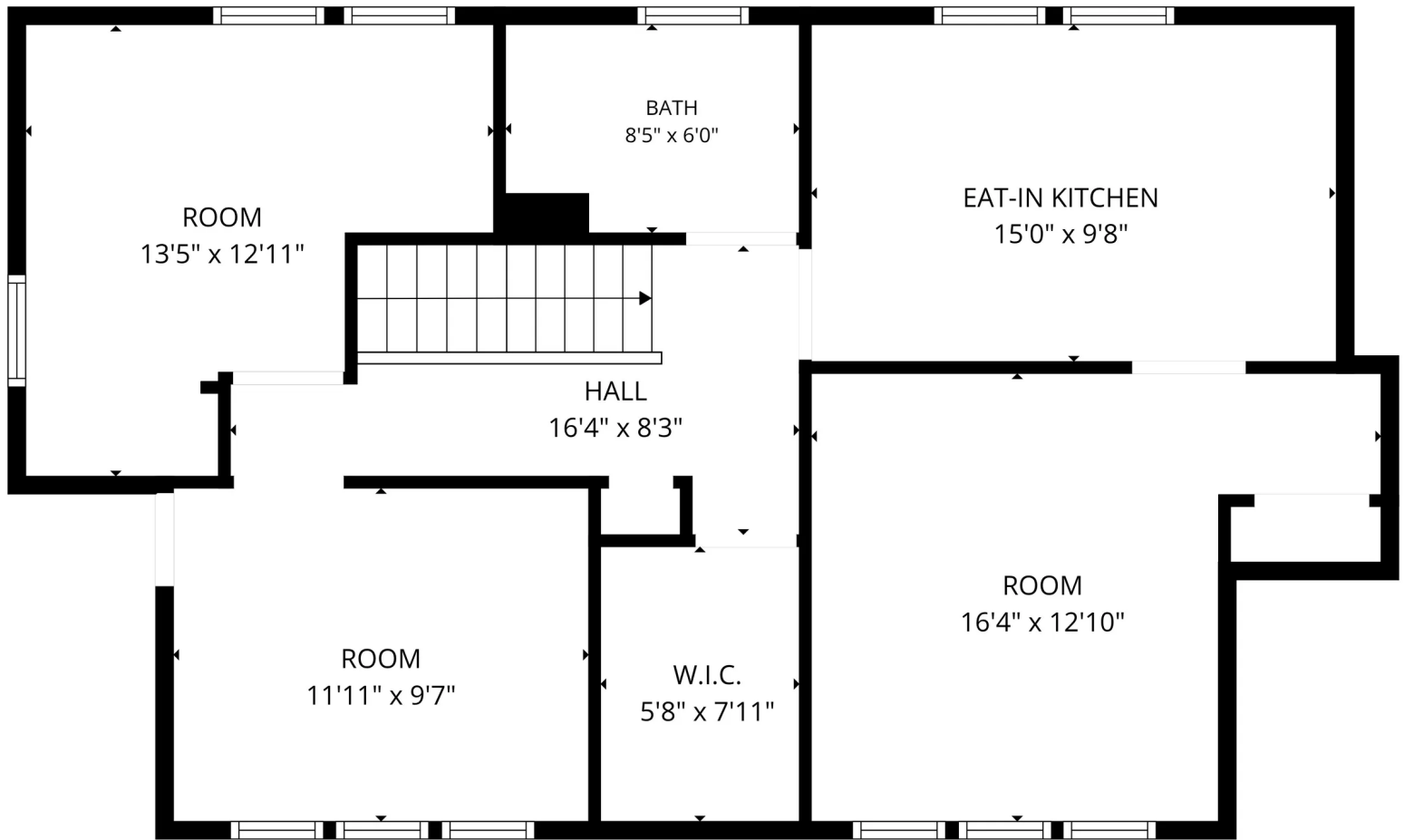
JOE DIMYAN
203.313.3920
jdimyan@towercorp.com



TOMMY CONSALVO
Sales Associate
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



MICK CONSALVO
203.241.5188
mconsalvo@towercorp.com



JOE DIMYAN
203.313.3920
jdimyan@towercorp.com



TOMMY CONSALVO
Sales Associate
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



MICK CONSALVO

203.241.5188

mconsalvo@towercorp.com



JOE DIMYAN

203.313.3920

jdimyan@towercorp.com



TOMMY CONSALVO

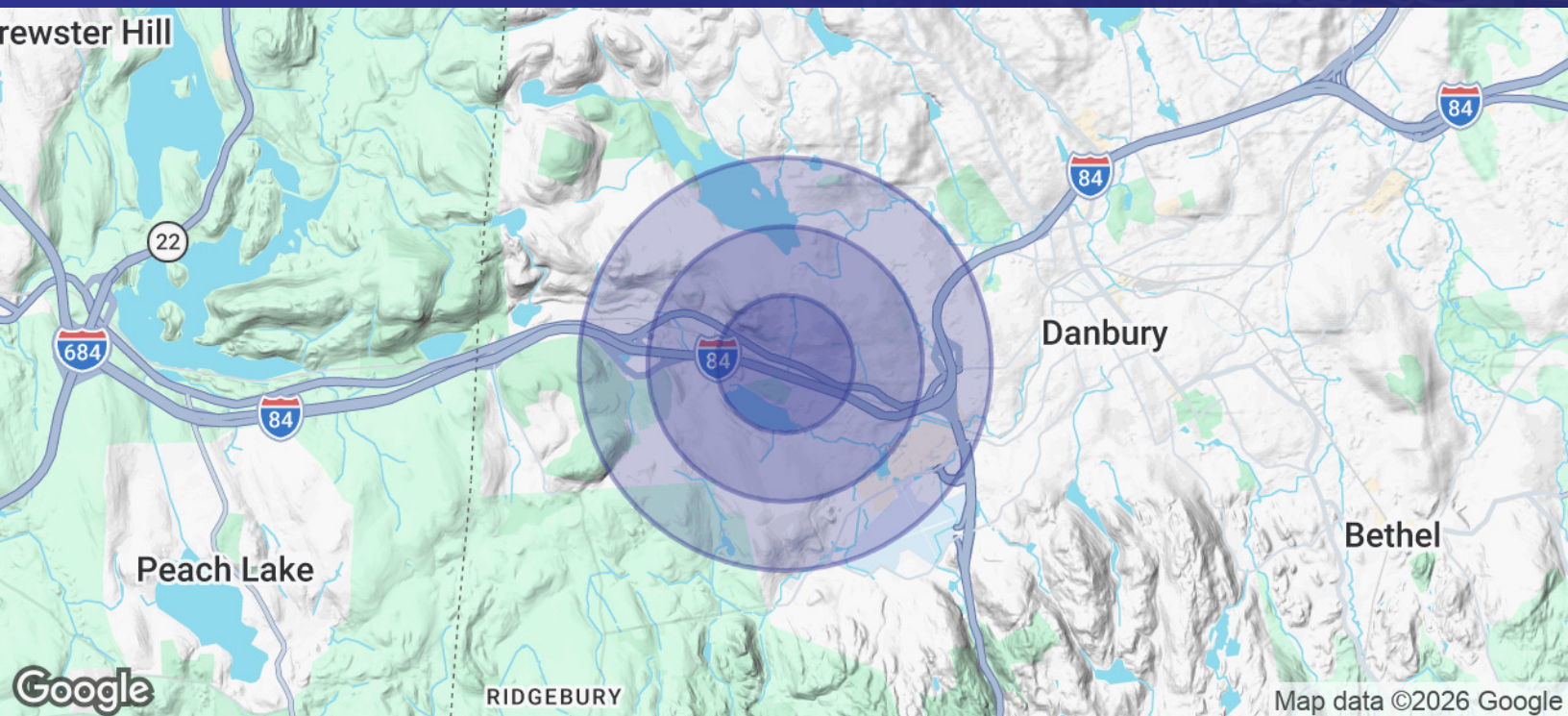
Sales Associate

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // 44 MILL PLAIN ROAD, DANBURY CT

44 Mill Plain Rd, Danbury, CT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,081	4,297	11,051
Average Age	37.7	35.9	36.5
Average Age (Male)	34.1	33.5	35.5
Average Age (Female)	39.0	36.7	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	423	1,678	4,492
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$93,699	\$97,884	\$100,340
Average House Value	\$287,919	\$301,483	\$325,629

2020 American Community Survey (ACS)



MICK CONSALVO

203.241.5188

mconsalvo@towercorp.com



JOE DIMYAN

203.313.3920

jdimyan@towercorp.com



TOMMY CONSALVO

Sales Associate

203.482.5792

tconsalvo@towercorp.com