FOR LEASE // RETAIL // FLEX // OFFICE

29 Federal Road, Danbury CT



PROPERTY DESCRIPTION

Excellent opportunity to lease versatile retail, flex, or office space in a highly desirable commercial location along Federal Road in Danbury, Connecticut. Surrounded by numerous national and local retailers, this property offers excellent accessibility, convenient proximity to major roadways, and ample on-site parking.

Currently configured as an upholstery shop, the space features a spacious showroom, functional work areas, a loading dock, and 10.6-foot clear height to the drop ceiling. Additional amenities include two bathrooms, 200-amp three-phase electrical service, central air conditioning, and electric heat.

With its flexible layout, desirable location, and combination of showroom and functional workspace, 29 Federal Road is ideally suited for a variety of retail, showroom, flex, service, or office users.

All interior and exterior updates including electrical done in 2020-2021

OFFERING SUMMARY	
Lease Rate:	$12.50 SF/yr (NNN)
Nets:	+/- $3.00
Available SF:	2,560 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,598	29,593	44,403
Total Population	9,997	78,291	118,162
Average HH Income	$94,713	$111,116	$126,190



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LOCATION INFORMATION	
Street Address	29 Federal Rd
City, State, Zip	Danbury, CT 06810
County	Fairfield

BUILDING INFORMATION	
Number of Floors	1
Year Built	1946
Year Renovated	2021

PROPERTY HIGHLIGHTS

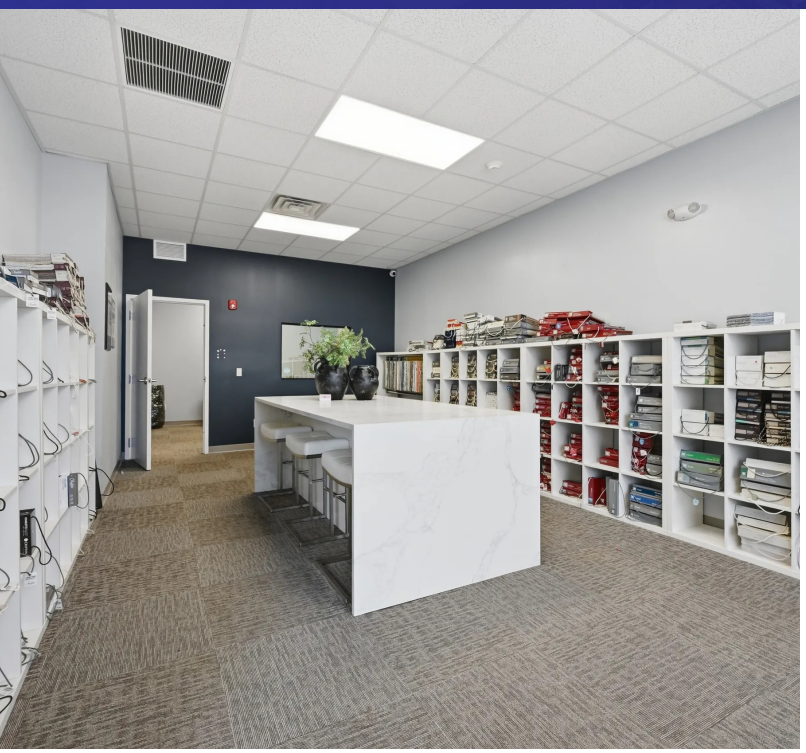
- Prime Federal Road commercial location
- Retail / Flex / Office space
- Currently configured as an upholstery shop
- Spacious showroom and functional work areas
- 10.6' ceiling height to drop ceiling
- Loading dock
- Two bathrooms
- 200-amp, three-phase electrical service
- Central air conditioning and electric heat
- Ample on-site parking
- Surrounded by established national and local retailers
- Flexible layout suitable for a variety of commercial uses
- All interior and exterior updates including electrical done in 2020-2021



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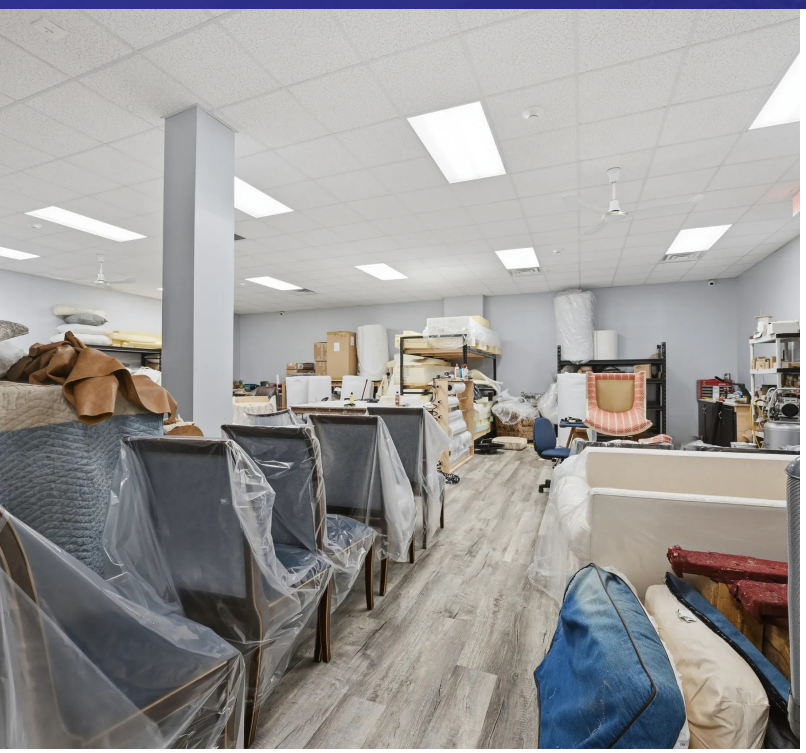


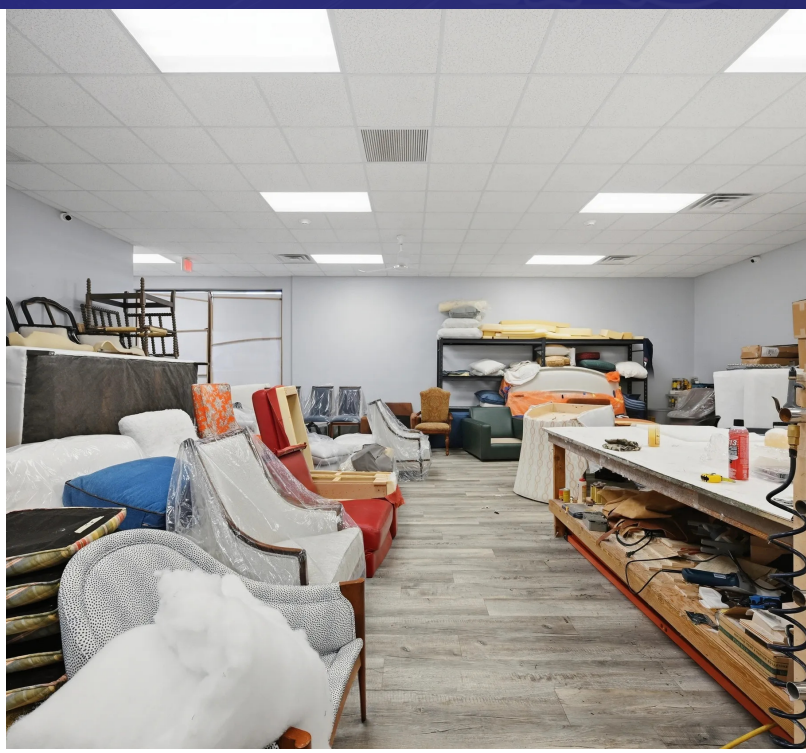


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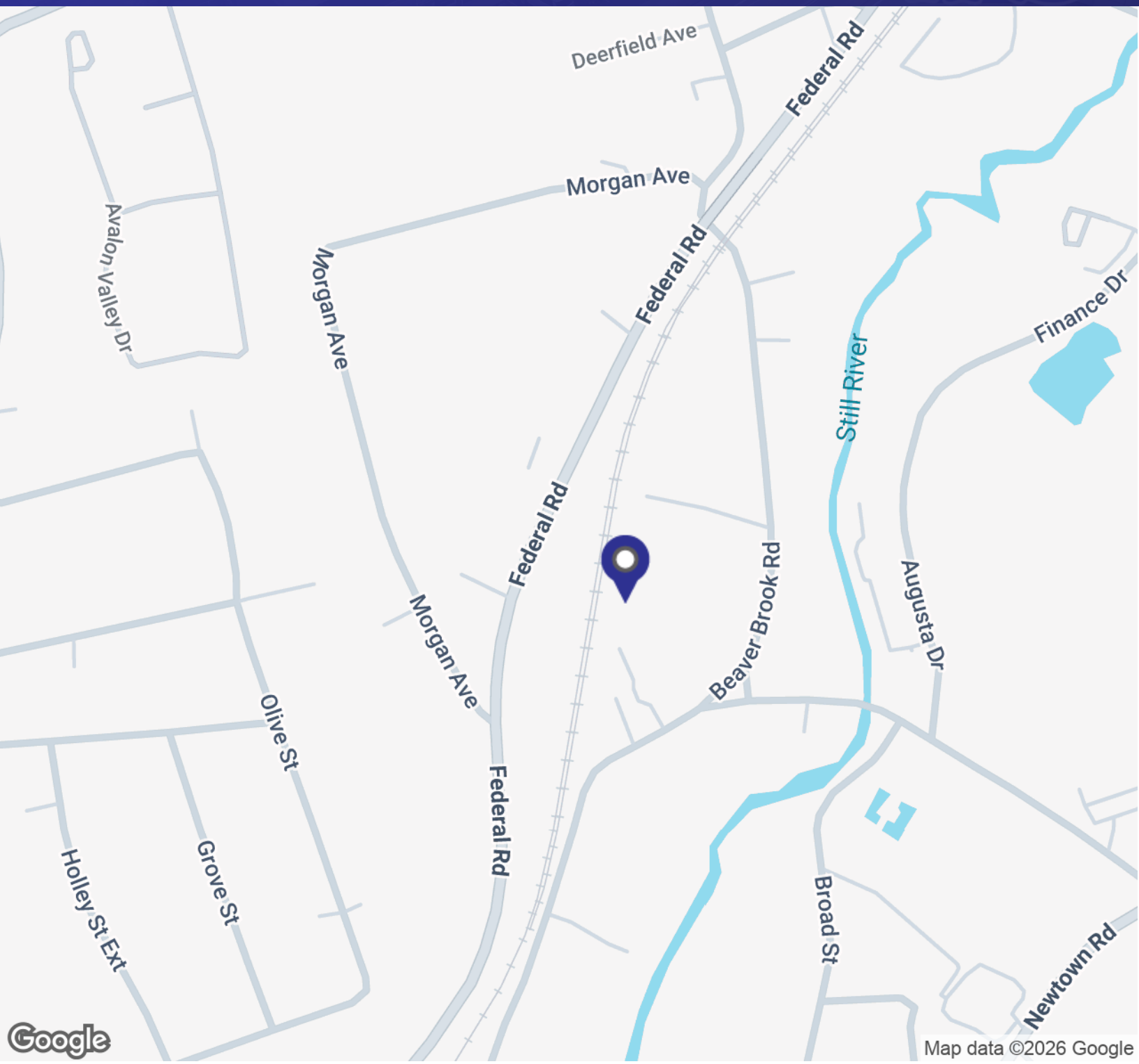




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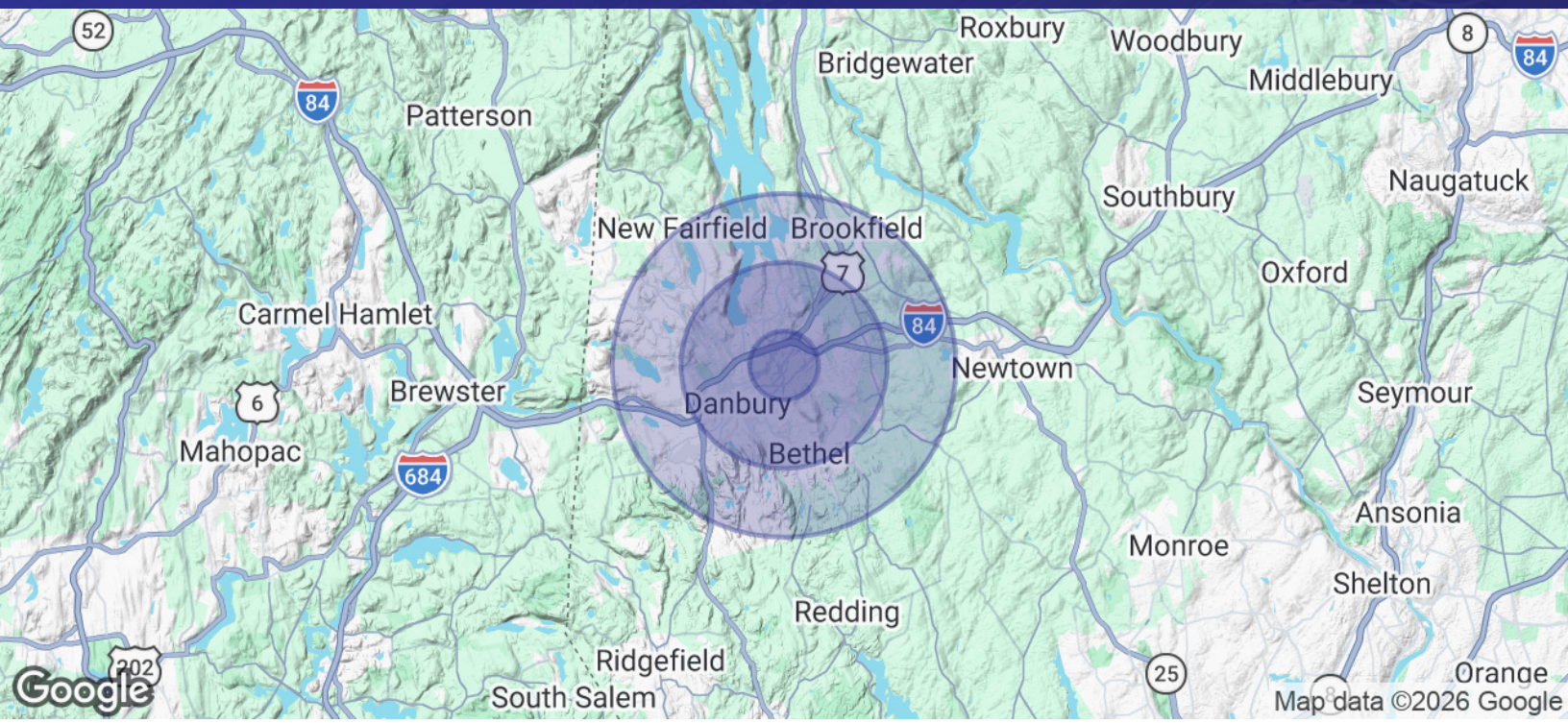




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,997	78,291	118,162
Average Age	38.4	40.5	42.2
Average Age (Male)	37.3	38.6	40.8
Average Age (Female)	40.6	42.1	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,598	29,593	44,403
# of Persons per HH	2.8	2.6	2.7
Average HH Income	$94,713	$111,116	$126,190
Average House Value	$341,856	$374,444	$410,168

2023 American Community Survey (ACS)



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