



2 Daniels Farm Road, Trumbull, CT

Office/Retail Space Available for Lease: \$20 - \$35/SF NNN



Trumbull Center Office and Retail Plaza: Mixed use building located in the Trumbull Shopping Center with multiple spaces available. There is 1,600 SF formerly occupied by a hair salon with the fixtures still in place and 4,000 SF of raw retail space, both on the ground level. On the second level we have 2,430 SF of raw retail space, then 1,600 SF and 3,120 SF configured as office space. Current tenants include a karate studio, chiropractor, deli and a pizza place. Building has a new roof, central air units and insulated glass. There is a walkway path at grade that goes right into the adjacent shopping center at 900 White Plains Road.

The Site

Total Space Available:	12,750 SF
Space 1:	2,430 SF ~ \$20/SF NNN
Space 2:	3,120 SF ~ \$20/SF NNN
Space 3:	1,600 SF ~ \$20/SF NNN
Space 4:	1,600 SF ~ \$35/SF NNN
Space 5:	4,000 SF ~ \$35/SF NNN
Total Building Size:	23,976 SF
Land:	.84 Acres
Real Estate Taxes:	\$402,432 - \$3.63/SF
Zoning:	Commercial B-C
Traffic Count:	9,400
Parking:	75 Spaces
Tenancy:	Multiple
Amenities:	Access to neighboring plaza

Utilities

Water:	Sewer
A/C & Heating:	Forced Air

Three Mile Demographics

Population:	70,403
Average HH Income:	\$95,940

Five Mile Demographics

Population:	248,902
Average HH Income:	\$83,176



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