

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



PROPERTY DESCRIPTION

Fully equipped restaurant on West Side of Danbury! This free standing building is on restaurant row with a large parking lot, 2 hood's, full bar, sushi bar, liquor room, walk in cooler, freezer boxes, central Heat/ AC, new split units and 6 Hibachi stations. Including the bar inside has +/- 150 seats and another +/- 50 on the outside patio. Ideal for any restaurant use in great location next to I-84 and 684.

PROPERTY HIGHLIGHTS

- City Water and Sewer
- +/- 200 Seats Including Patio
- 2 Hood's
- 1 Men Bath
- 1 Women Bath
- Liquor Room
- Central Heat/ AC
- Freezer Boxes
- 1 Walk in Cooler

OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (NNN)
Available SF:	4,385 SF

DEMOGRAPHICS	1.3 MILES	5.5 MILES	10 MILES
Total Households	4,595	45,732	87,222
Total Population	13,371	124,665	236,225
Average HH Income	\$106,184	\$134,854	\$159,538



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



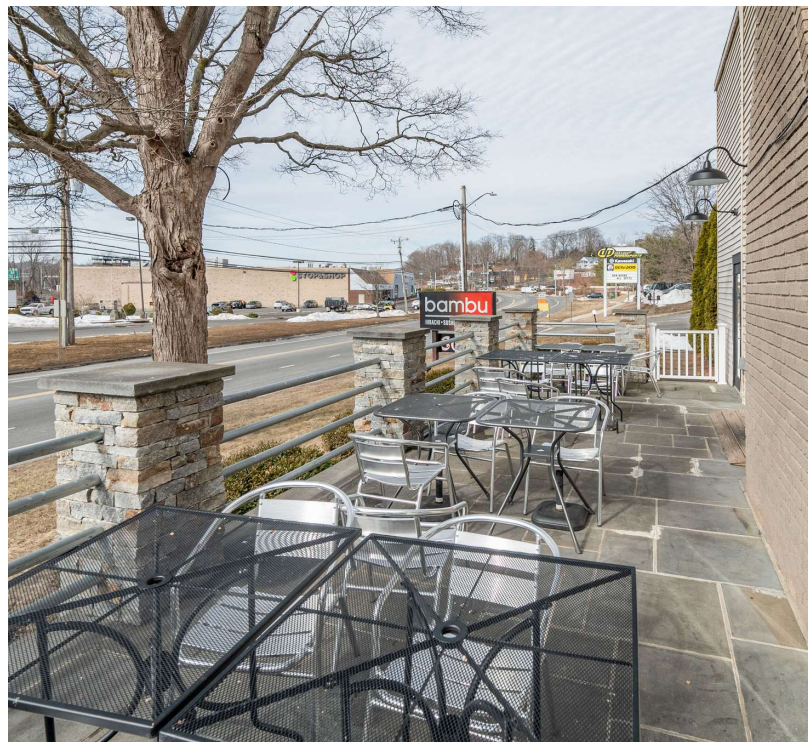
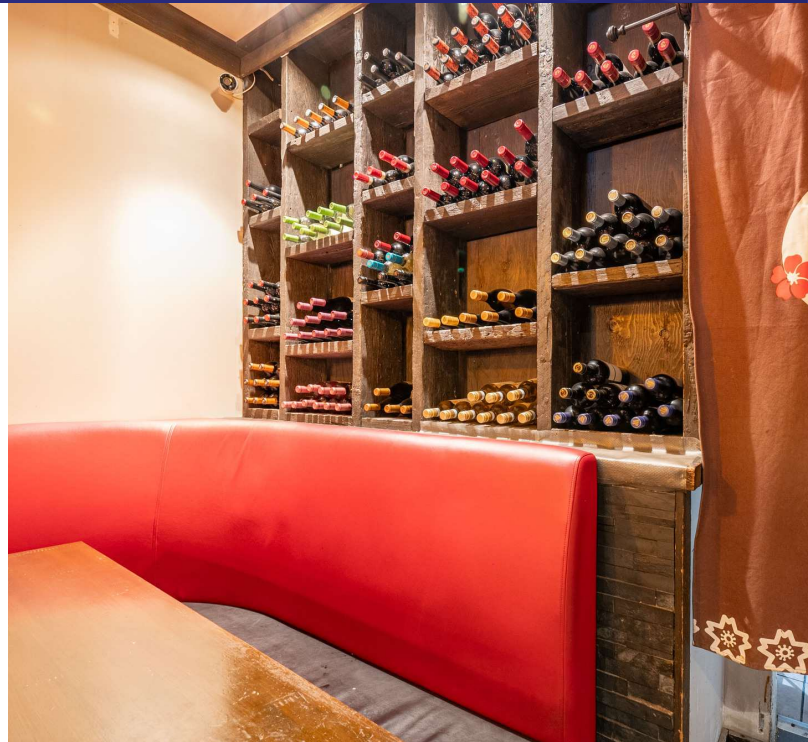
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



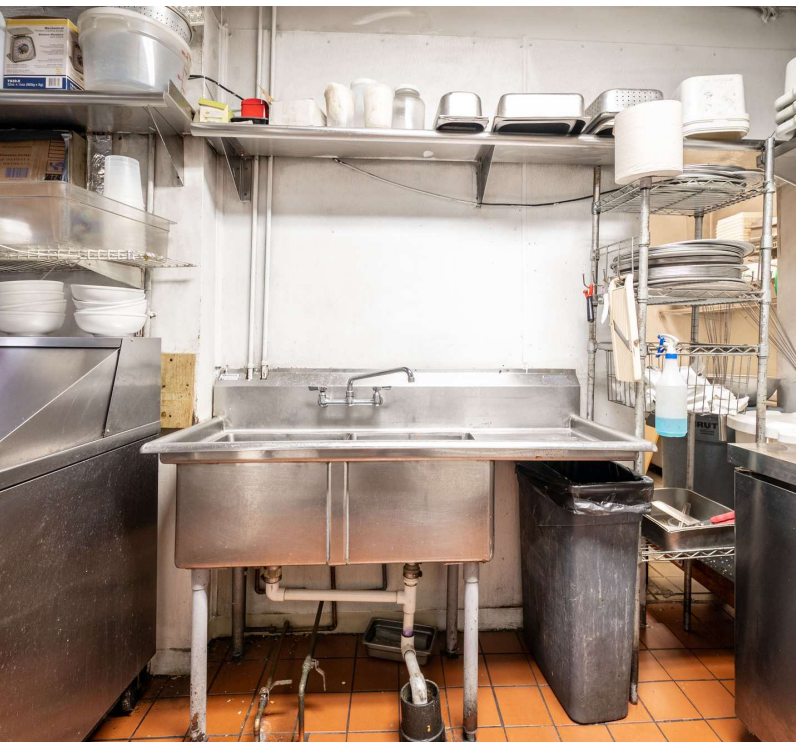
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



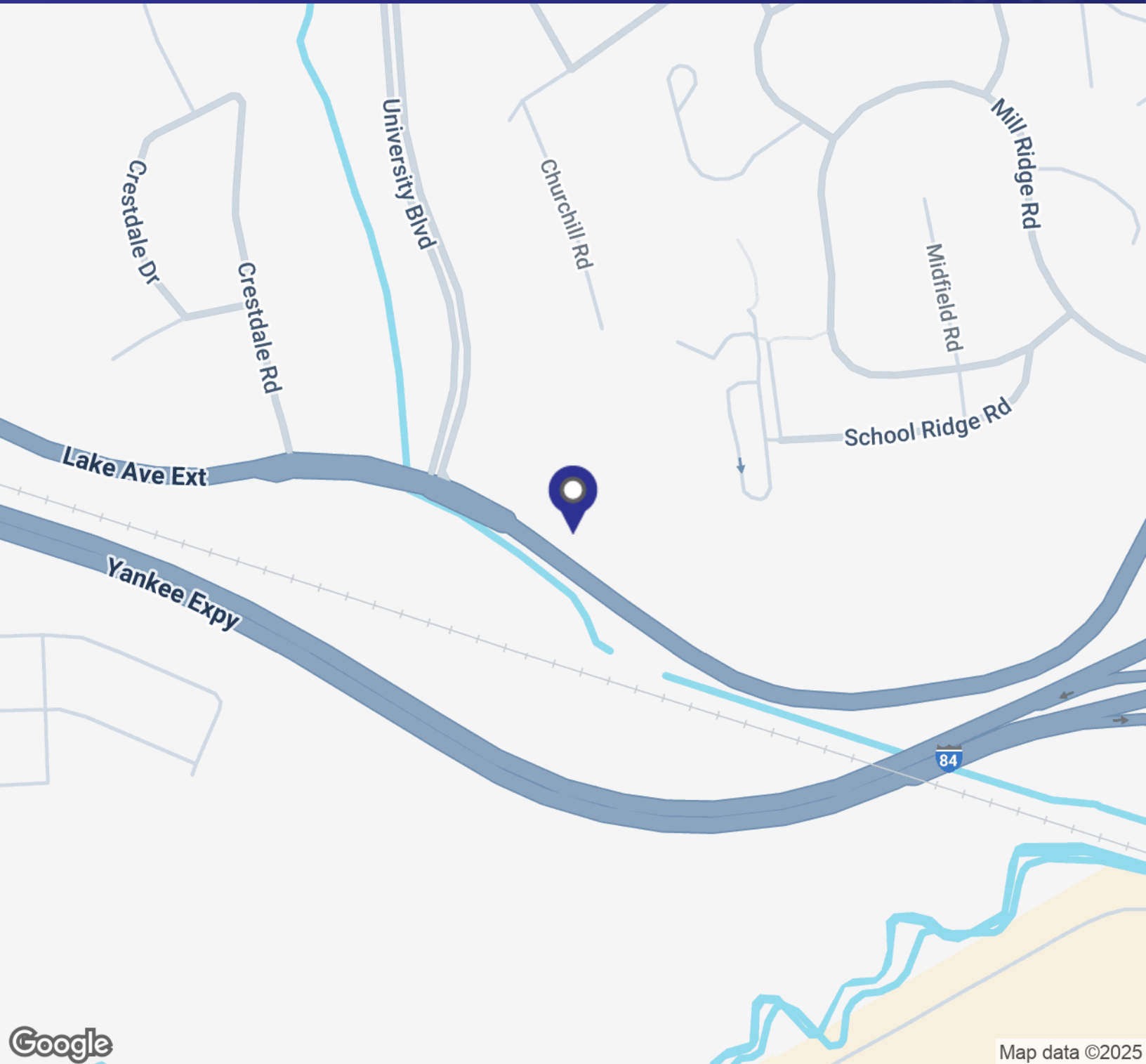
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



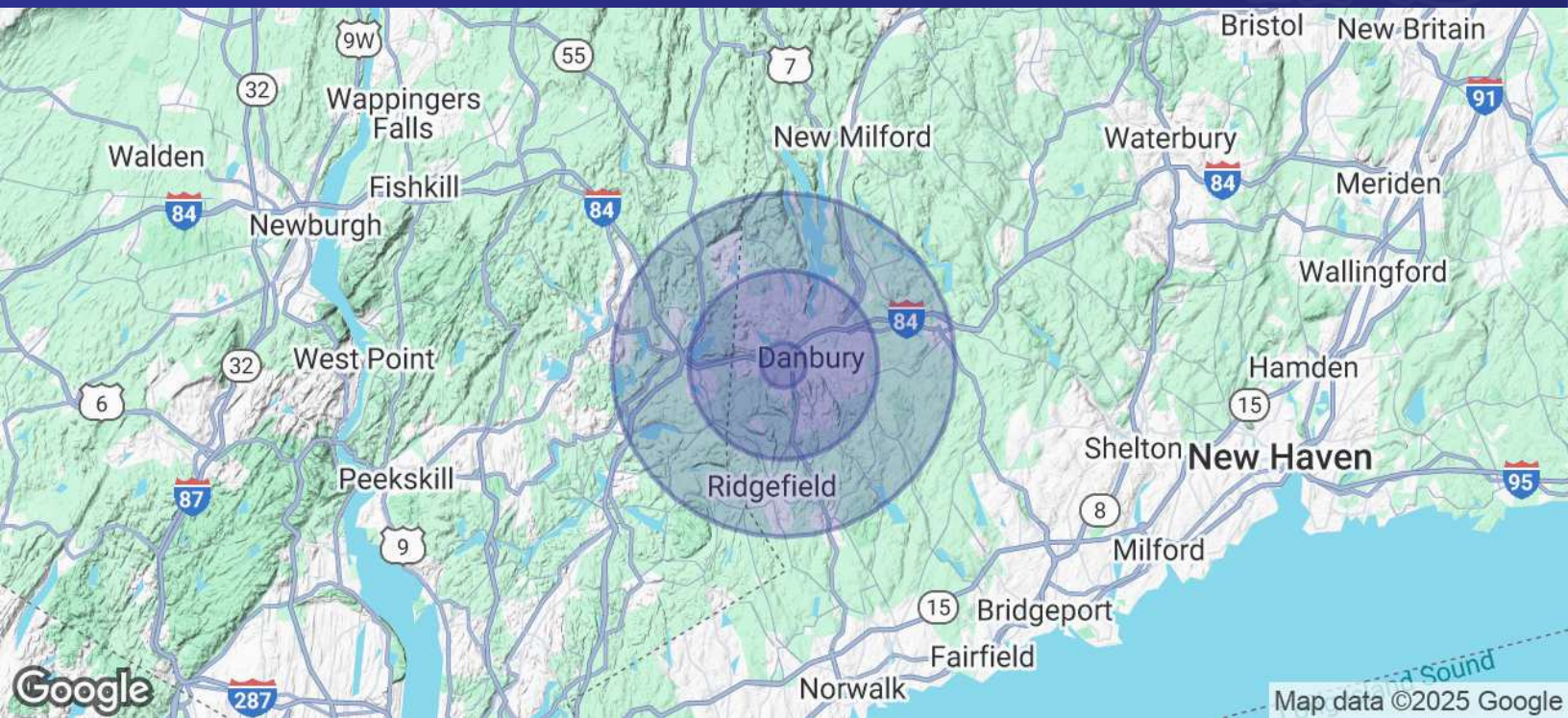
MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 39 LAKE AVENUE EXT, DANBURY CT



POPULATION	1.3 MILES	5.5 MILES	10 MILES
Total Population	13,371	124,665	236,225
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME	1.3 MILES	5.5 MILES	10 MILES
Total Households	4,595	45,732	87,222
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$106,184	\$134,854	\$159,538
Average House Value	\$439,201	\$464,289	\$552,561

Demographics data derived from AlphaMap



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com