

# LEASE

**51-53 KENOSIA AVE**  
51-53 Kenosia Ave Danbury, CT 06810



## PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to present 51-53 Kenosia Ave for Lease. This is a multi-tenant Office / Medical Building consisting of 33,547 RSF of which 11,622 RSF is available on the 2nd Floor and roughly 2,138 RSF on the 1st floor. The building sits on 8.69 acres and was built in 1981. Current Tenants are Urology Associates and Baroody Plastic Surgery.

## PROPERTY HIGHLIGHTS

- 1st floor suite is 2,138 sf with open floor plan and had direct exterior access
- 2nd floor suite has perimeter offices, interior workstation, men's and woman's multi-stall in-suite bathrooms
- Elevatored serviced building
- Updated common areas
- Ample Parking for traditional office or medical
- 10 foot ceiling

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,138 - 11,622 SF
Lot Size:	8.69 Acres
Building Size:	33,547 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,315	7,868	18,859
Total Population	2,945	20,249	46,431
Average HH Income	\$111,976	\$97,729	\$89,240

**Daniel Sousa**  
203 948 7870

**Todd Payne, SIOR**  
203 456 3223



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COMMERCIAL  
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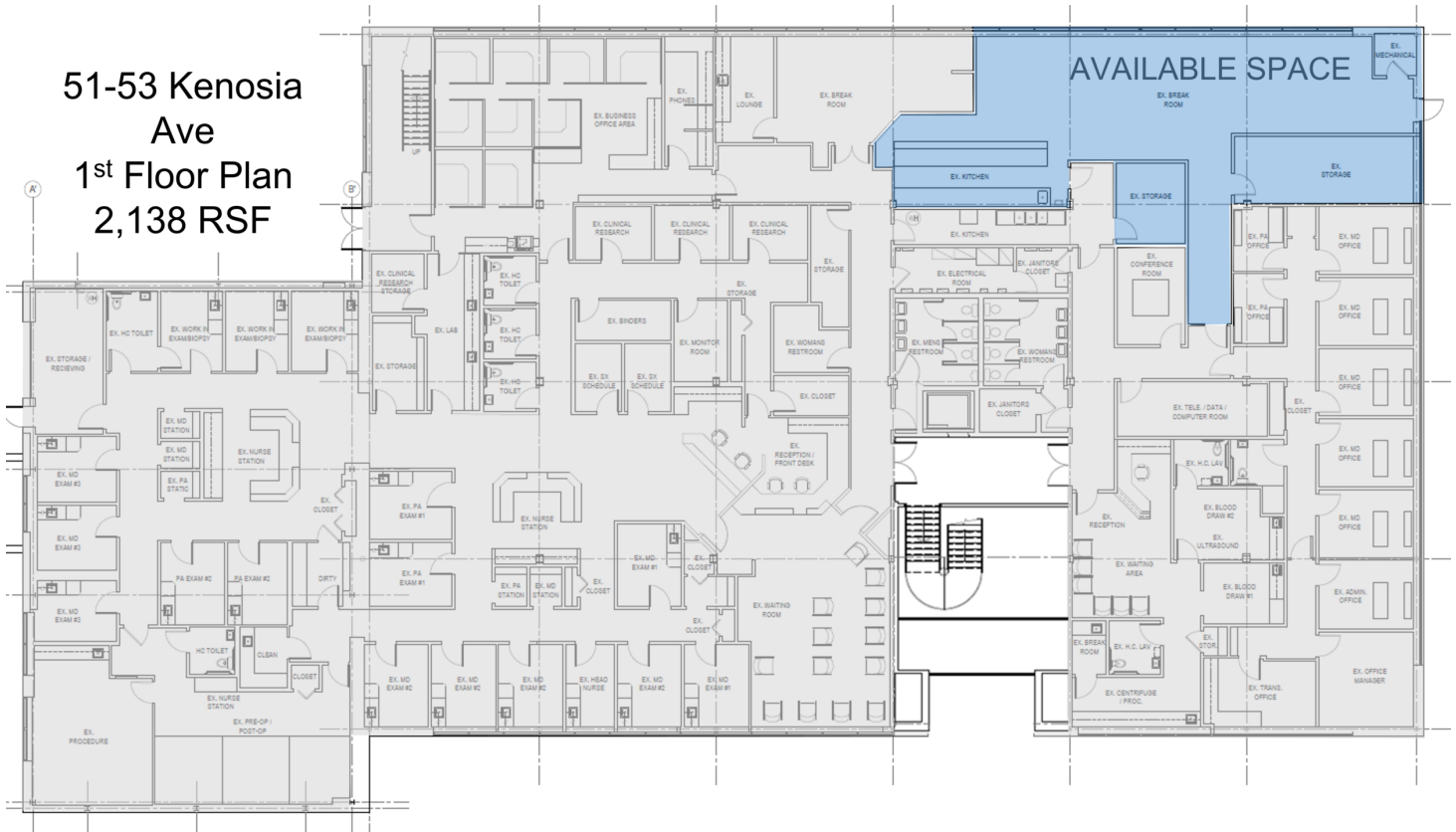


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**51-53 Kenosia Ave**  
**1st Floor Plan**  
**2,138 RSF**



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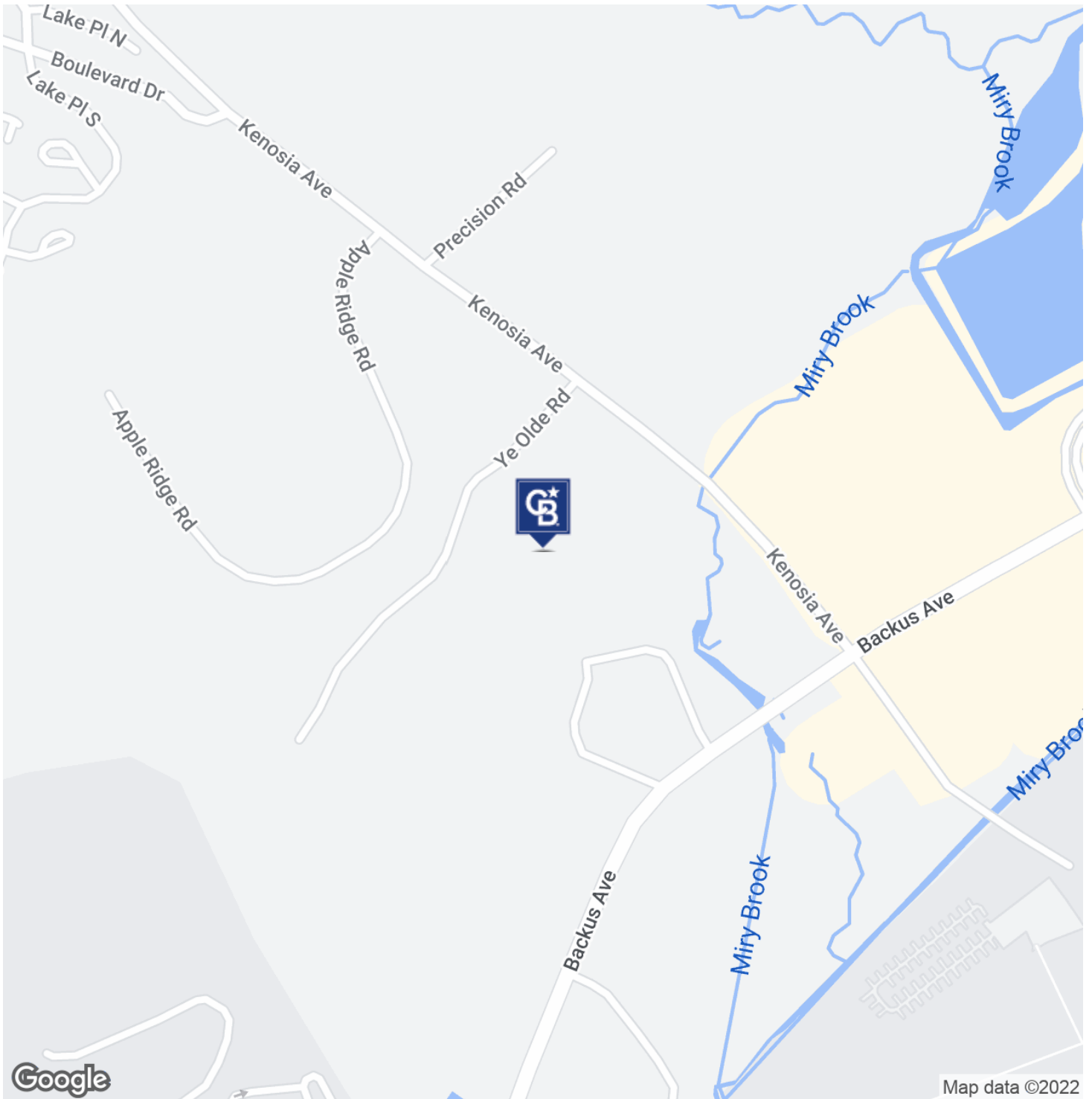
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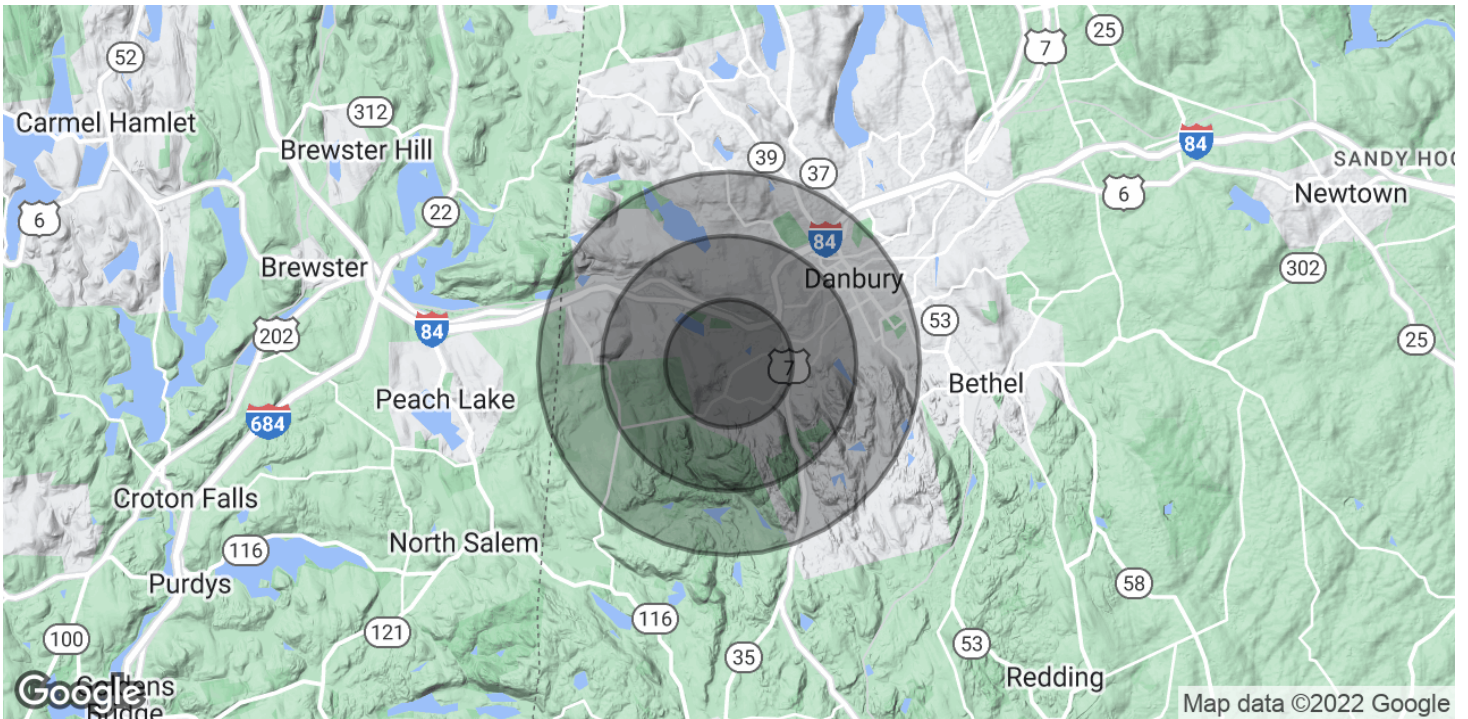


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,945	20,249	46,431
Average Age	44.1	36.0	38.7
Average Age (Male)	40.4	34.9	38.9
Average Age (Female)	44.7	36.6	38.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,315	7,868	18,859
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$111,976	\$97,729	\$89,240
Average House Value	\$321,837	\$312,045	\$276,712

\* Demographic data derived from 2020 ACS - US Census

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