

SALE / LEASE

GROUND FLOOR MEDICAL

57 North Street Ste 103 Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty Presents 57 North Street, Suite 103 for Sale or Lease. This Rare 1st Floor Medical Space Available in Well Known Professional Office Building. Inclusive of Five Examination Rooms; Office with Private Entrance; Generous Waiting Room and Reception/Administration Area.

PROPERTY HIGHLIGHTS

- Excellent 1st Floor Access
- Diverse Professional Tenant Mix
- Great Highway Access
- Numerous Nearby Amenities
- Abundant On-Site Parking

OFFERING SUMMARY

Sale Price:	\$250,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,670 SF
Lot Size:	2 Acres
Building Size:	66,503 SF
Zoning:	CG-20

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	445	1,618	6,985
Total Population	1,288	4,806	18,978
Average HH Income	\$49,013	\$66,015	\$70,637

Joe Wrinn, SIOR
203 417 4888

Dan Sousa
203 948 7870



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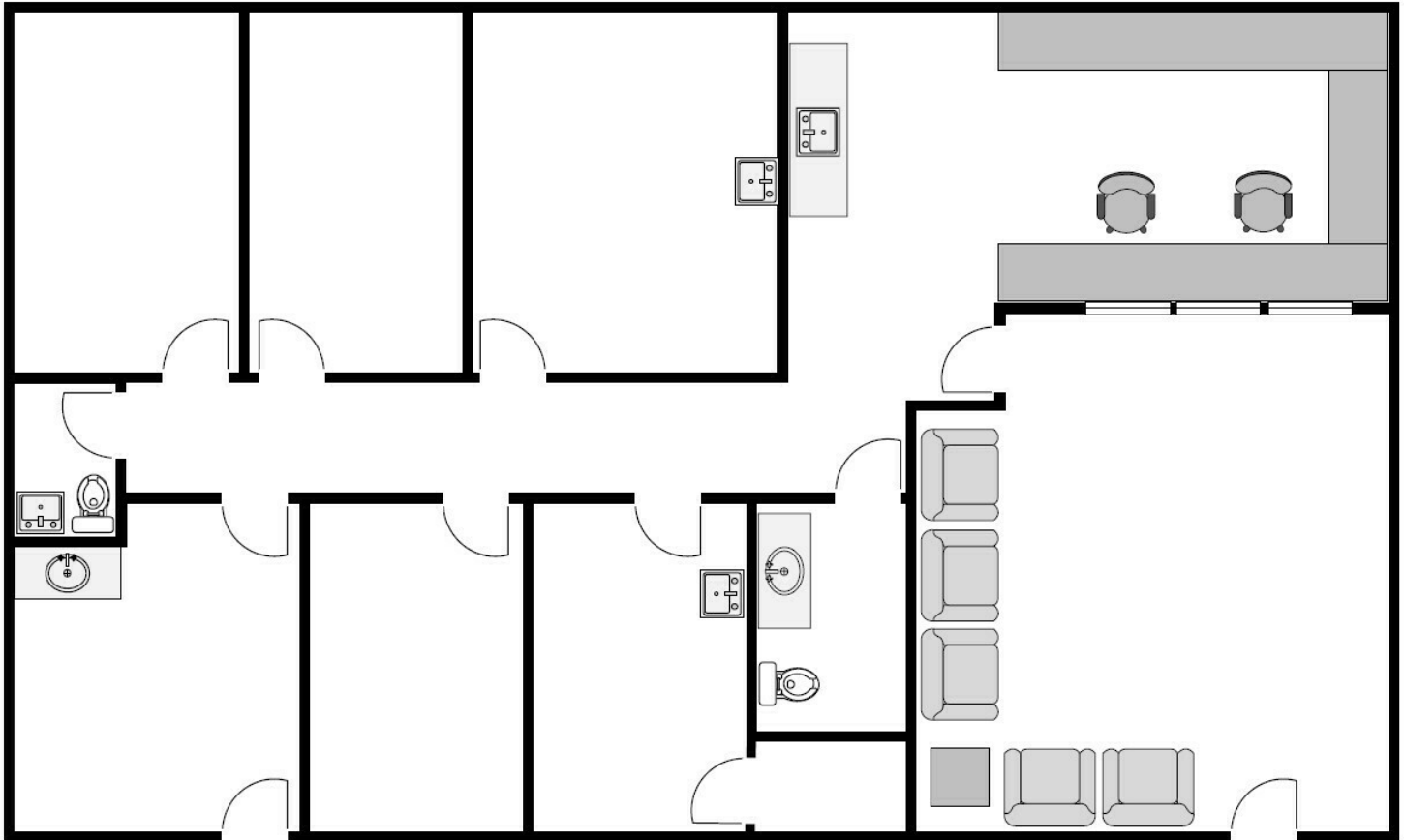
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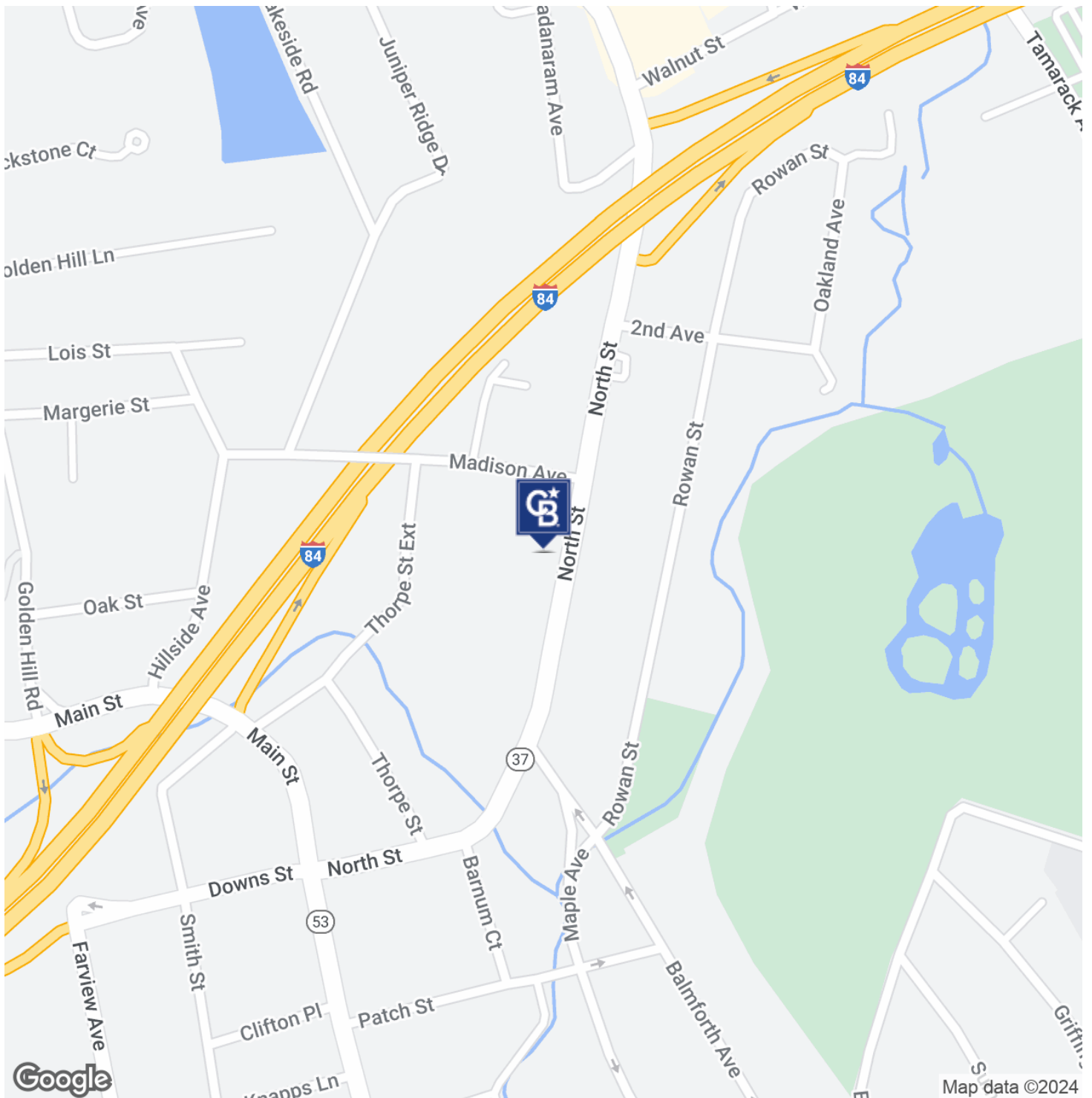
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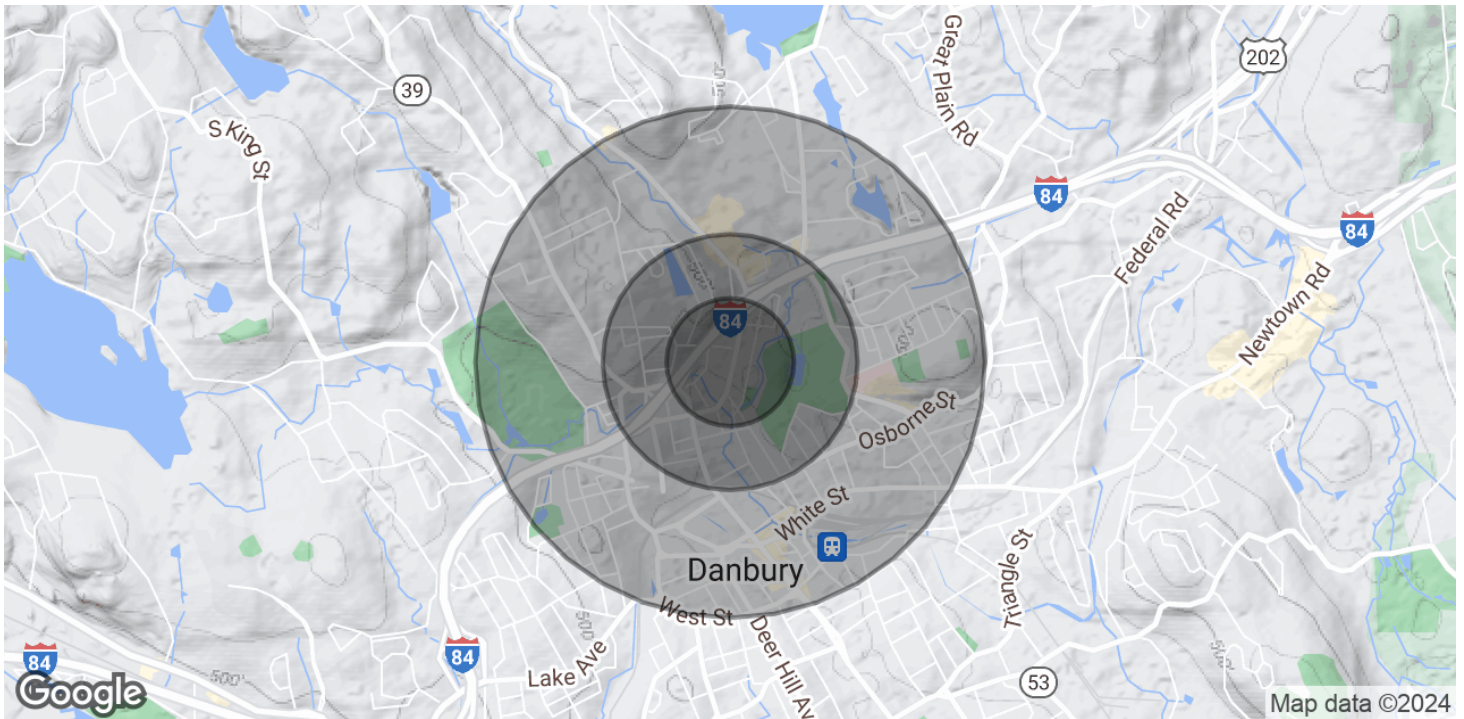
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POPULATION

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1 MILE

Total Population	1,288	4,806	18,978
Average Age	35.5	33.3	37.1
Average Age (Male)	36.4	35	37.1
Average Age (Female)	32.7	28	36.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	445	1,618	6,985
# of Persons per HH	2.9	3	2.7
Average HH Income	\$49,013	\$66,015	\$70,637
Average House Value	\$220,973	\$164,582	\$174,966

* Demographic data derived from 2020 ACS - US Census

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