

LEASE

67 SAND PIT ROAD

67 Sand Pit Road Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 67 Sand Pit Road, located in Danbury, Connecticut. Building amenities include a covered patient drop-off located at the main entrance and a back entrance that leads directly onto the second floor. Common areas include an outdoor courtyard and recently renovated interior hallways.

PROPERTY HIGHLIGHTS

- Tenants Include Radiology, Pain Care, & Lab
- \$18 NNN
- Covered Patient Drop-Off/Pickup
- Minutes from Danbury Hospital and I-84

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,625 - 5,572 SF
Lot Size:	5.52 Acres
Building Size:	36,834 SF
Zoning:	IL-40

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,061	28,387	47,537
Total Population	10,714	76,231	128,063
Average HH Income	\$72,891	\$75,376	\$85,967

Cayley DeLucia
917 574 7076

Daniel Sousa
203 948 7870



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 - 5,572 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 99	1,625 SF	NNN	\$18.00 SF/yr
Suite 103	2,014 SF	NNN	\$18.00 SF/yr
Suite 105	2,997 SF	NNN	\$18.00 SF/yr
Suite 200	2,832 - 4,834 SF	NNN	\$18.00 SF/yr
Suite 202	2,002 SF	NNN	\$18.00 SF/yr
Suite 204	1,972 SF	NNN	\$18.00 SF/yr
Suite 208	2,808 SF	NNN	\$18.00 SF/yr
Suite 308	5,572 SF	NNN	\$18.00 SF/yr

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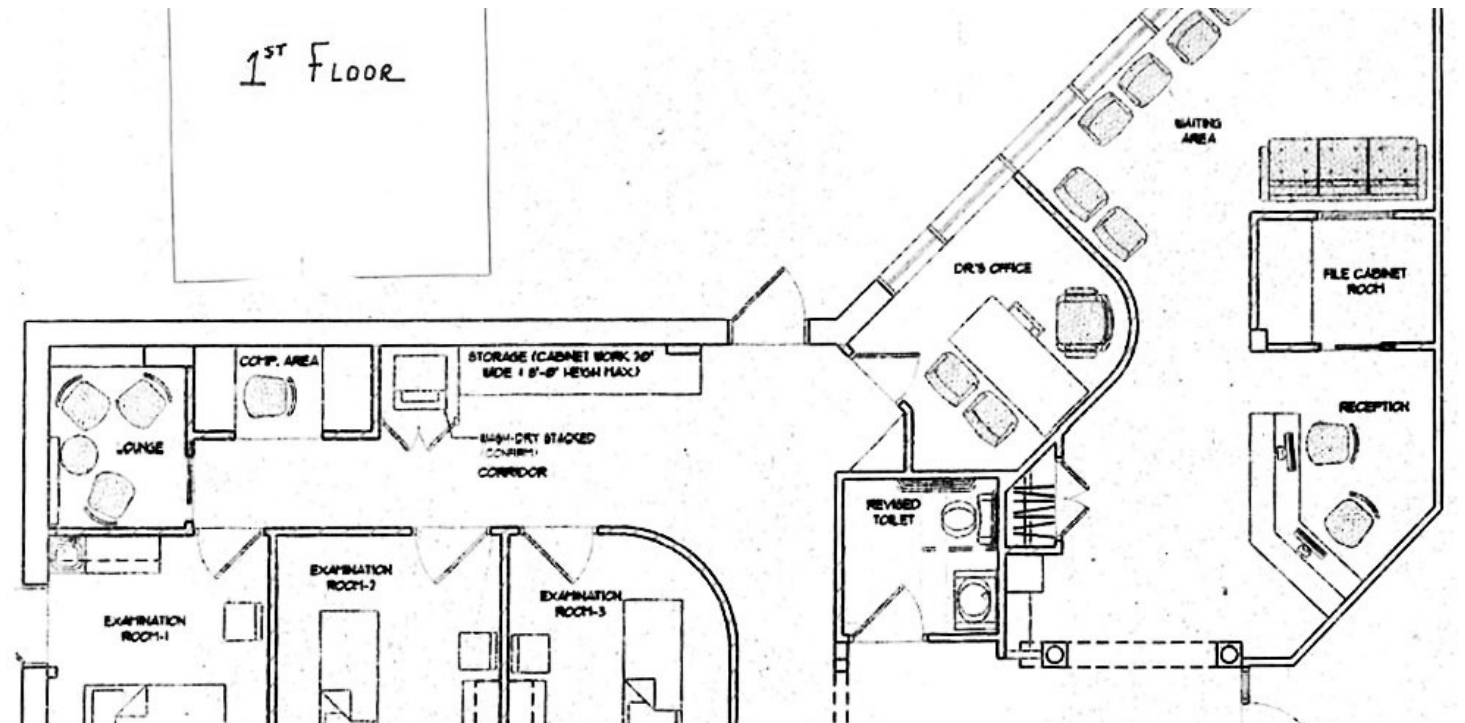


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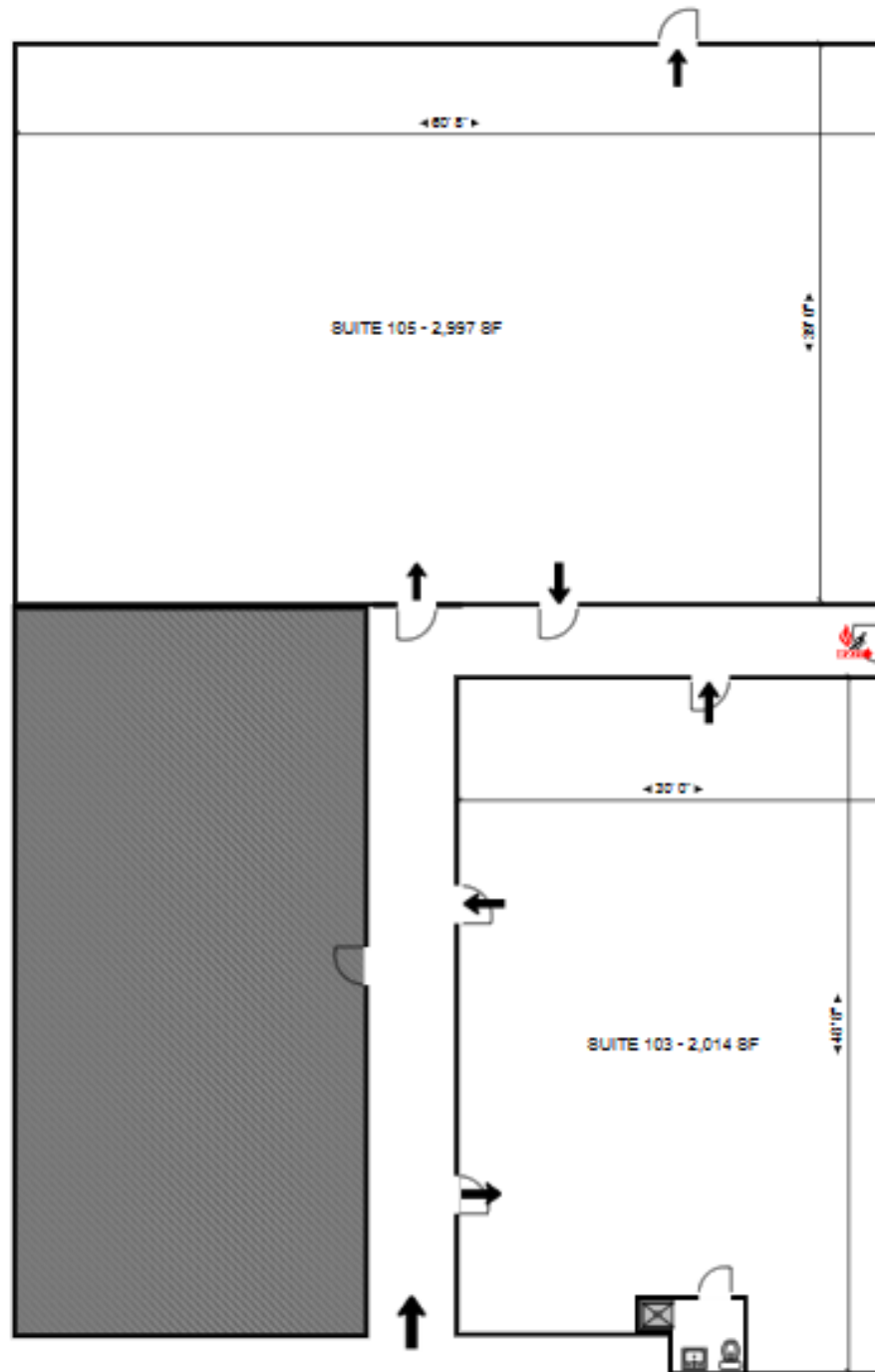


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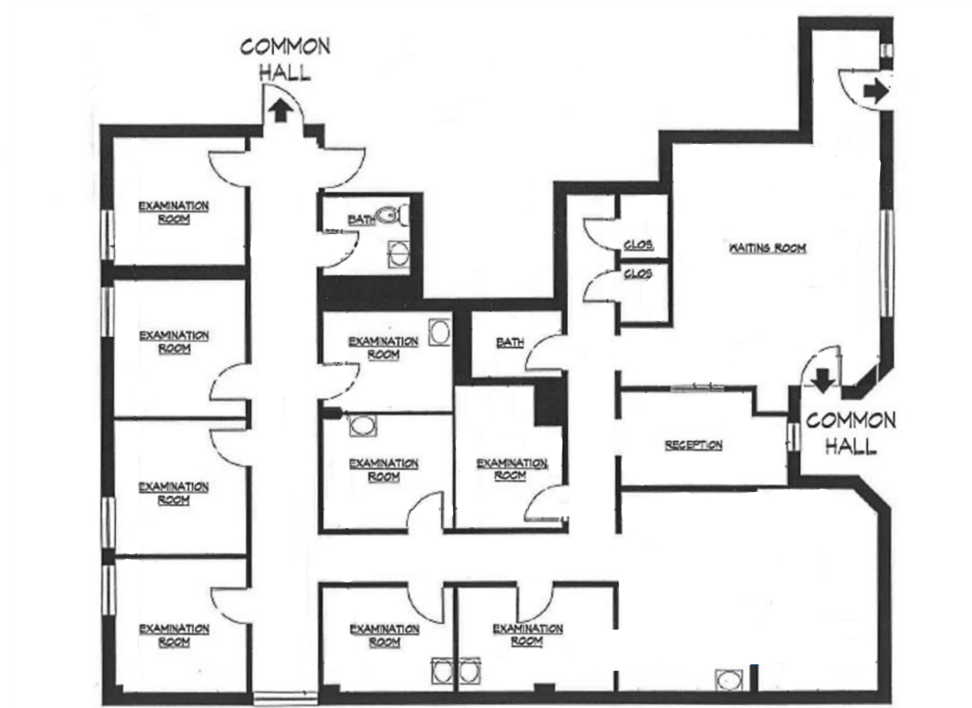


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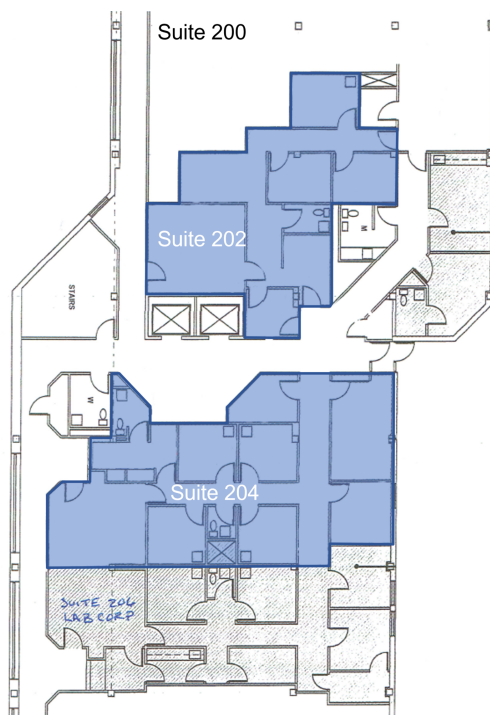


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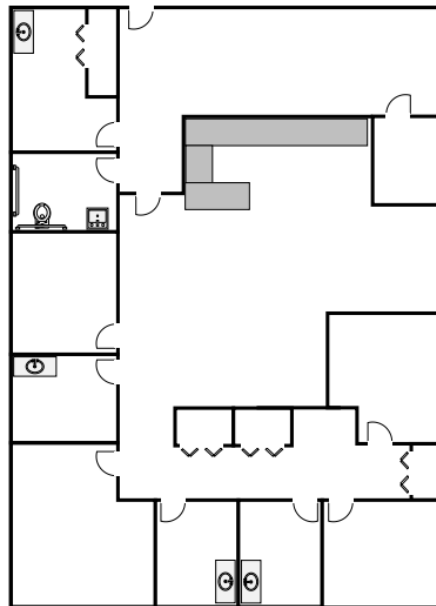
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67 Sandpit
Suite 208



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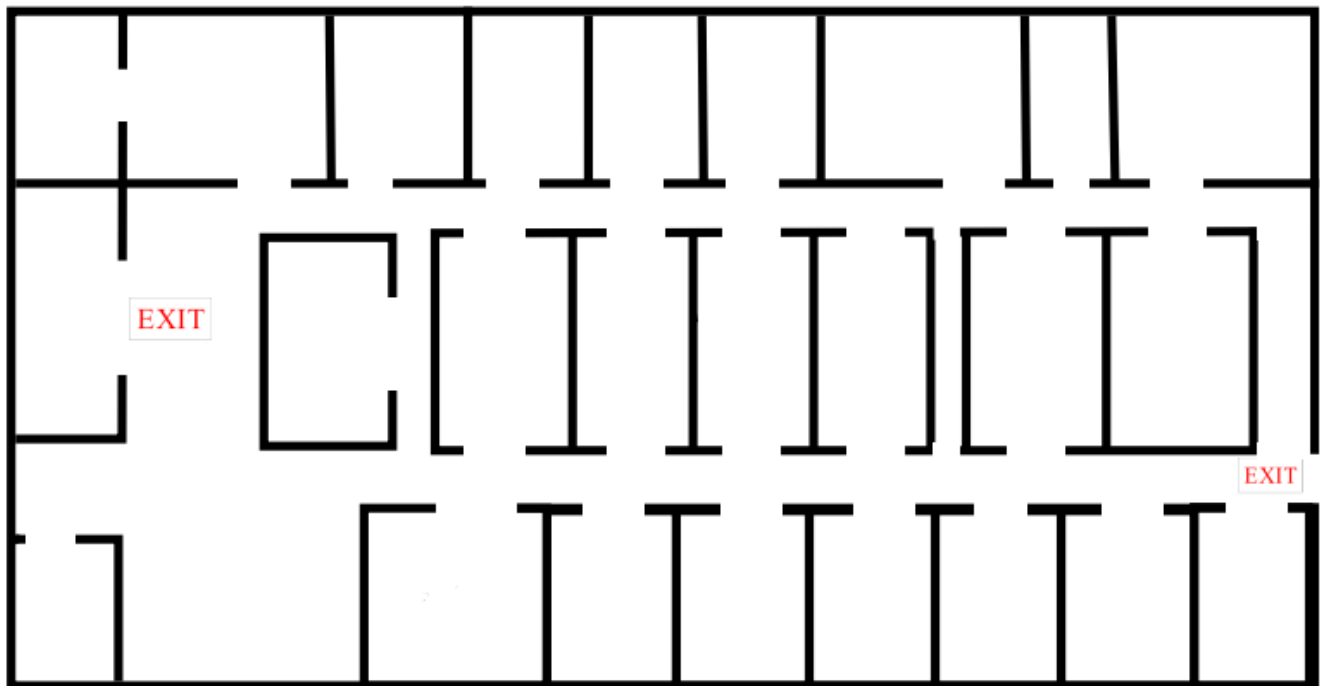


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Suite 308

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203 948 7870

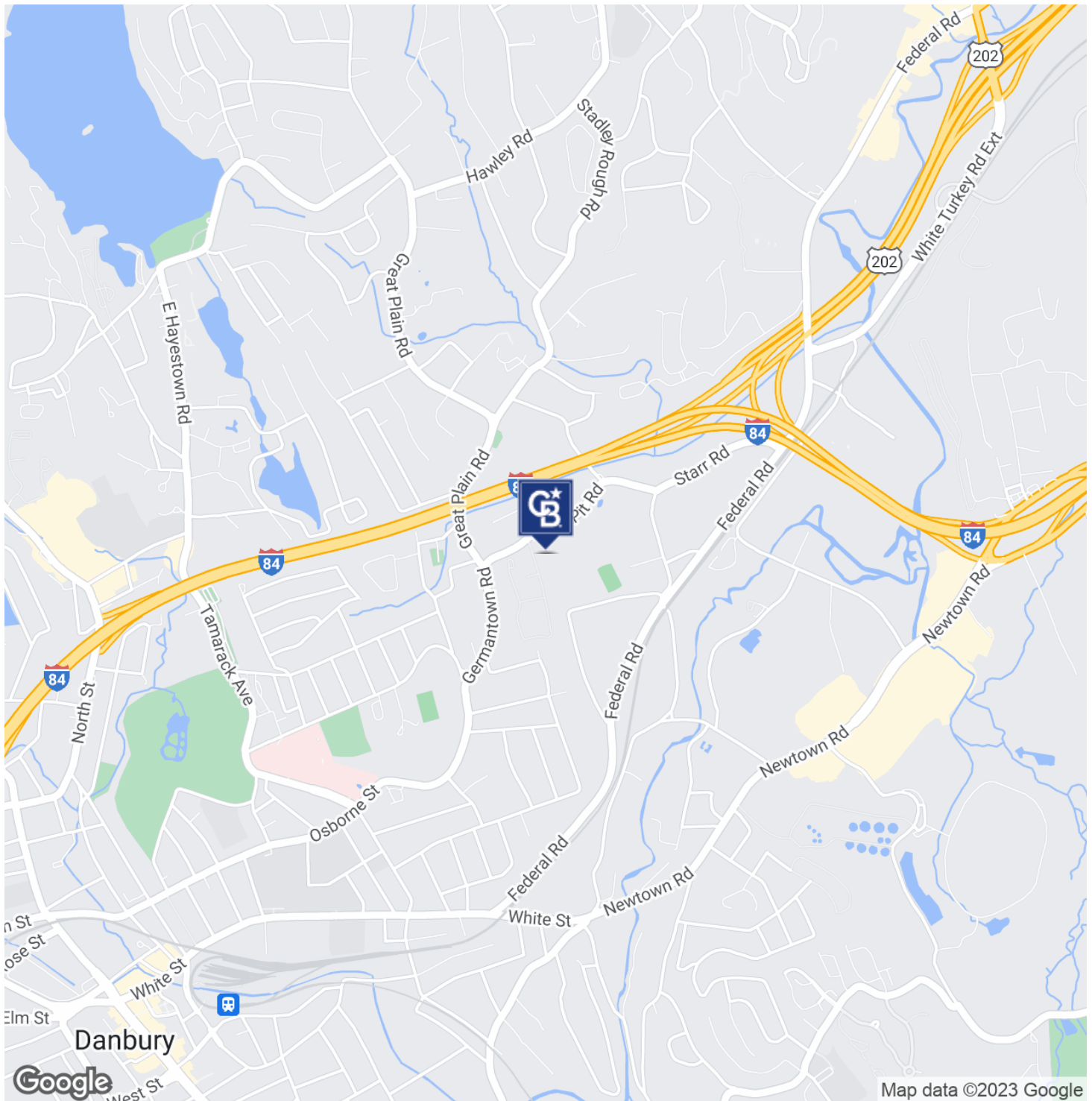


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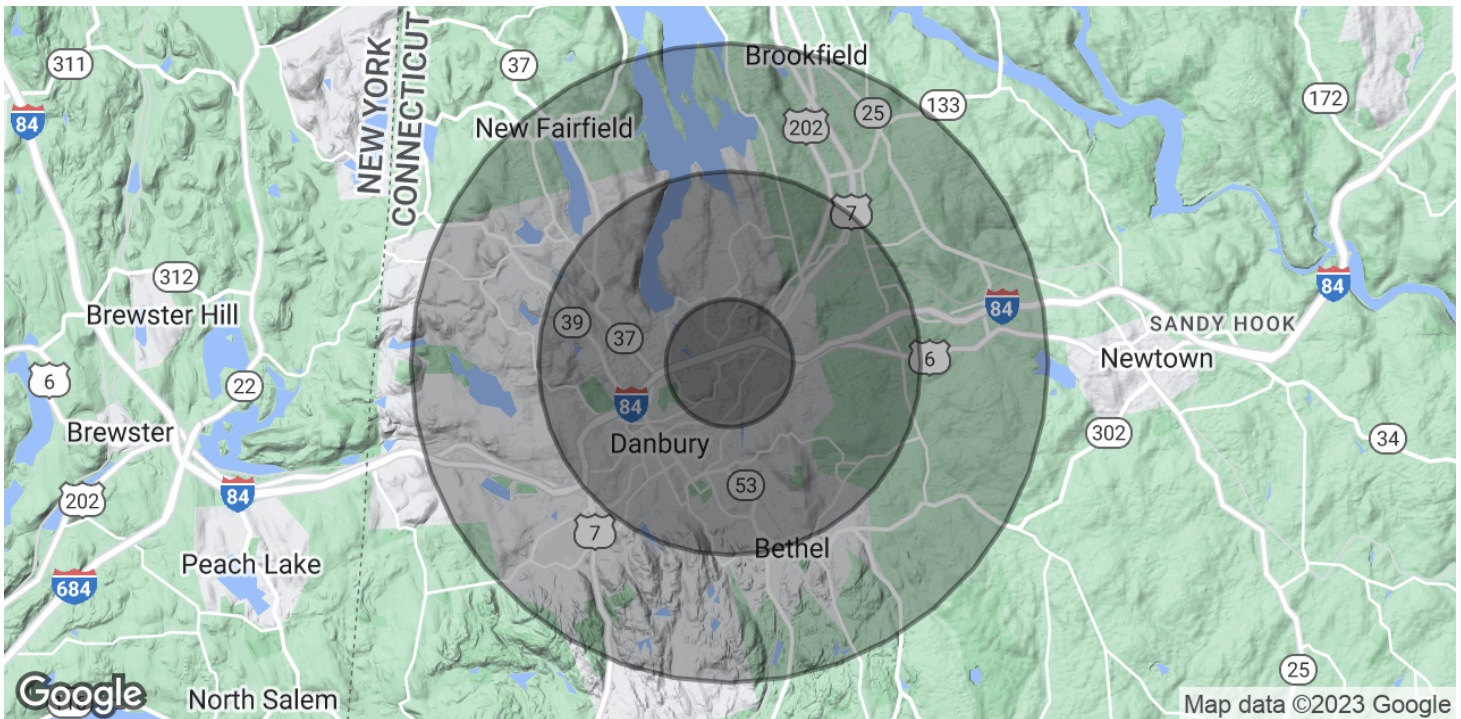


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,714	76,231	128,063
Average Age	34.8	36.3	37.6
Average Age (Male)	33.8	35.5	36.7
Average Age (Female)	35.6	37.1	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,061	28,387	47,537
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$72,891	\$75,376	\$85,967
Average House Value	\$320,527	\$349,330	\$388,195

* Demographic data derived from 2020 ACS - US Census

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LOCATION	DISTANCE
Danbury Hospital	1.1 Miles
Danbury Station	3.3 Miles
Westchester County Airport	36 Miles
Hartford, CT	58 Miles
Stamford, CT	34 Miles
New Haven, CT	35 Miles

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