

LEASE

40 LAKE AVENUE EXT

40 Lake Avenue Ext Danbury, CT 06811



PROPERTY DESCRIPTION

Prime location near I-84, Danbury Mall, and along a bustling retail corridor on Mill Plain Rd. Versatile space ideal for a variety of uses. 7 Separate rooms plus a lobby, plenty of closet space and a laundry room. Currently used as a spa this space presents well and can accommodate variety of things. Enjoy excellent visibility and proximity to numerous local amenities.

PROPERTY HIGHLIGHTS

- Flexible Office or Retail Space with Lobby and 7 Rooms
- High Visibility with Direct Road Access
- On-Site Parking (Front & Side)
- Easy Access to I-84 and NY Border
- Surrounded by Area Amenities

OFFERING SUMMARY

Lease Rate:	\$3,000.00 SF/month (Gross)
Available SF:	1,800 SF
Lot Size:	0.29 Acres
Building Size:	5,181 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,742	24,242	41,132
Total Population	8,369	66,294	112,354
Average HH Income	\$101,029	\$105,102	\$129,610

Denis Kobas
(203) 885-3870



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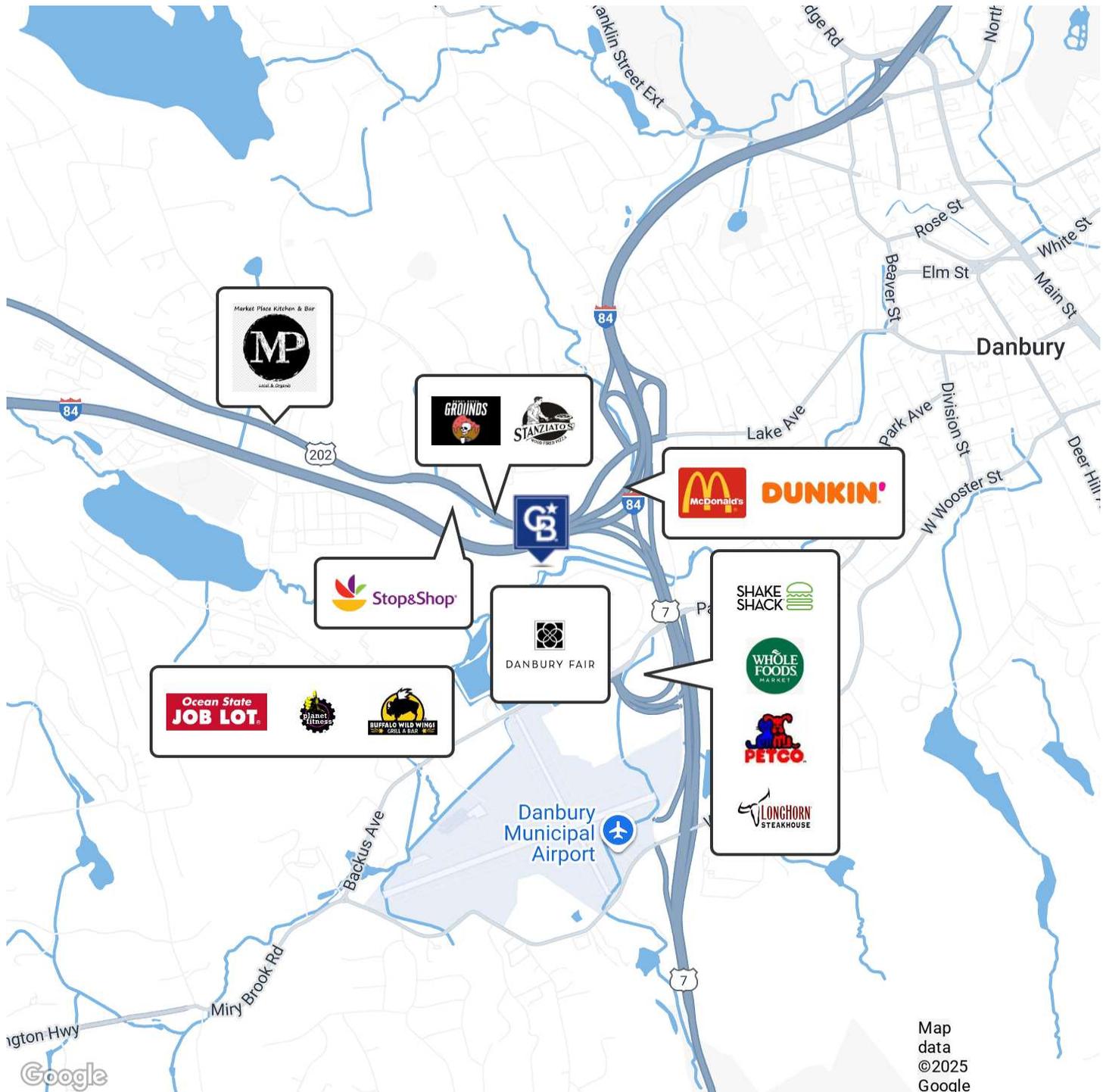


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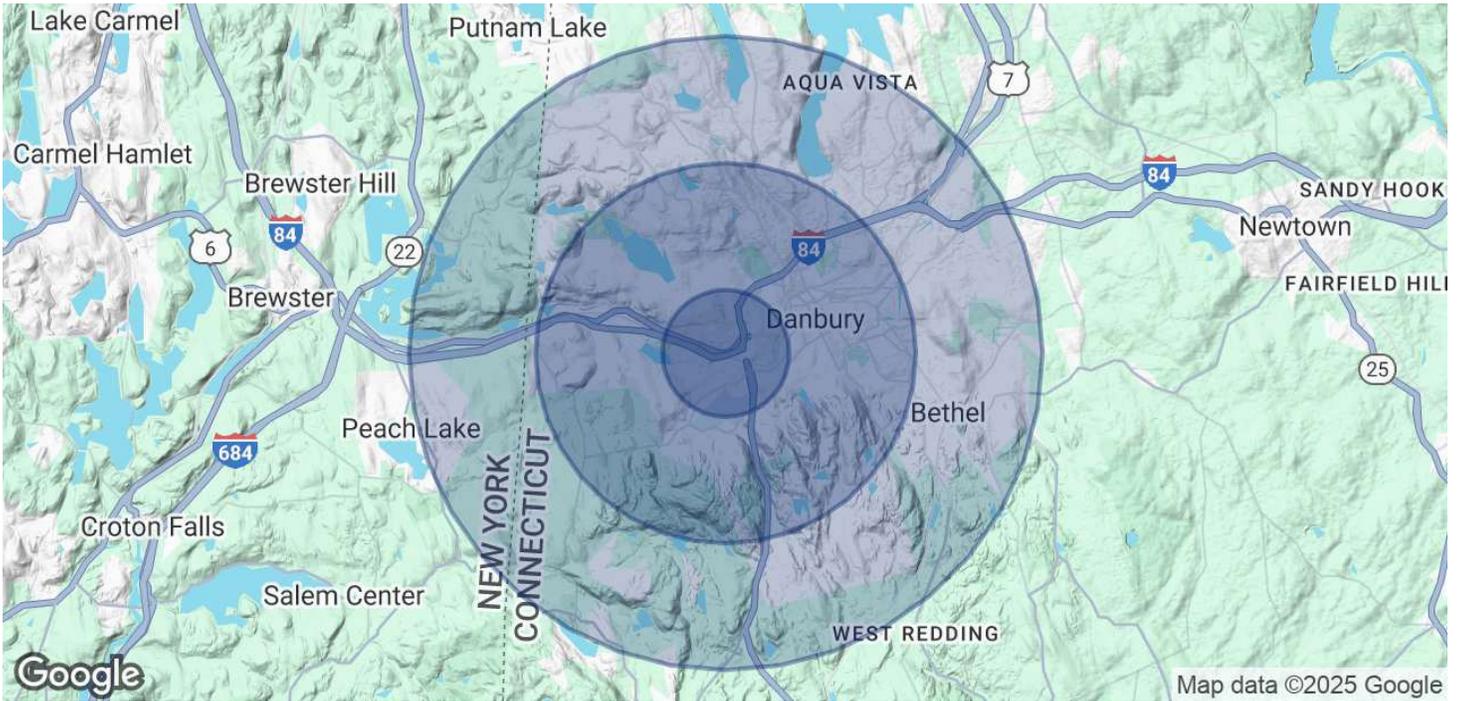
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,369	66,294	112,354
Average Age	37	39	41
Average Age (Male)	37	38	40
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,742	24,242	41,132
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$101,029	\$105,102	\$129,610
Average House Value	\$424,176	\$406,425	\$453,458

Demographics data derived from AlphaMap

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