

FOR LEASE // 64 NORTH STREET, DANBURY CT



PROPERTY DESCRIPTION

This freestanding well maintained office building is ideal for many professional office, medical or retail uses with great exposure. Excellent location with easy access to I-84. Property features: Two separately metered units, private windowed offices, conference room, full attic, walk out basement storage, signage on the road, city water and sewer and ample on-site parking.

PROPERTY HIGHLIGHTS

- CG20 Zone (General Commercial)
- Central AC
- Gas Heat
- City Water Sewer and Gas
- Easy Access to I-84
- Ample Parking
- Currently a law office. Ideal for many office, medical or retail uses

OFFERING SUMMARY

Sale Price:	\$535,000
Lease Price:	\$12 NNN
Building Size:	+/- 2,798 SF
Acres:	.23
Taxes:	+/- 10,023

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,060	18,863	28,226
Total Population	17,100	51,822	76,968
Average HH Income	\$60,117	\$66,646	\$73,356



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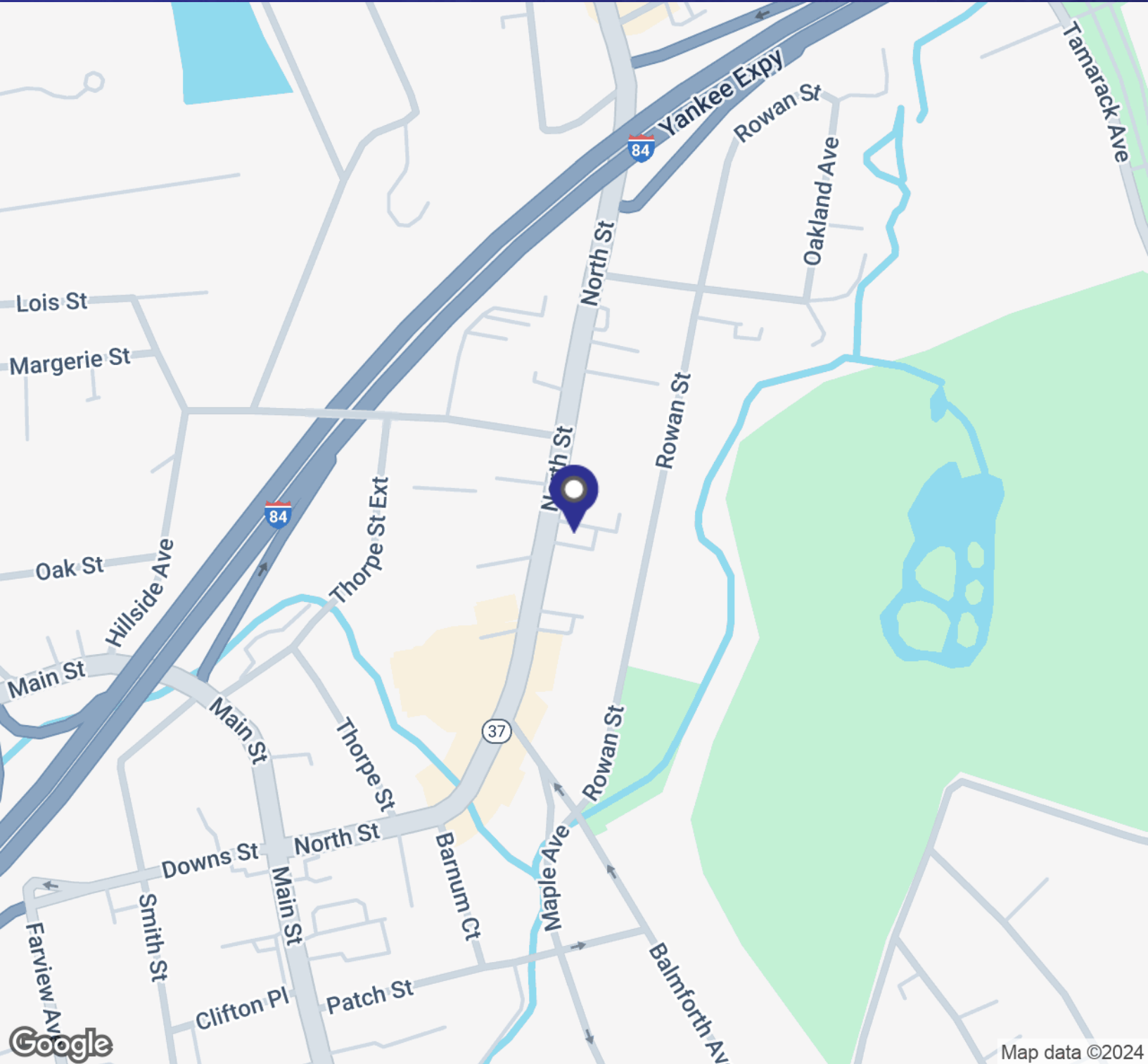
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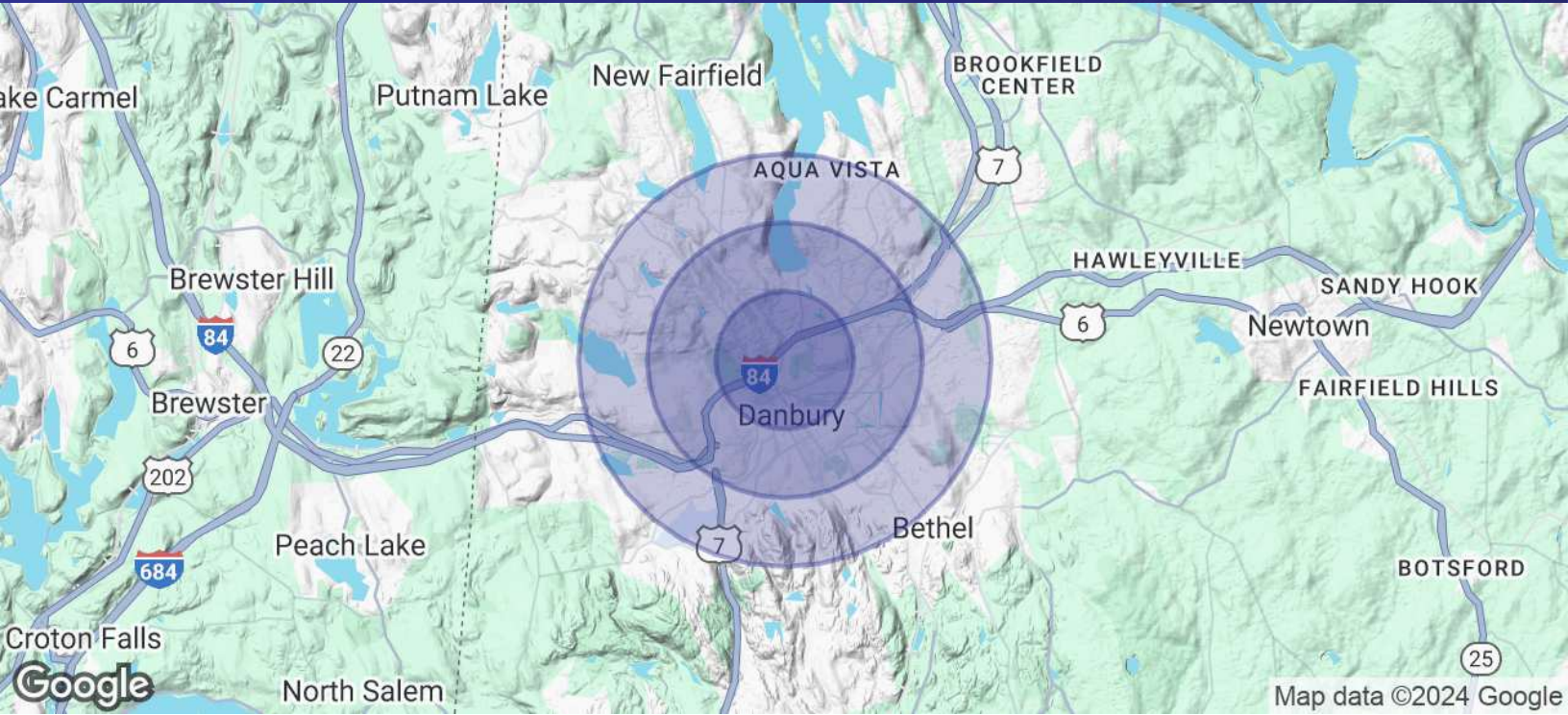
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,100	51,822	76,968
Average Age	33.6	34.3	35.4
Average Age (Male)	34.2	34.3	35.1
Average Age (Female)	32.9	34.5	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,060	18,863	28,226
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$60,117	\$66,646	\$73,356
Average House Value	\$321,417	\$332,429	\$347,848

2020 American Community Survey (ACS)



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