

# Medical Office Space

109 Newtown Rd, Danbury

For Lease



COLDWELL BANKER  
COMMERCIAL  
REALTY



## THE OFFERING

Coldwell Banker Commercial is proud to present 109 Newtown Road in Danbury, available for lease. This highly visible property is positioned along Route 6, one of the area's busiest commercial corridors, offering unmatched exposure and accessibility. With strong daily traffic counts and excellent signage opportunities, the property is well-suited for medical/office in a prominent location in a thriving market.

109 Newtown Road is surrounded by a mix of national retailers, medical practices, and professional offices, creating a strong business environment and a steady flow of potential customers and clients. The property provides convenient access to I-84, downtown Danbury, and neighboring towns, making it easily accessible for both staff and visitors. Its prime location within a growing commercial hub ensures long-term value and continued demand.

### PROPERTY SUMMARY

Lease Rate:	\$28 PSF NNN
Building RSF:	10,000
Available RSF:	4,000-10,000
Zoning:	CG-20
Parking:	6.00/ 1000 SF
Site Area:	8 Acre

### Regional Access

I-84	.9 Miles
Norwalk	22 Miles
Waterbury	29 Miles
Danbury Hospital	4 Miles
NY Border	12 Miles

# PROPERTY HIGHLIGHTS



## Prime Medical/Office Space Available for Lease

10,000 SF of Class A medical/office space. surrounded by complementary practices that create strong referral opportunities and built-in support for healthcare providers



## Exceptional Location & Accessibility

High visibility location on busy Danbury Rd. Easy access to i-84, and just minutes from Danbury Hospital. This location is prime for any healthcare or professional office location.



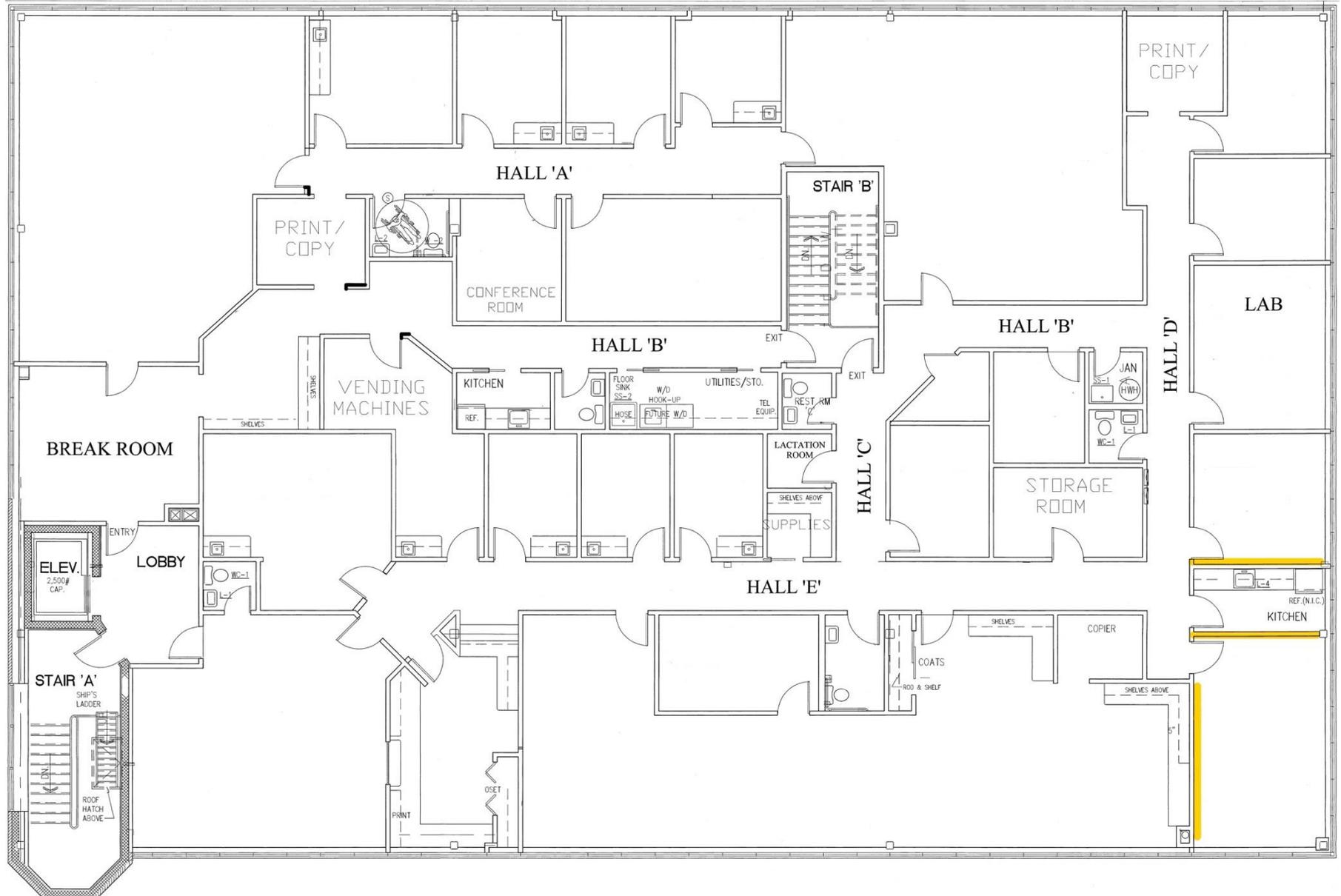
## Strong Business Environment

Danbury's medical hub is centered around Danbury hospital. And a growing network of specialty providers. Ongoing investment and downtown revitalization continues to attract top talent, expand patient access, making Danbury a destination for High quality healthcare



# Current Floor Plan

## Full Floor Tenant





# BUILDING DETAILS

## SITE DETAILS

Property Address	109 Newtown Rd
Site Area	8 AC
Zoning	CG-20
Elevators	1
Parking	6.00/1000 SF



# LOCATION & DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
Total Population	3,402	66,033	120,320
<b>2030 Projected Population</b>			
Total Population	3,454	66,440	120,915
<b>2010 Census</b>			
Total Population	2,673	59,983	111,288
<b>Daytime Population</b>			
2025 Estimates	3,759	54,664	100,577

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
Total Population	1,224	25,069	44,010
<b>2030 Projected Population</b>			
Total Population	1,242	25,209	44,222

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
Per Capita Income	\$ 61,680	\$ 49,197	\$ 51,147
Average Household Income	\$ 171,513	\$ 129,558	\$ 139,830
Median Household Income	\$ 132,986	\$ 101,925	\$ 109,125

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimates</b>			
\$500,000+	5%	4%	4%
\$250,000 - \$499,999	6%	4%	5%
\$200,000 - \$249,999	14%	10%	11%
\$150,000 - \$199,999	20%	13%	14%
\$125,000 - \$149,999	9%	8%	8%
\$100,000 - \$125,000	9%	10%	10%
\$80,000 - \$99,999	11%	10%	10%
\$65,000 - \$79,999	4%	7%	8%
\$55,000 - \$64,999	5%	5%	5%
\$45,000 - \$54,999	4%	7%	6%
\$35,000 - \$44,999	4%	5%	5%
\$25,000 - \$34,999	5%	6%	4%
\$15,000 - \$24,999	4%	10%	8%



# LEASE/SALE CONTACTS

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## GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate<sup>1</sup>, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

**39**  
COUNTRIES/  
TERRITORIES

**500+**  
MARKETS<sup>2</sup>

**3,100+**  
AFFILIATED  
PROFESSIONALS<sup>3</sup>

### COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

**1.4M**  
CBCWORLDWIDE.COM  
PAGE VIEWS ANNUALLY

TOTAL 2022  
SALES VOLUME  
**\$9.82B\***

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.



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