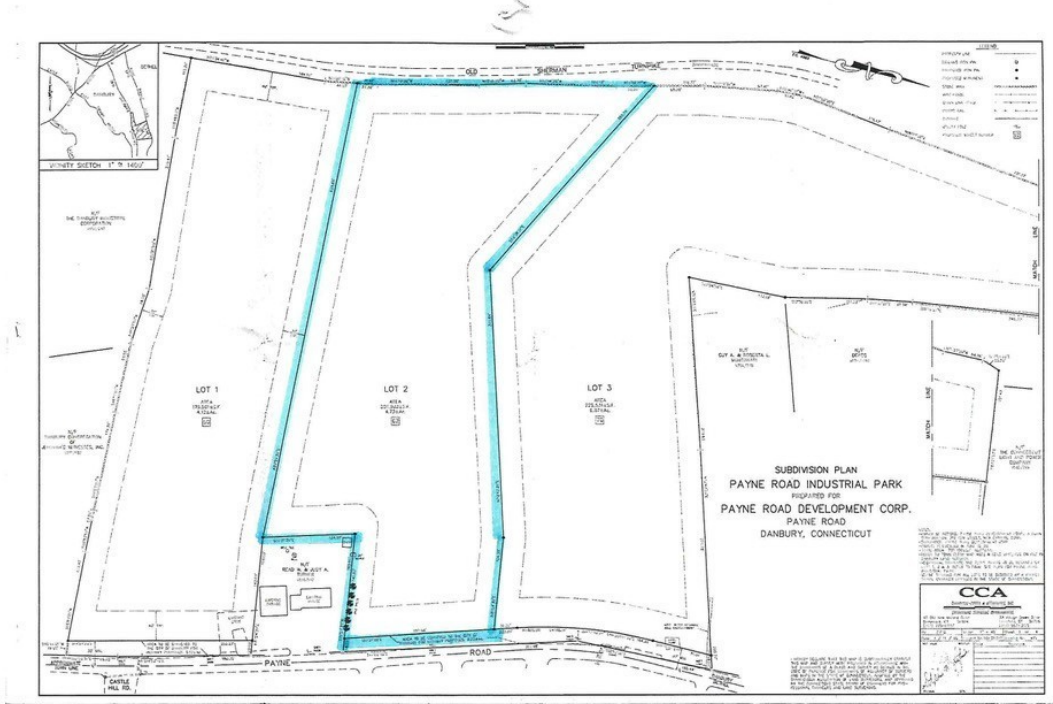


**FOR SALE // 50-58 PAYNE ROAD, DANBURY CT**



**PROPERTY DESCRIPTION**

Hard to find IG80 land! This +/- 4.73 Acres has easy access to I84 just off Exit 8. Ideal site for manufacturing, assembly, warehouse, outside storage, auto repair and auto body.

**PROPERTY HIGHLIGHTS**

- IG80 Zone (Heavy Industrial)
- Taxes: \$2,302 Per year
- City Sewer Available

**OFFERING SUMMARY**

Sale Price:	\$995,000
Lot Size:	4.73 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	1,770	4,200
Total Population	1,394	5,370	11,735
Average HH Income	\$124,780	\$119,869	\$103,884

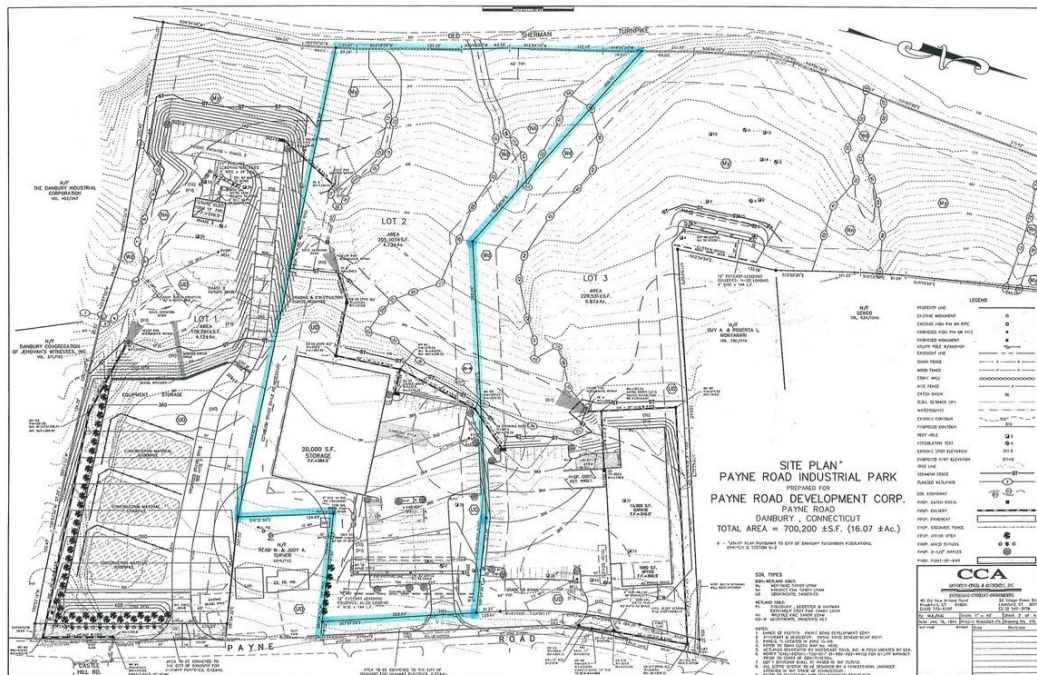
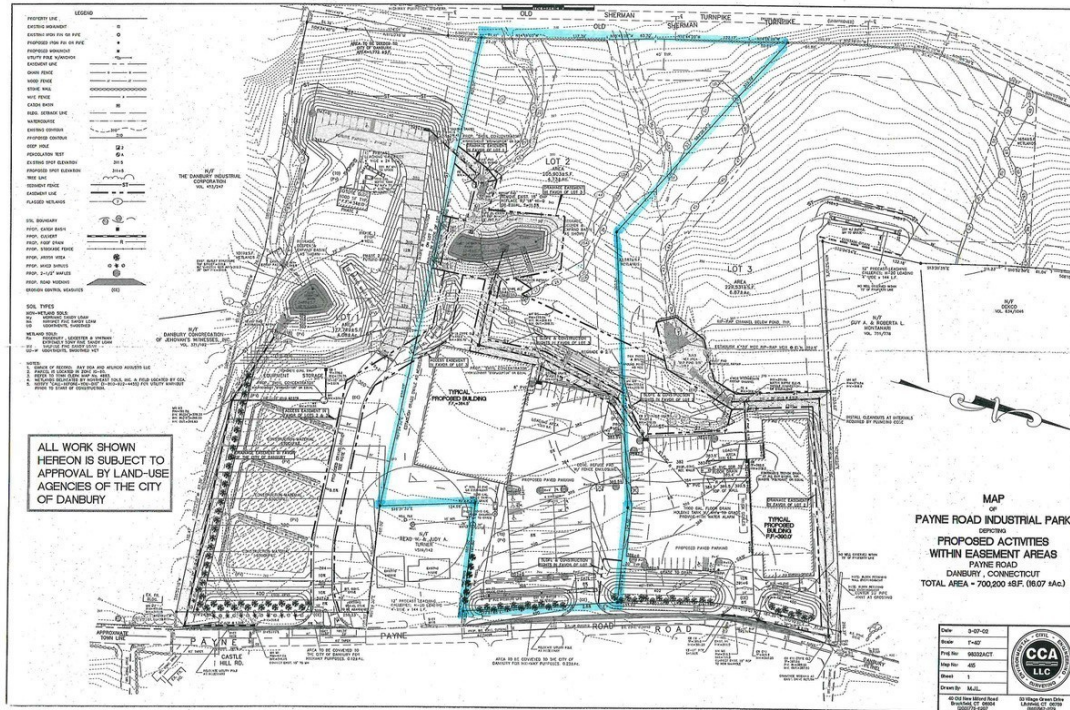


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**FOR SALE // 50-58 PAYNE ROAD, DANBURY CT**

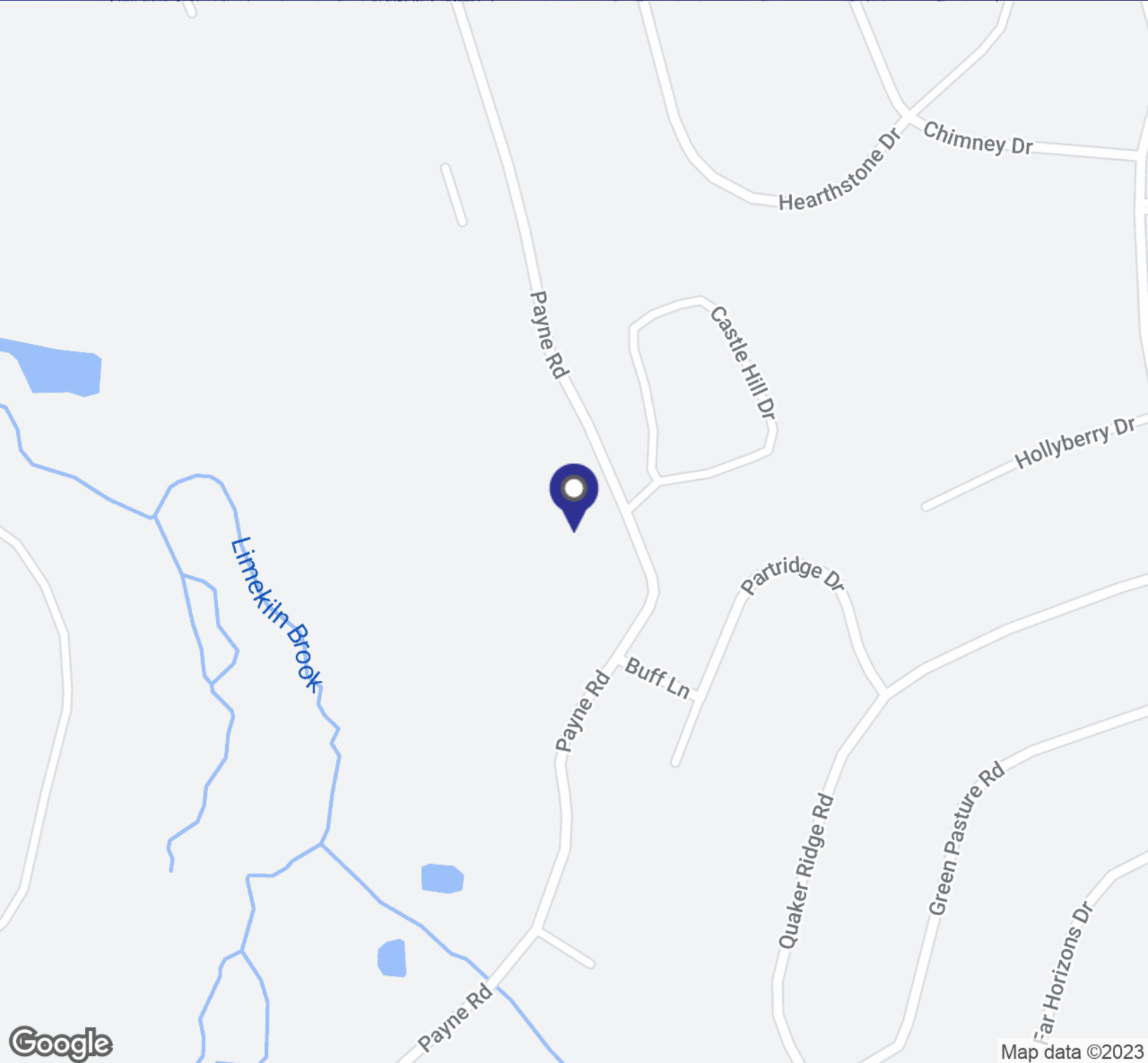


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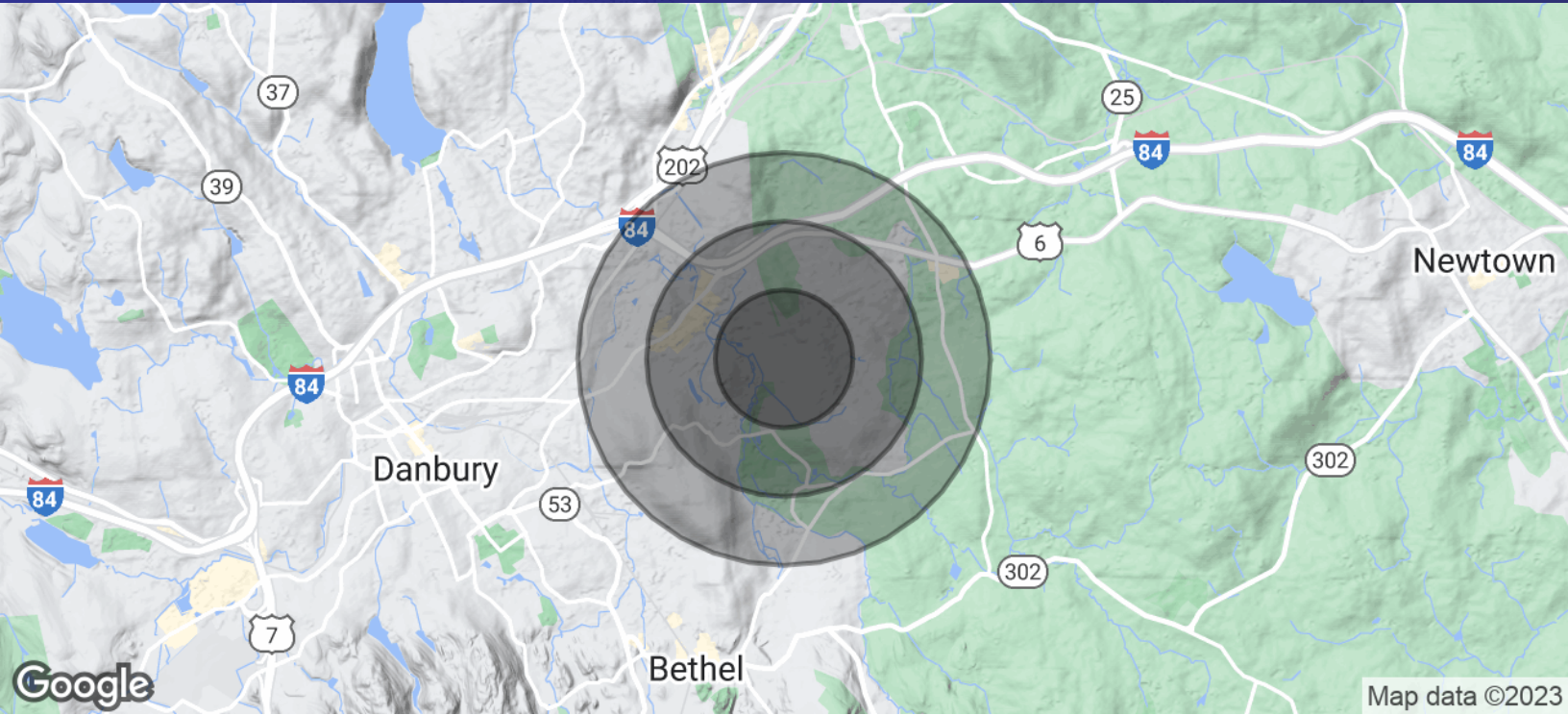


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**FOR SALE // 50-58 PAYNE ROAD, DANBURY CT**



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,394	5,370	11,735
Average Age	37.0	37.3	38.7
Average Age (Male)	32.1	32.8	34.6
Average Age (Female)	42.4	42.2	42.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	446	1,770	4,200
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$124,780	\$119,869	\$103,884
Average House Value	\$334,887	\$328,433	\$306,734

\* Demographic data derived from 2020 ACS - US Census



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