

SALE

31 MILL PLAIN RD

31 Mill Plain Rd Danbury, CT 06811



PROPERTY DESCRIPTION

Prime investment opportunity in Danbury, CT at 31 Mill Plain Road, this property sits within a strong retail corridor offering excellent visibility and accessibility. Its location benefits from steady traffic and close proximity to major highways, making it ideal for retail or free-standing building investors. With a solid local economy and continued commercial growth, the site offers strong potential for long-term value and performance.

PROPERTY HIGHLIGHTS

- Long-term, stable tenancy
- Exclusive grandfathered auto repair use on a major artery.
- 7-bay auto center.
- Two-story steel and block construction
- Passenger elevator access
- City water & sewer; fully sprinklered
- Recent upgrades include a new roof, window replacements and HVAC upgrades.
- Over 15,000 vehicles per day (ADT)

OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	3
Lot Size:	0.89 Acres
Building Size:	14,300 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	448	2,048	18,830
Total Population	1,261	5,490	51,602
Average HH Income	\$118,850	\$122,728	\$110,194

Garett Palmer
(914) 774-4969

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COLDWELL BANKER
COMMERCIAL
REALTY

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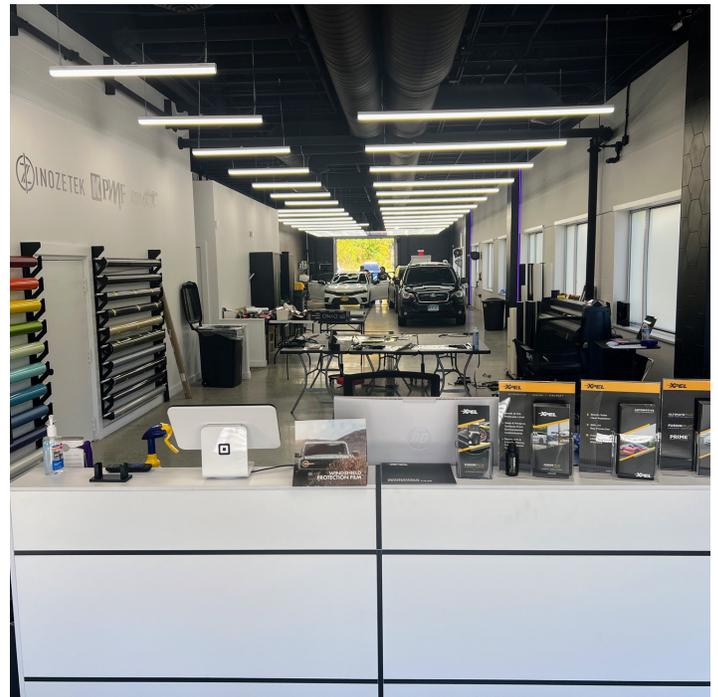
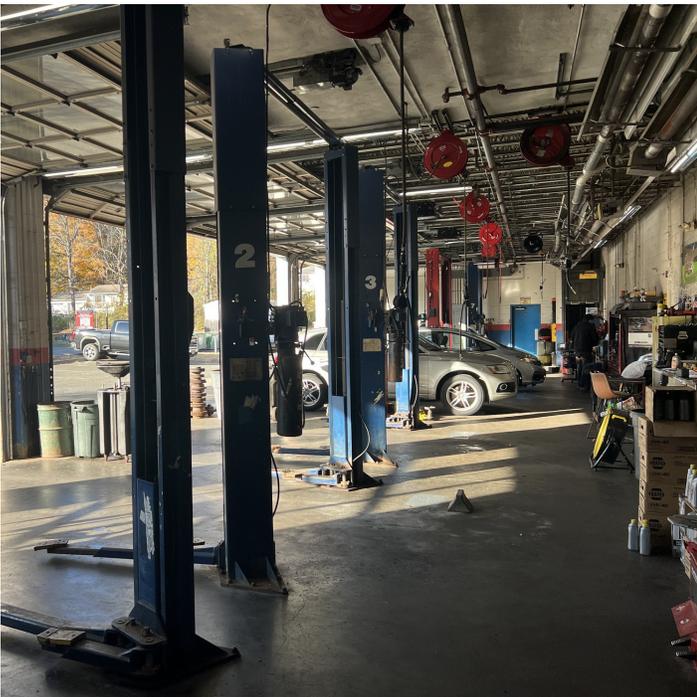
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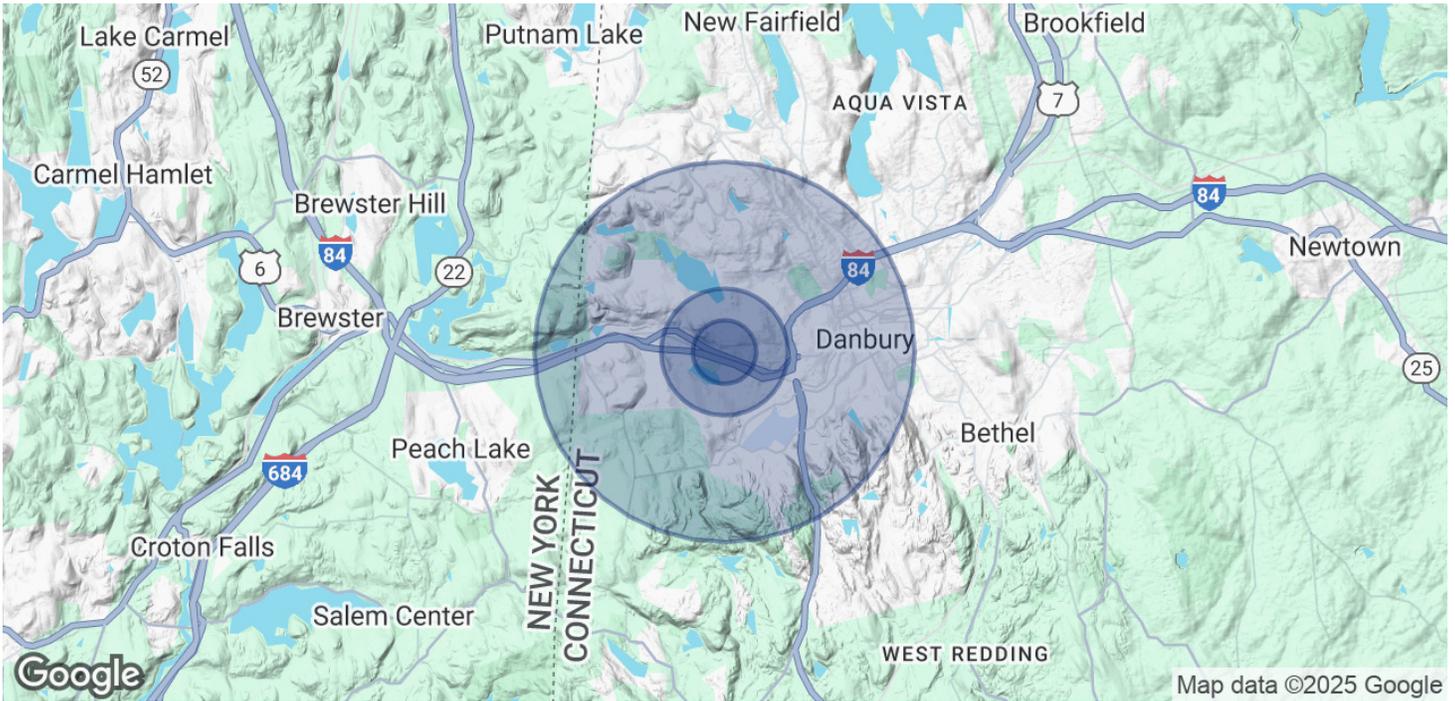
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,261	5,490	51,602
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	448	2,048	18,830
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$118,850	\$122,728	\$110,194
Average House Value	\$446,613	\$481,764	\$443,949

Demographics data derived from AlphaMap

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