

# 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:	\$2,700.00 per 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

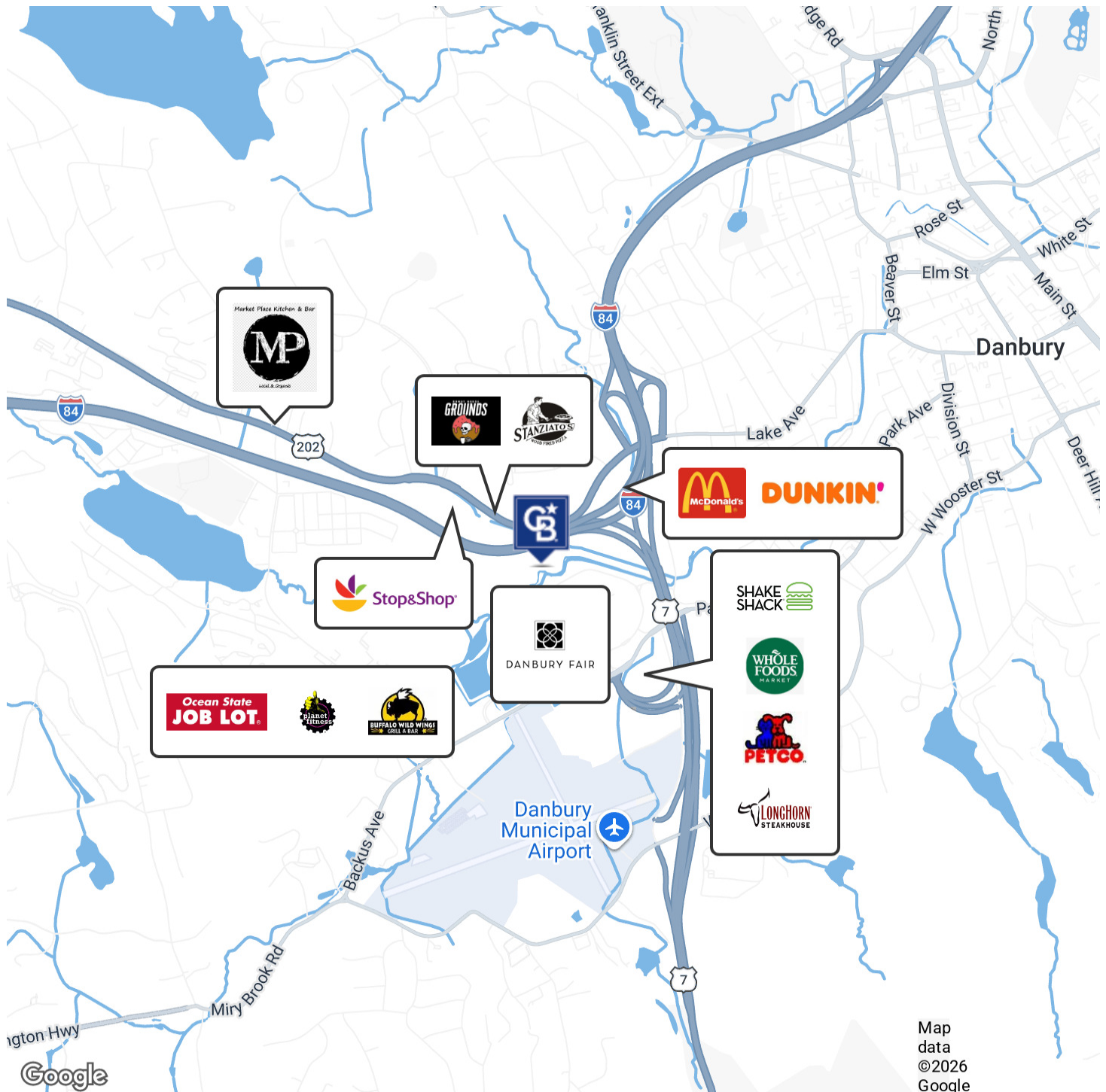


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 40 LAKE AVENUE EXT

40 Lake Avenue Ext Danbury, CT 06811



**Denis Kobas**  
(203) 885-3870



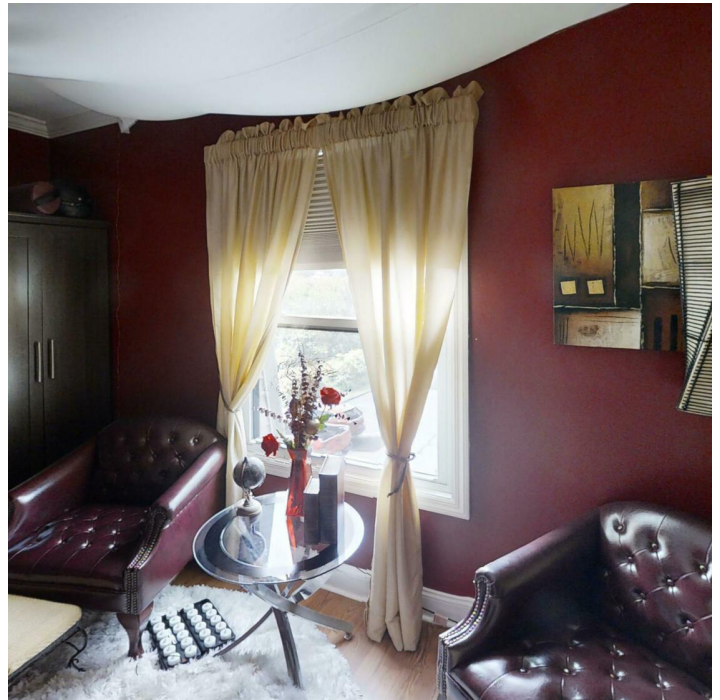
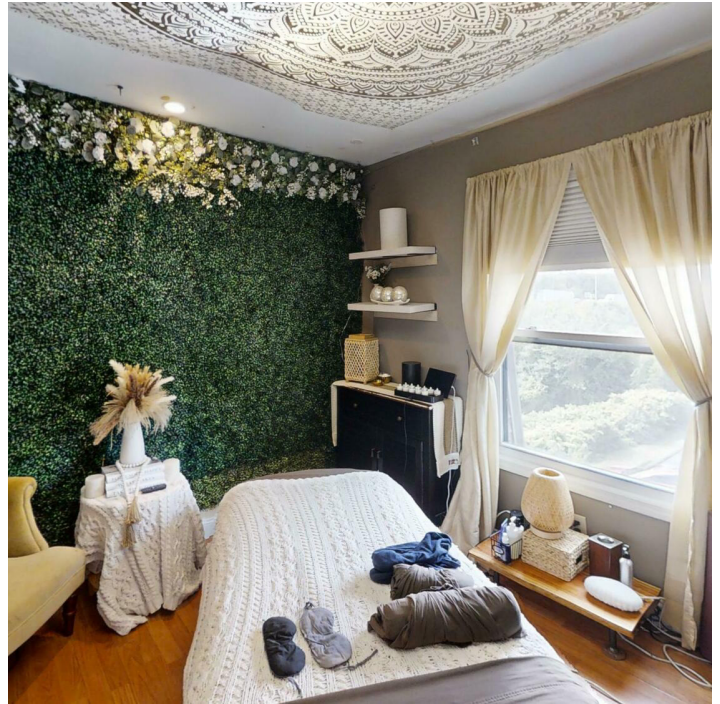
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE

## 40 LAKE AVENUE EXT

40 Lake Avenue Ext Danbury, CT 06811



**Denis Kobas**  
(203) 885-3870



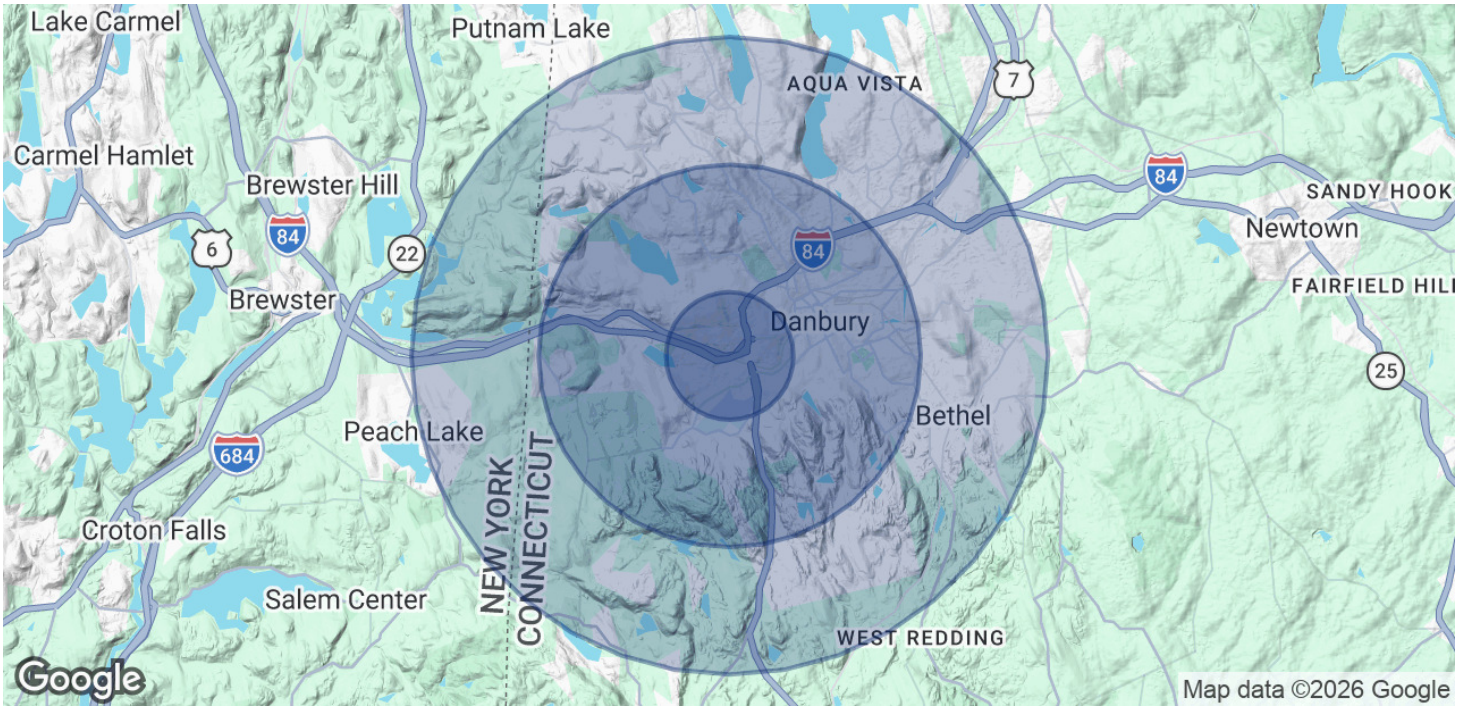
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE

## 40 LAKE AVENUE EXT

40 Lake Avenue Ext Danbury, CT 06811



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

**Denis Kobas**  
(203) 885-3870



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.