

# LEASE

## PRIME MEDICAL OFFICE FOR LEASE

27 Hospital Avenue, Suite 201 Danbury, CT 06810



### PROPERTY DESCRIPTION

Coldwell Banker Commercial presents Suite 201 at 27 Hospital Avenue in Danbury, CT. This 1,172 SF medical office space is ideally located across the street from Danbury Hospital. With ample parking and convenient access to major highways, commuting couldn't be easier.

### PROPERTY HIGHLIGHTS

- \$25 PSF + Electric
- 1,172 SF
- Reception Area
- Waiting Room
- Two Bathrooms (One Handicap Accessible)
- Five Exam Rooms, 3 with Sinks
- Ample Parking

### OFFERING SUMMARY

Lease Rate:	\$25 PSF + Electric
Available SF:	1,172 SF
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,071	28,086	44,658
Total Population	22,809	78,258	120,594
Average HH Income	\$86,230	\$108,951	\$128,139

**Kevin Coleman**  
(203) 837-7187

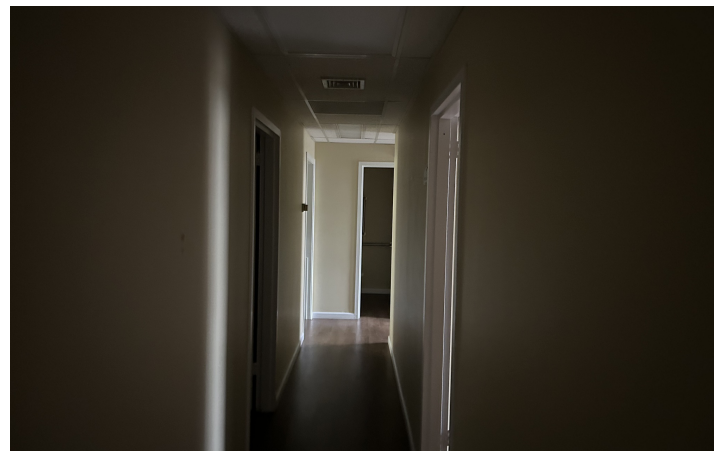
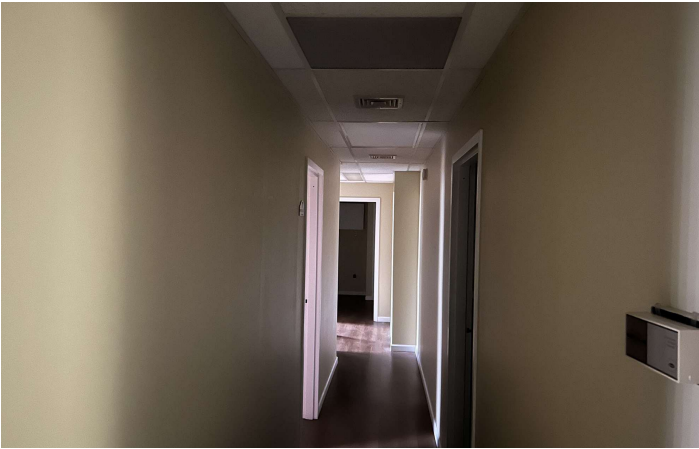


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REALTY

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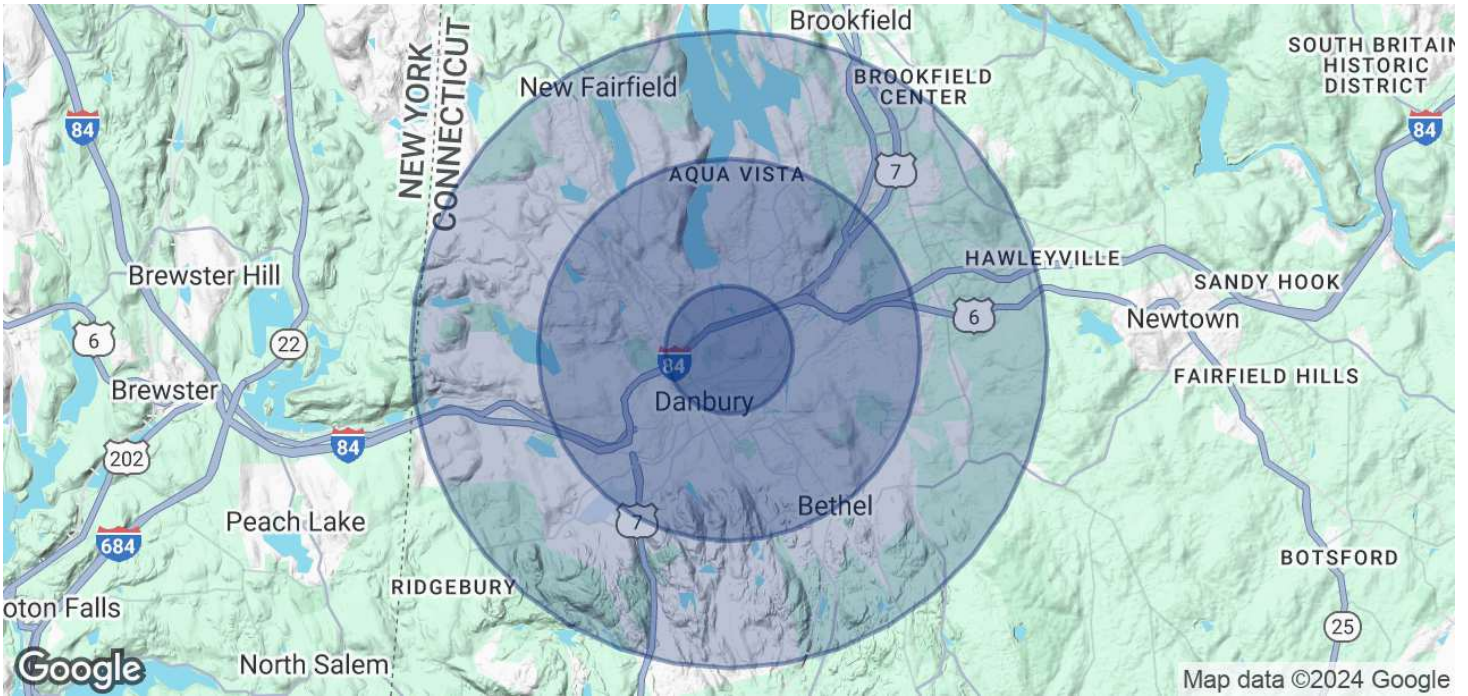
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,809	78,258	120,594
Average Age	37	40	41
Average Age (Male)	36	39	40
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,071	28,086	44,658
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$86,230	\$108,951	\$128,139
Average House Value	\$322,076	\$391,818	\$436,942

Demographics data derived from AlphaMap

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