

FOR LEASE // 55 KENOSIA AVE, DANBURY CT



PROPERTY DESCRIPTION

Daycare, Doggie Daycare, Medical, or Industrial Sales. Incredible location next to the Danbury Fair Mall. 10,220 sq. ft. free standing building with excellent exposure: Ideal for any type of light retail, warehouse use, or medical! 1.5 Acres of land provides parking and outside storage.

PROPERTY HIGHLIGHTS

- Zone IL40 Daycare/ Light Industrial/ Medical
- Gas Heat
- Full AC
- Private Offices / Open Areas
- \$20 NNN
- City water, Sewer and Gas

OFFERING SUMMARY

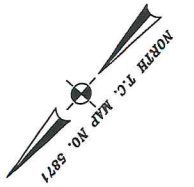
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	10,220 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,489	8,137	19,491
Total Population	3,404	21,135	48,141
Average HH Income	\$103,209	\$94,146	\$88,104



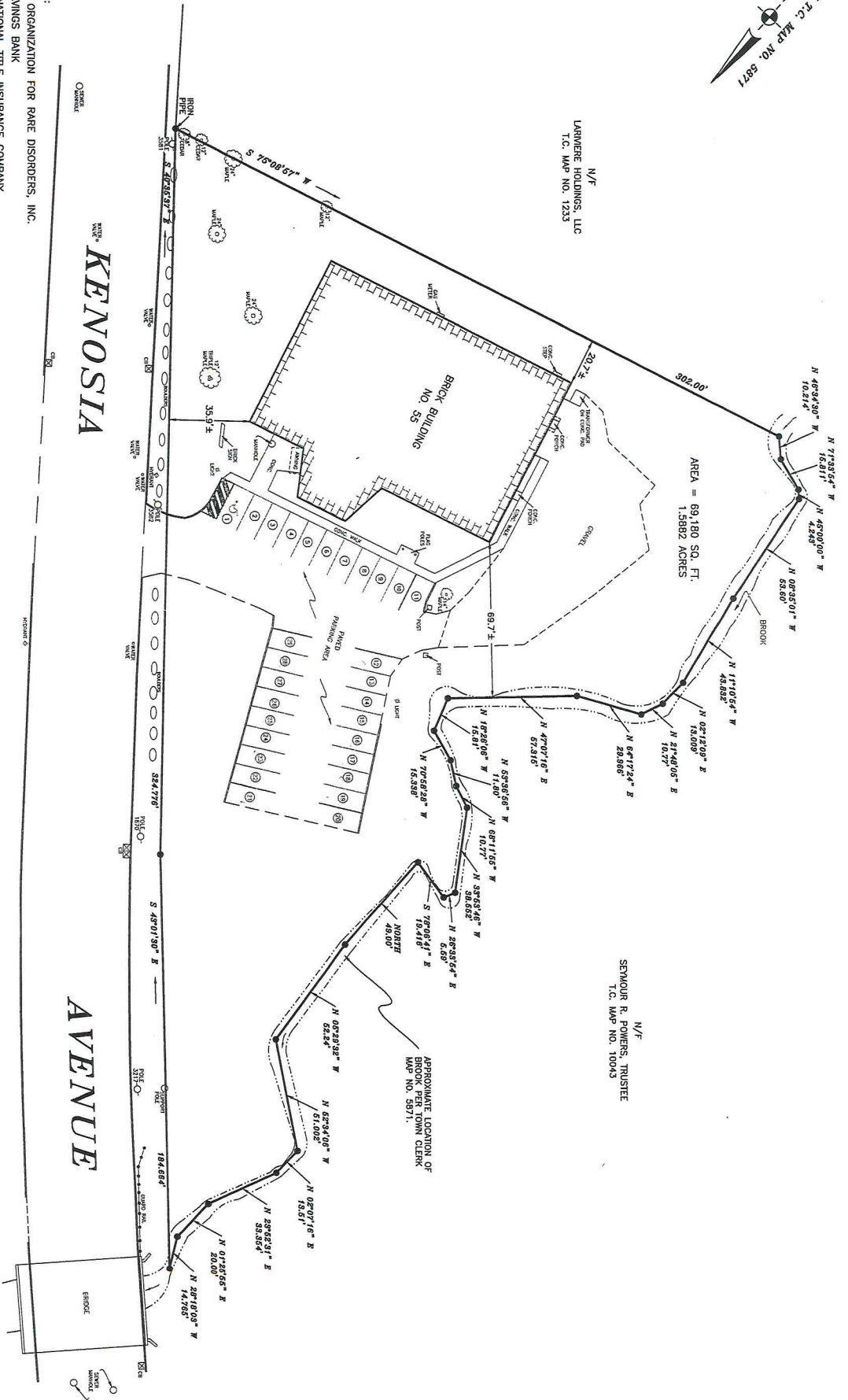
MICHAEL DIMYAN

Broker
 203.948.2891
 mdimyan@towercorp.com



N/F
 LARVERIE HOLDINGS, LLC
 T.C. MAP NO. 1233

N/F
 SENAJUR R. POWERS, TRUSTEE
 T.C. MAP NO. 10043



CERTIFIED TO:

- 1) NATIONAL ORGANIZATION FOR RARE DISORDERS, INC.
- 2) UNION SAVINGS BANK
- 3) FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE ASSESSORS MINIMUM STANDARDS AND SPECIFICATIONS FOR SURVEYS AND CONNECTIONS EFFECTIVE 08-21-98 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.

THIS SURVEY CONFORMS TO CLASS A-2 MAP.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF
PAUL A. HIRO, P.C.
 NEW MILFORD, CT
 35 DANBURY ROAD
 CT. REG. NO. 15167

NATIONAL ORGANIZATION FOR RARE DISORDERS, INC.

PROPERTY SURVEY

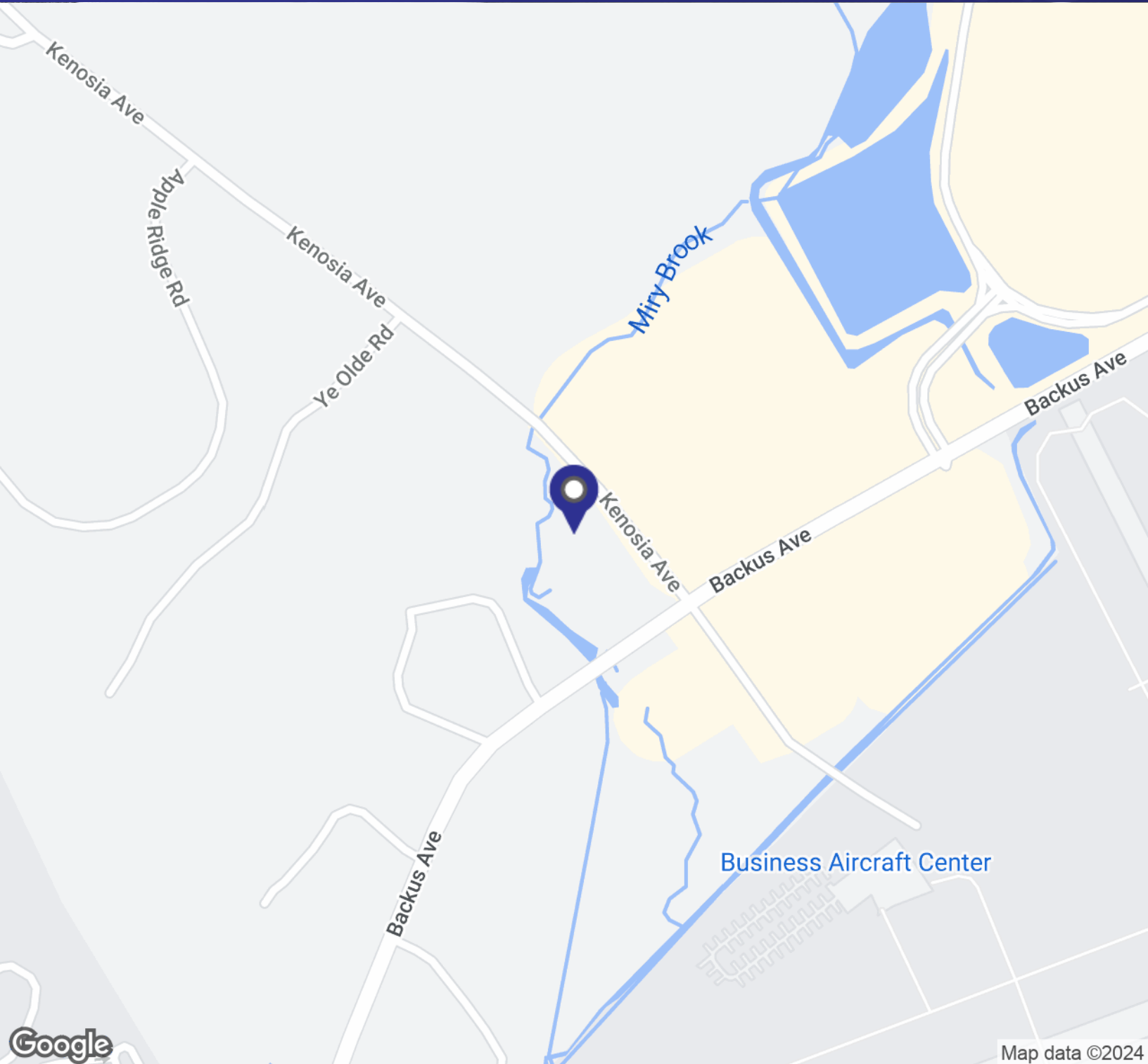
PREPARED FOR

55 KENOSIA AVENUE
 CITY OF DANBURY
 FAIRFIELD COUNTY, CT
 JAN. 30, 2004
 SCALE: 1" = 30'

- NOTES:
- 1) PROPERTY IS LOCATED IN IL-40 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 5971, 6283, 1233, 10043 AND VOL. 1146 PG. 266 OF THE DANBURY LAND RECORDS.
 - 3) THIS SURVEY MAP IS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DEPICTED ON T.C. MAP NO. 5871.
 - 4) UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS PLAN. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - 5) PROPERTY SUBJECT TO THE EFFECTS, IF ANY, OF A WATER LINE AS DEPICTED ON T.C. MAP NO. 6283.



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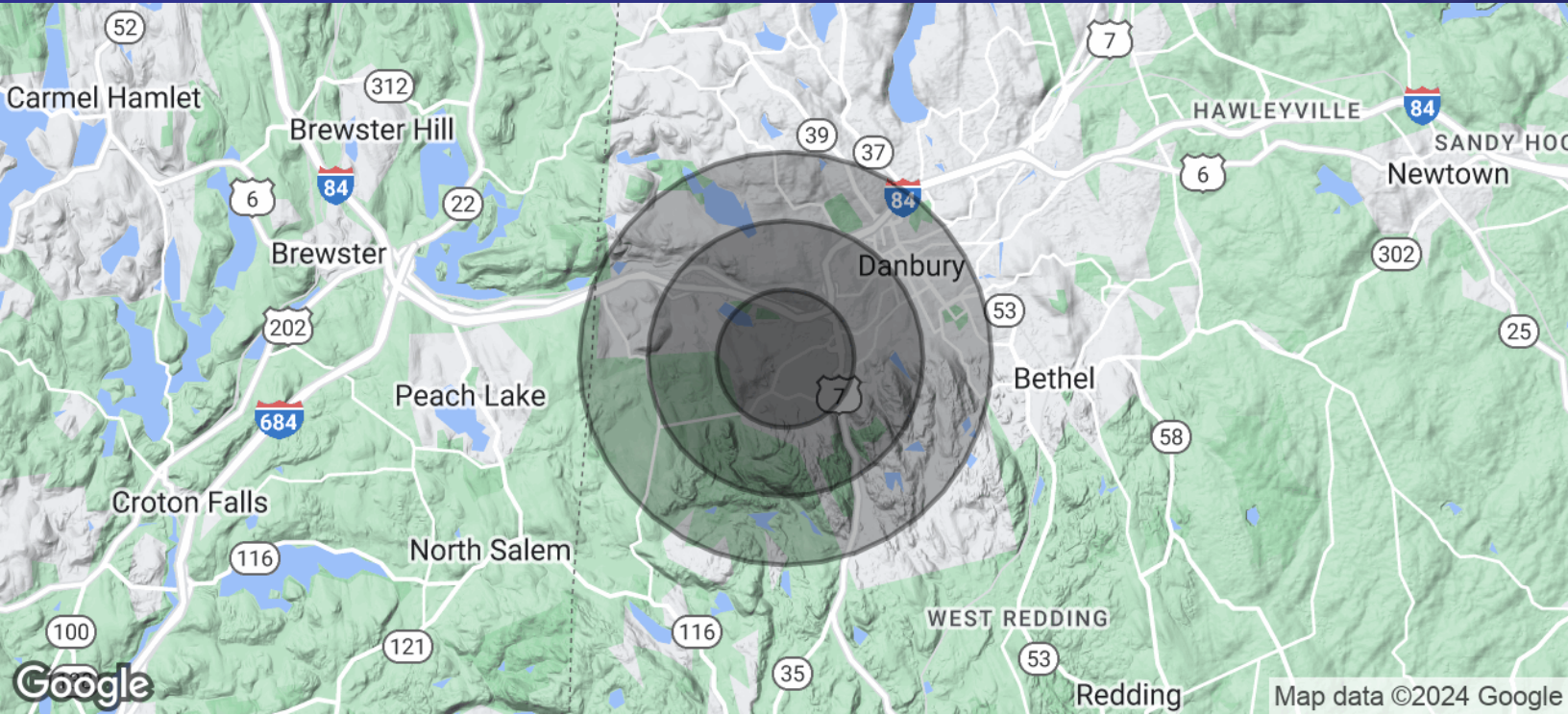
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,404	21,135	48,141
Average Age	41.8	36.3	38.5
Average Age (Male)	38.6	35.1	38.7
Average Age (Female)	43.1	36.8	38.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,489	8,137	19,491
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$103,209	\$94,146	\$88,104
Average House Value	\$292,422	\$306,670	\$273,973

* Demographic data derived from 2020 ACS - US Census



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