

FOR LEASE // 45 PADANARAM RD, DANBURY CT



PROPERTY DESCRIPTION

Location! Location! Location! Amazing exposure on Padanaram Road with excellent parking directly in front of store. Be apart of this bustling shopping center. Ideal for any retail use.

PROPERTY HIGHLIGHTS

- Central AC
- Electric Heat
- 1 Bath
- Road Signage
- Vinyl Flooring
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$2,200.00 SF/yr (Gross)
Available SF:	1,200 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	999	3,216	7,183
Total Population	2,635	8,166	19,190
Average HH Income	\$81,306	\$79,218	\$85,053



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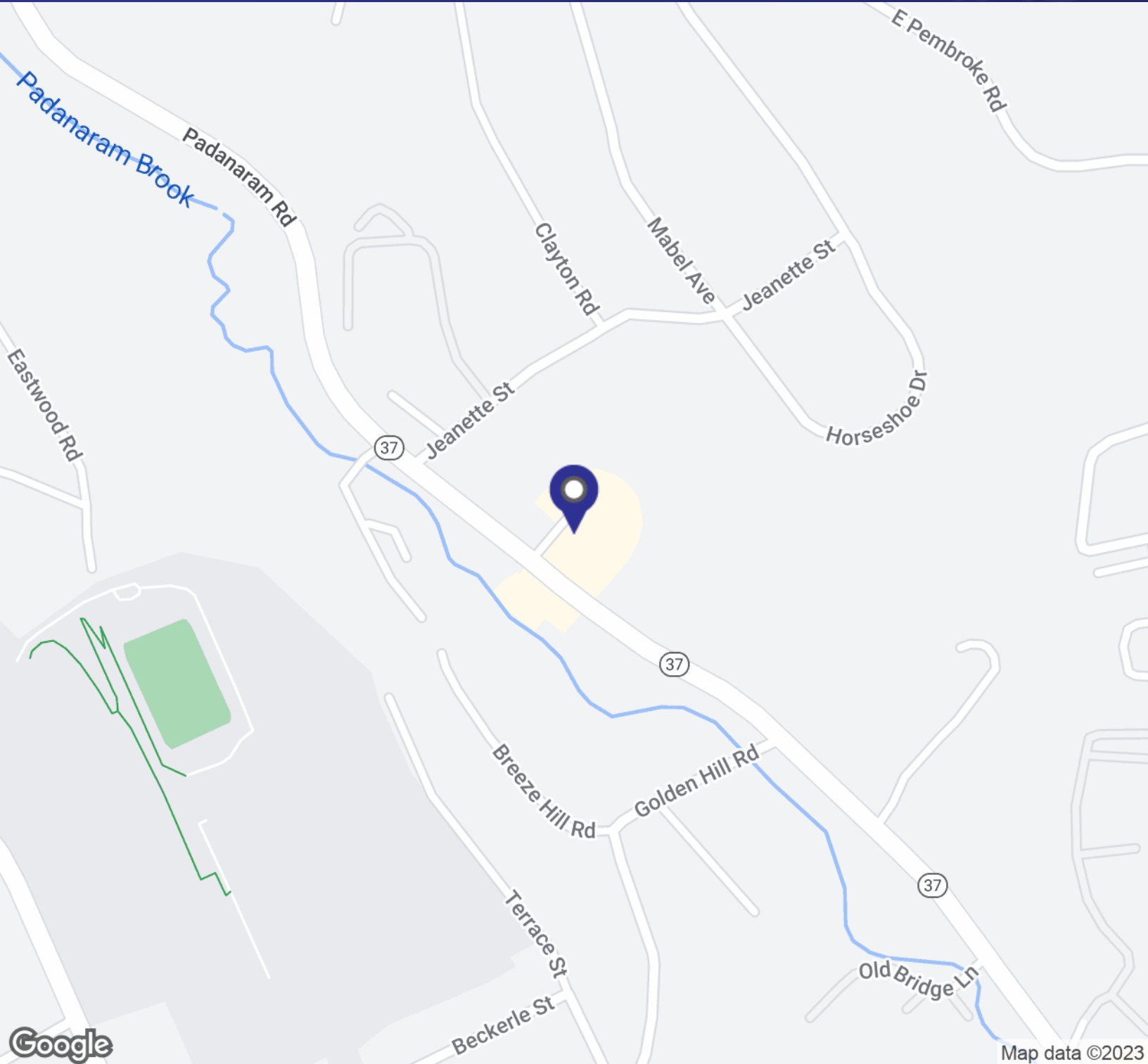
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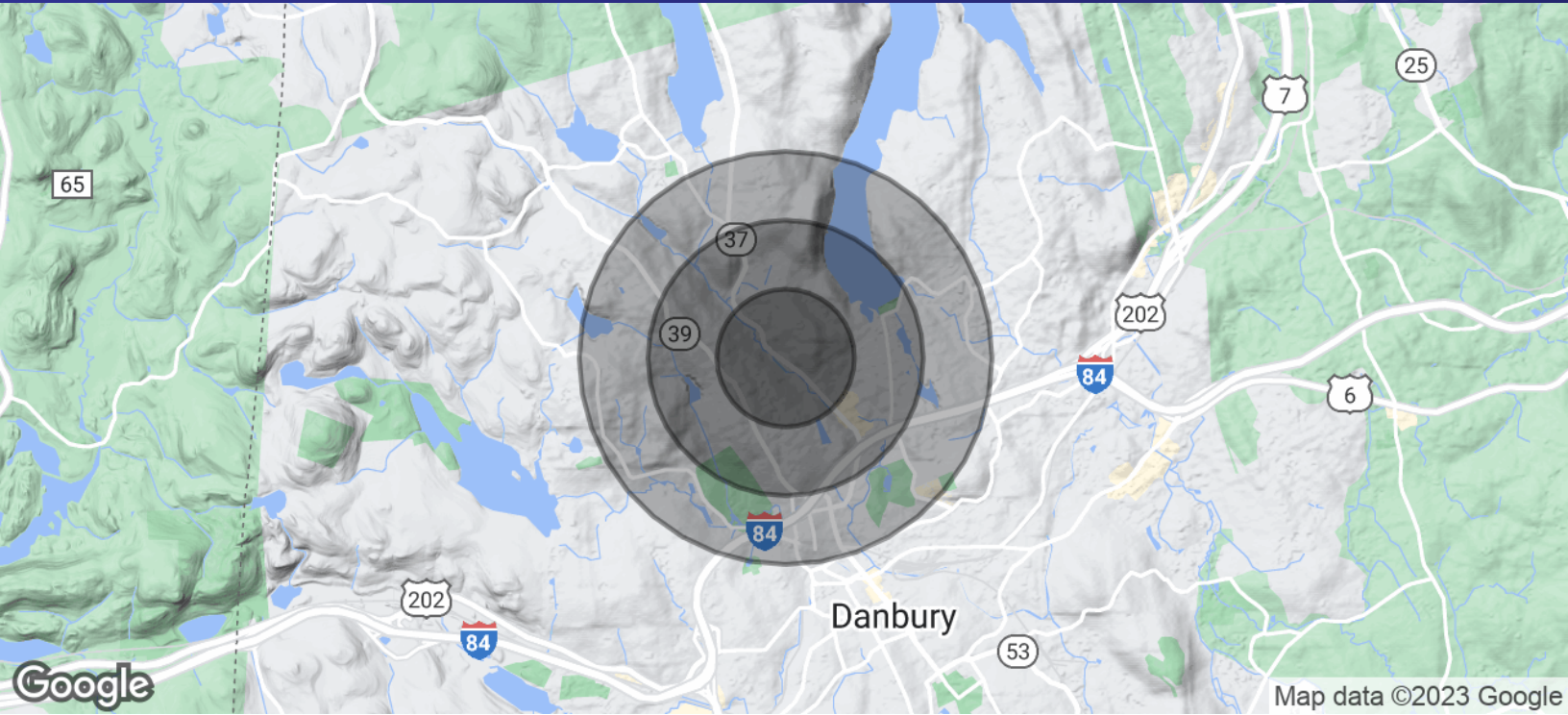
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,635	8,166	19,190
Average Age	43.0	44.6	41.7
Average Age (Male)	41.0	42.8	40.2
Average Age (Female)	48.4	46.9	42.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	999	3,216	7,183
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$81,306	\$79,218	\$85,053
Average House Value	\$230,254	\$210,921	\$242,312

* Demographic data derived from 2020 ACS - US Census



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