

**FOR LEASE // 69 NORTH STREET, DANBURY CT**



**PROPERTY DESCRIPTION**

Must see completely remodeled first floor office. Building is completely remodeled with excellent exposure on North Street. Building is on the corner with traffic light. Please contact Michael Dimyan for more information.

**PROPERTY HIGHLIGHTS**

- CG20 Zone
- Full AC
- Electric Heat
- Each Unit is 550 Sq Ft
- Can be leased separate or together
- Private Offices
- Conference Rooms
- Excellent Natural Light
- Private Baths
- New Parking Lot
- Great Signage

**OFFERING SUMMARY**

Lease Rate:	\$1,000.00 Per Unit + Util.
Available SF:	550 - 2200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	430	1,580	6,797
Total Population	1,238	4,675	18,502
Average HH Income	\$49,118	\$65,966	\$71,526



**MICHAEL DIMYAN**

Broker  
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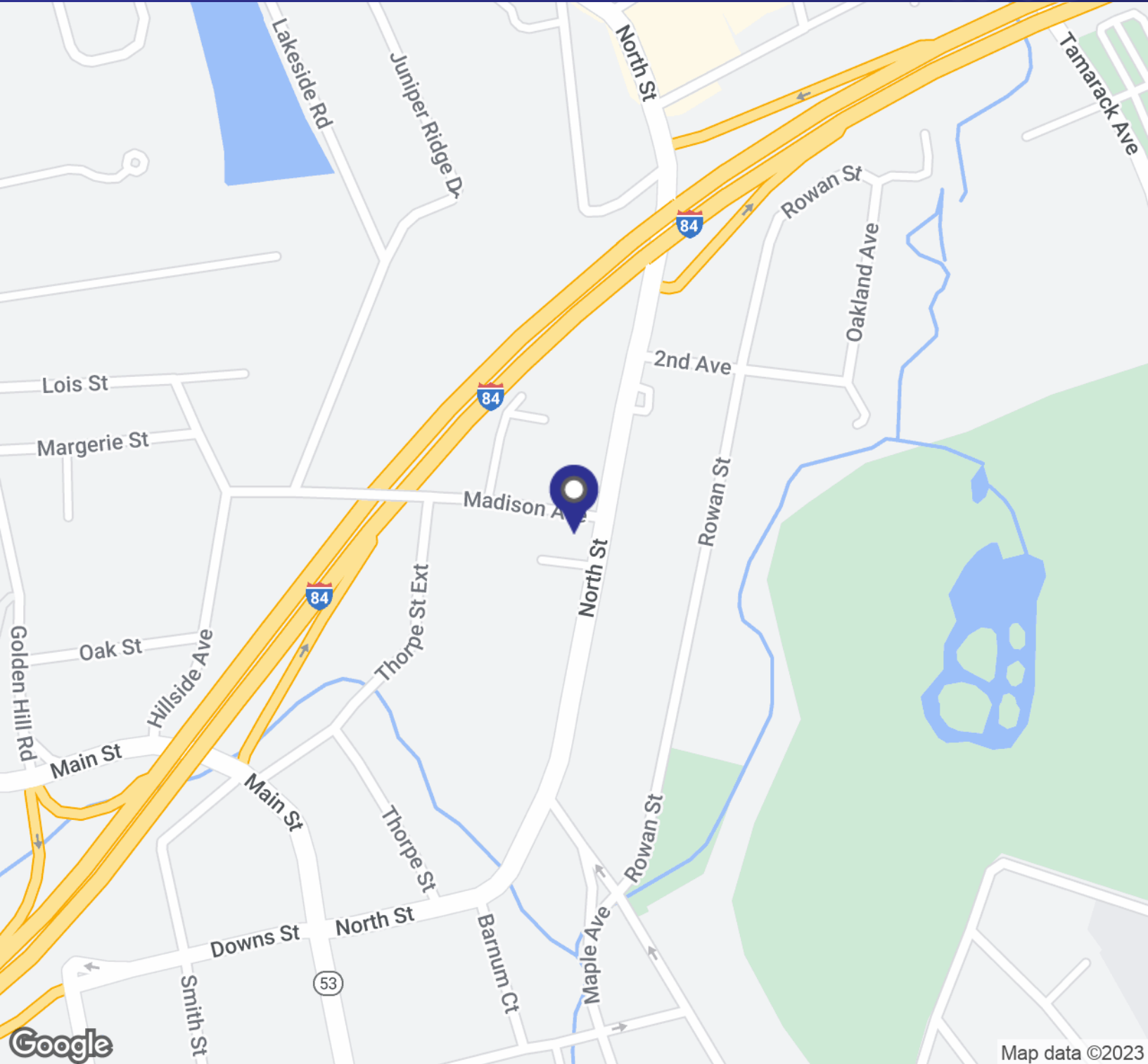
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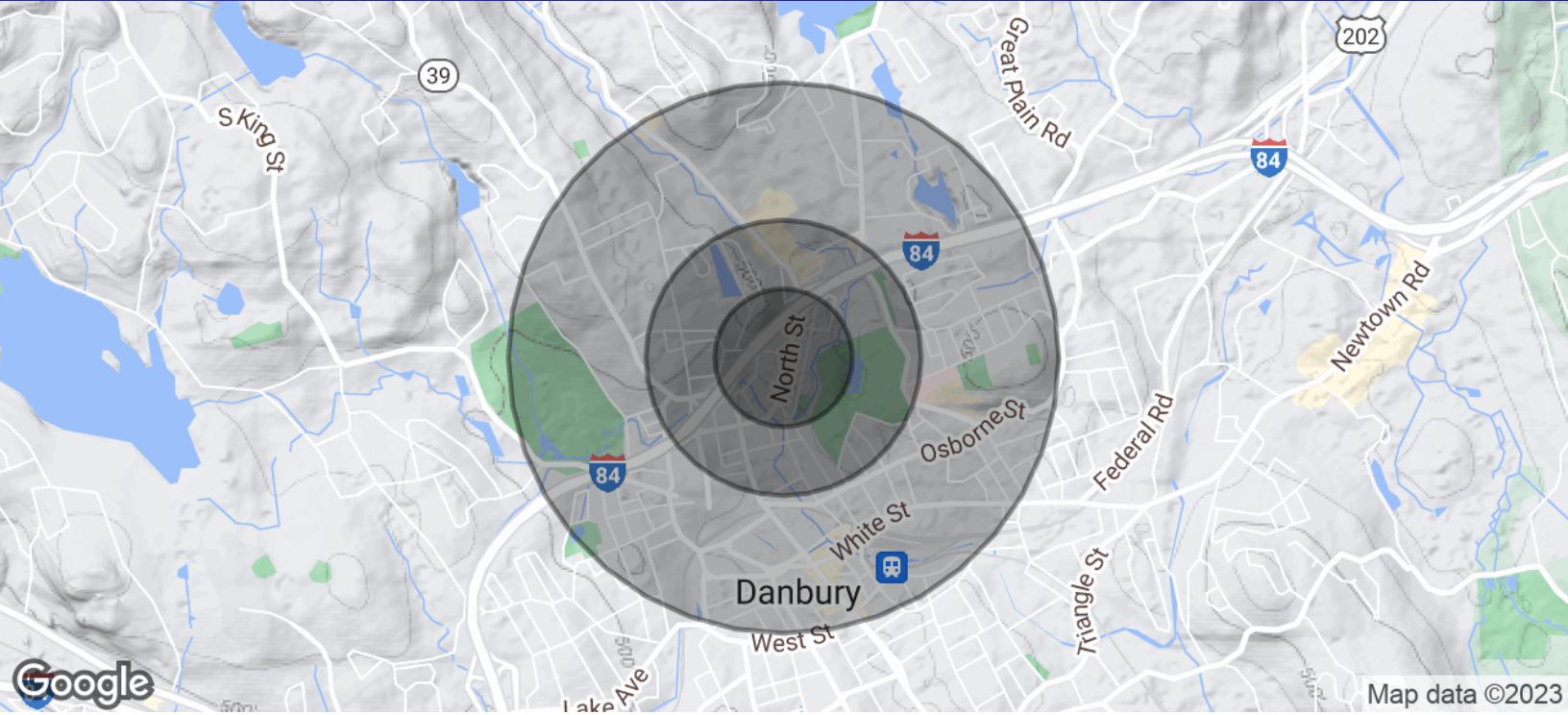
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,238	4,675	18,502
Average Age	35.7	33.5	37.2
Average Age (Male)	36.4	35.0	37.1
Average Age (Female)	33.4	28.7	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	430	1,580	6,797
# of Persons per HH	2.9	3.0	2.7
Average HH Income	\$49,118	\$65,966	\$71,526
Average House Value	\$224,725	\$167,736	\$175,763

\* Demographic data derived from 2020 ACS - US Census



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