

**FOR LEASE // 108 MILL PLAIN ROAD, DANBURY CT**



**PROPERTY DESCRIPTION**

Location, location, location! Former Wells Fargo bank branch located on Danbury's bustling West Side. This site has ample parking, double drive through, great exposure and immediate access to I-84/684. Become neighbors with Trader Joe's, Starbucks, DSW, Caraluzzi's, Dunkin Donuts, Chipotle and many more national companies!  
 \*\* 5% Commission paid to tenant broker \*\*

**PROPERTY HIGHLIGHTS**

- CA80 Zone
- Ample Parking (61 Spots)
- Incredible Exposure
- Immediate Access to I84 and 684
- Double Drive Through Available
- Former Bank Branch

**OFFERING SUMMARY**

Lease Rate:	\$50.00 SF/yr (NNN)
Available SF:	5,481 Sq Ft

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,286	5,037
Total Population	1,481	4,991	10,725
Average HH Income	\$74,930	\$79,122	\$76,866



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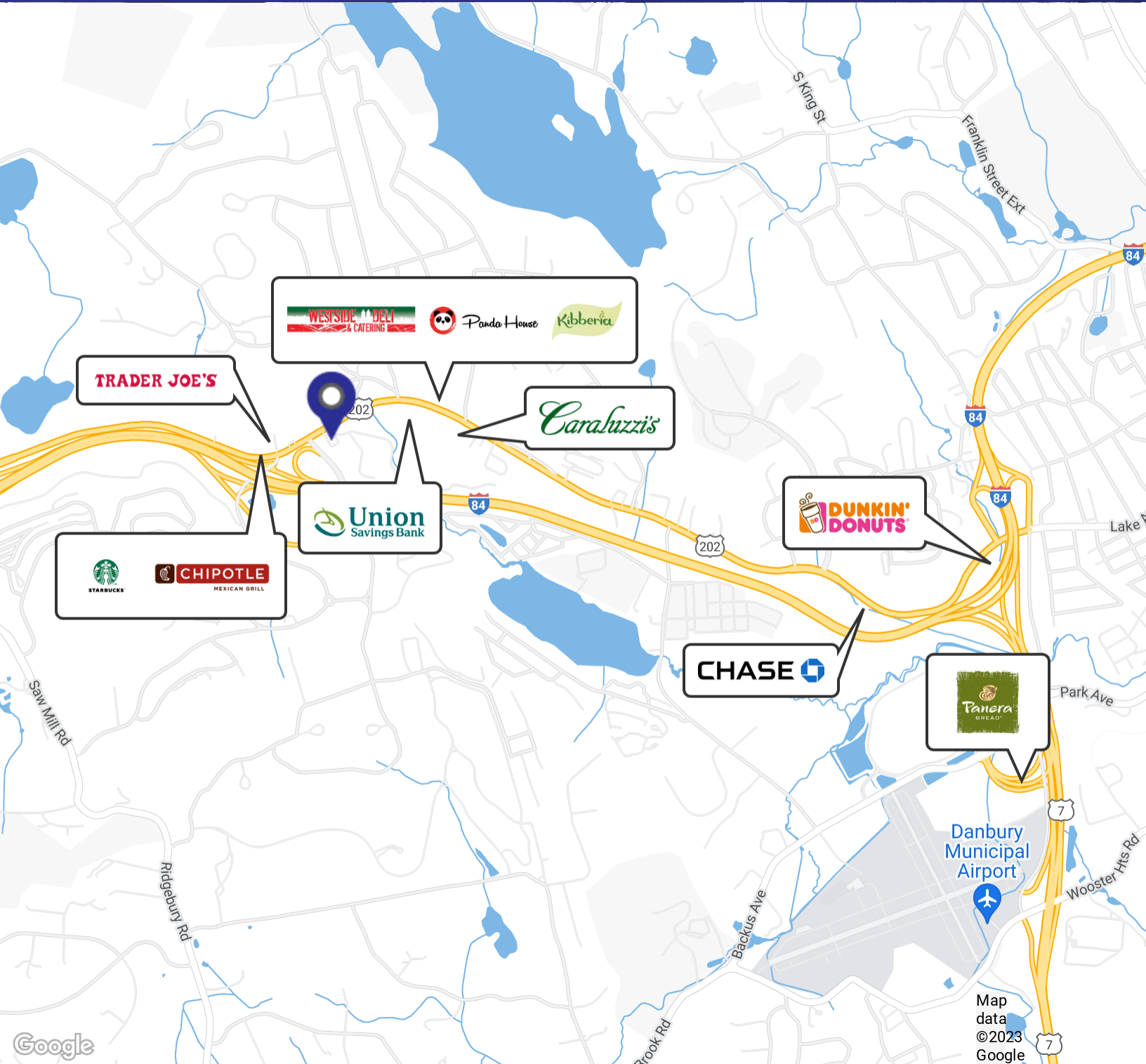


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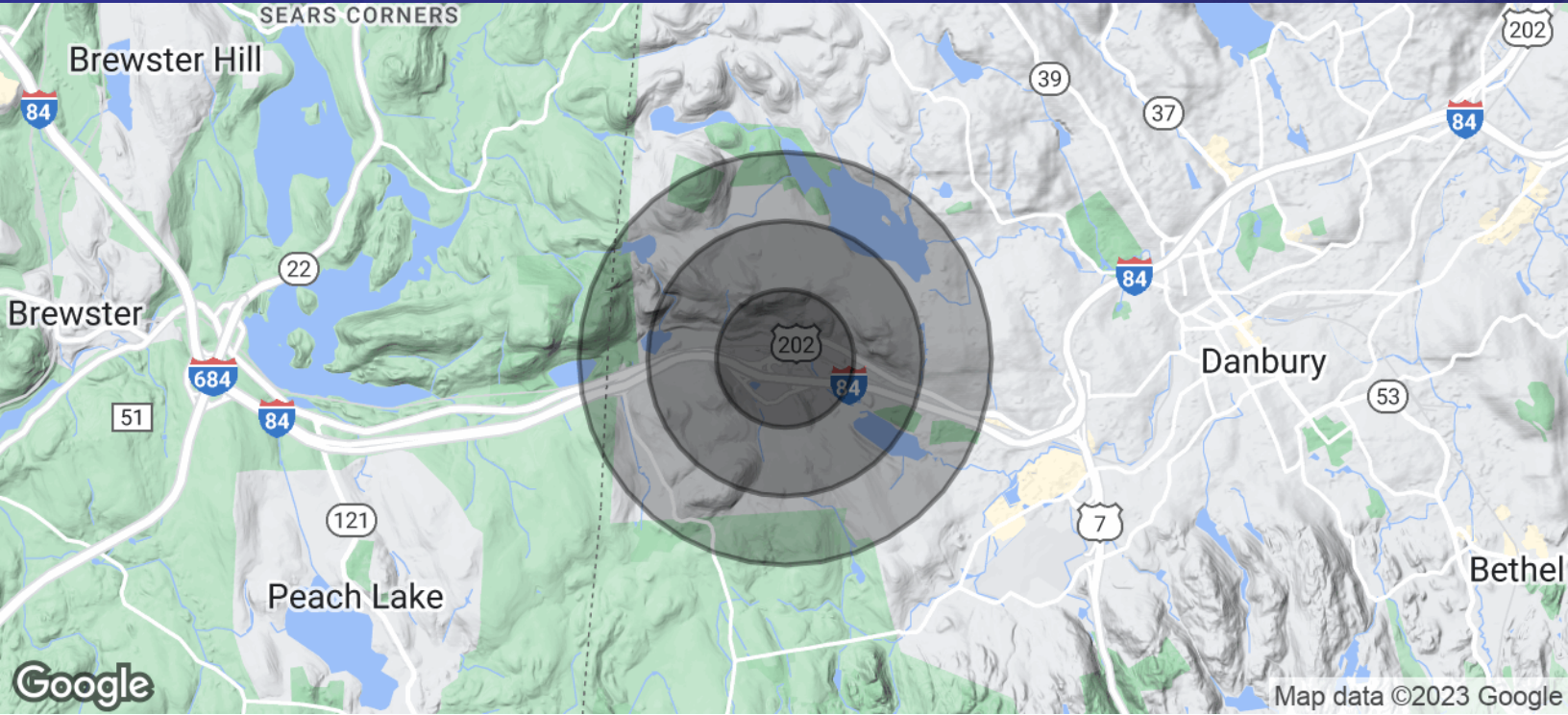
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,481	4,991	10,725
Average Age	51.8	46.0	43.0
Average Age (Male)	50.9	44.0	41.3
Average Age (Female)	52.5	50.7	47.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	671	2,286	5,037
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$74,930	\$79,122	\$76,866
Average House Value	\$259,589	\$229,014	\$213,149

\* Demographic data derived from 2020 ACS - US Census



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