

FOR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



PROPERTY DESCRIPTION

Incredible opportunity to move your business! Excellent location, ample parking, Drive up loading area with canopy. Neighboring tenant will be a brand new Laundromat. Ideal for liquor store, phone store, parts store, restaurant or any retail use.

PROPERTY HIGHLIGHTS

- CG20 Zone
- City Water; Sewer and Gas
- Built 1967
- Layout: Open Full Retail Store
- Building is Being Remodeled
- Laundromat as Neighboring Tenant
- Ample Parking
- Great Signage

OFFERING SUMMARY

Available Size:	3,000 SF
Lease Price:	\$20 Gross + Util

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,783	29,230	46,742
Total Population	13,587	77,287	125,746
Average HH Income	\$66,796	\$73,717	\$85,479



JOE DIMYAN
Broker
 203.313.3920
 jdimyan@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com

FOR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



Danbury Hospital

Oak Ridge Waste



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



JOE DIMYAN

Broker
203.313.3920
jdimyan@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



JOE DIMYAN

Broker
203.313.3920
jdimyan@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



JOE DIMYAN

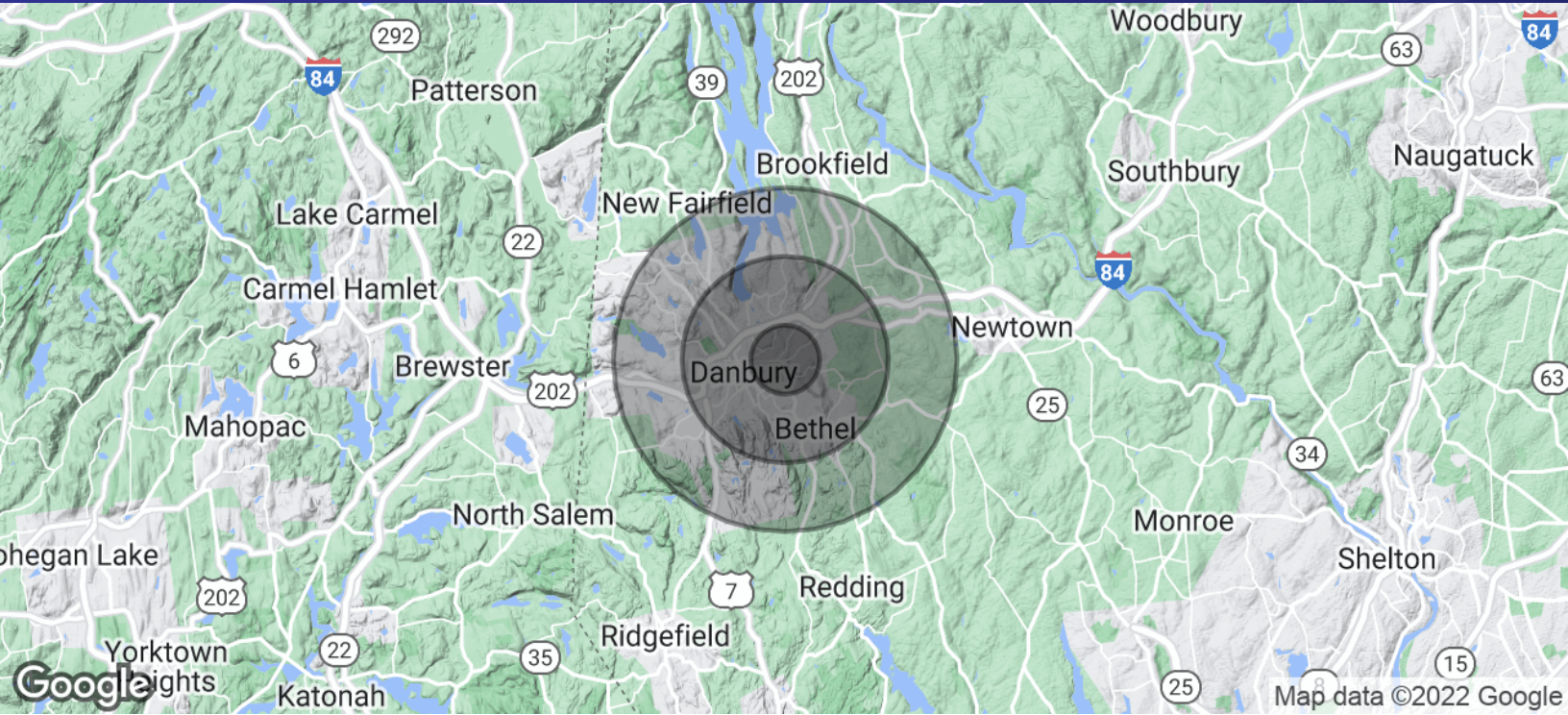
Broker
203.313.3920
jdimyan@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR LEASE // 2-6 BEAVER BROOK ROAD, DANBURY CT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,587	77,287	125,746
Average Age	31.8	35.9	37.6
Average Age (Male)	30.7	35.1	36.7
Average Age (Female)	32.7	36.9	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,783	29,230	46,742
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$66,796	\$73,717	\$85,479
Average House Value	\$314,662	\$345,694	\$382,404

* Demographic data derived from 2020 ACS - US Census



JOE DIMYAN
Broker
 203.313.3920
 jdimyan@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com