

**FOR LEASE // PROFESSIONAL OFFICE OR MEDICAL SUITES**



**PROPERTY DESCRIPTION**

Discover modern shared office space in Fantastic Route 6 location just off exit 8 of I-84. Recently updated and boasting a new appearance. This property offers convenience and accessibility with 24/7 access. Perfect for professionals seeking professional office suites or exam rooms.

**PROPERTY HIGHLIGHTS**

- Shared Kitchenette
- Great Neighbors
- Handicap Access
- Shared Baths
- Central A/C
- Gas Heat
- City Water Sewer and Gas
- Code Access with Security System
- WIFI Included

**LOCATION: 100 NEWTOWN RD, DANBURY, CT**

Lease Rate:	\$600/month (Gross)
Available SF:	150-200 SF Offices/Exam Rooms

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	432	2,029	5,319
Total Population	1,225	5,851	14,381
Average HH Income	\$88,870	\$94,329	\$94,576



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**JOE DIMYAN**  
*Broker*  
 203.313.3920  
 jdimyan@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

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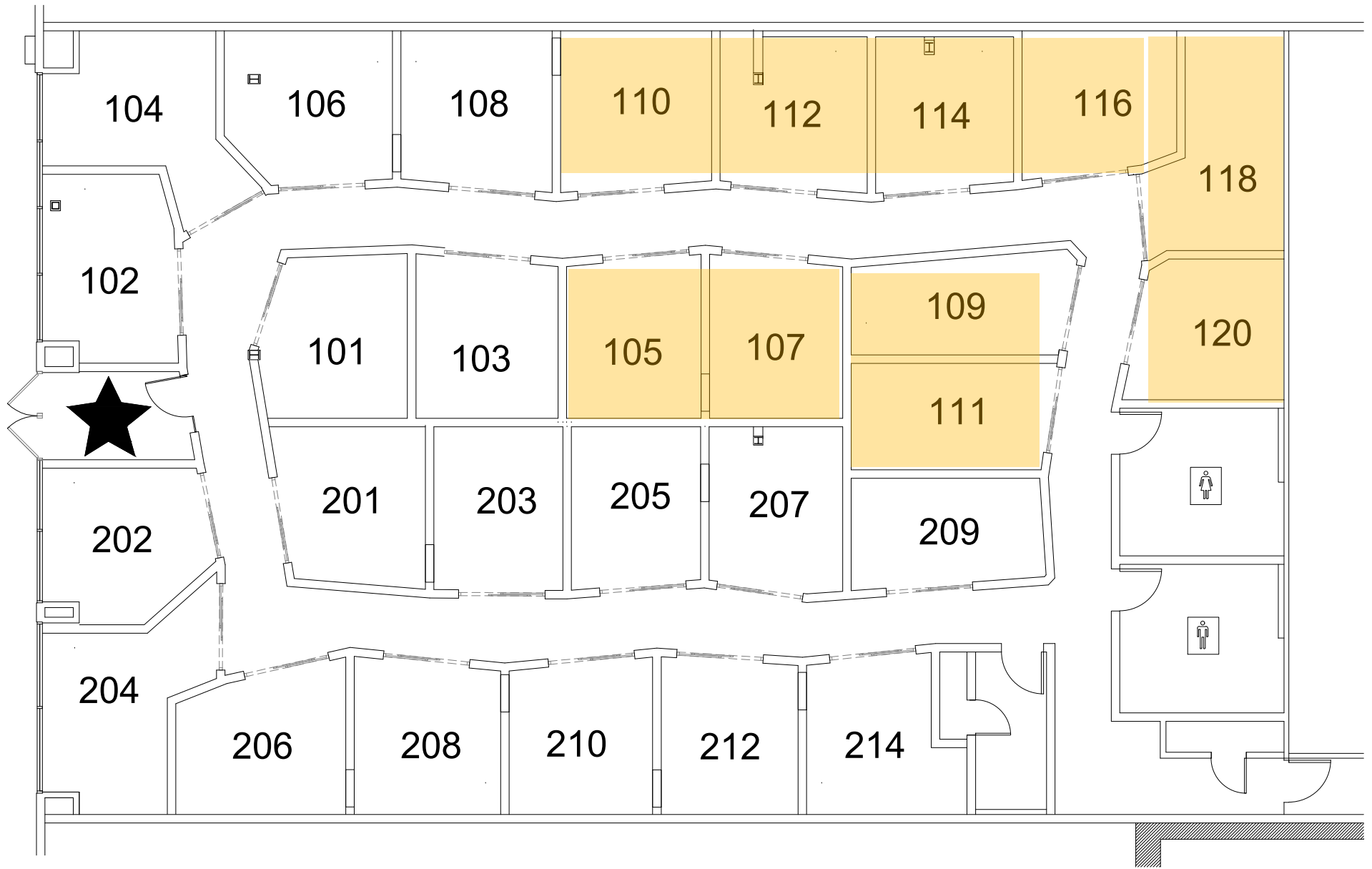
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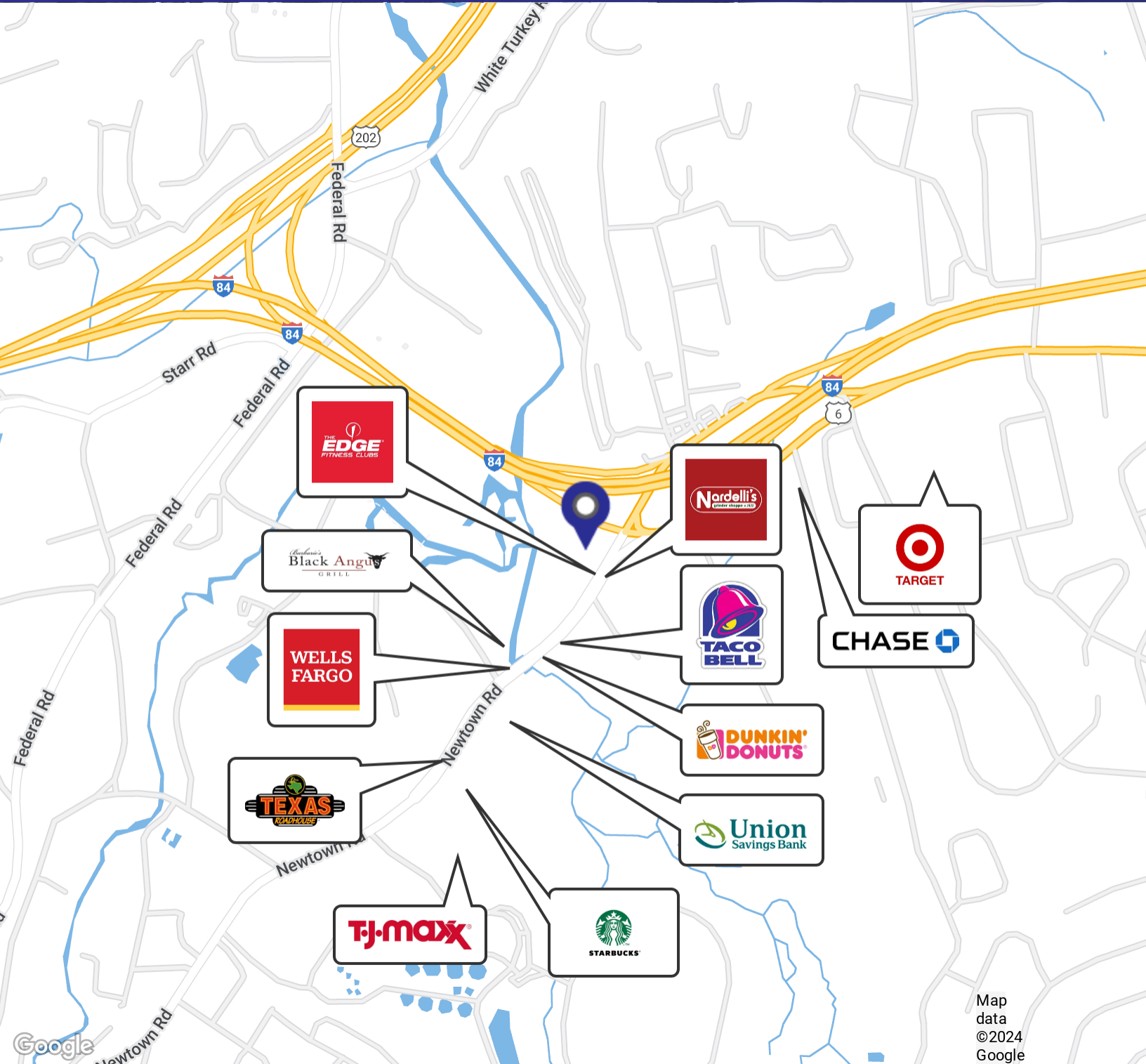
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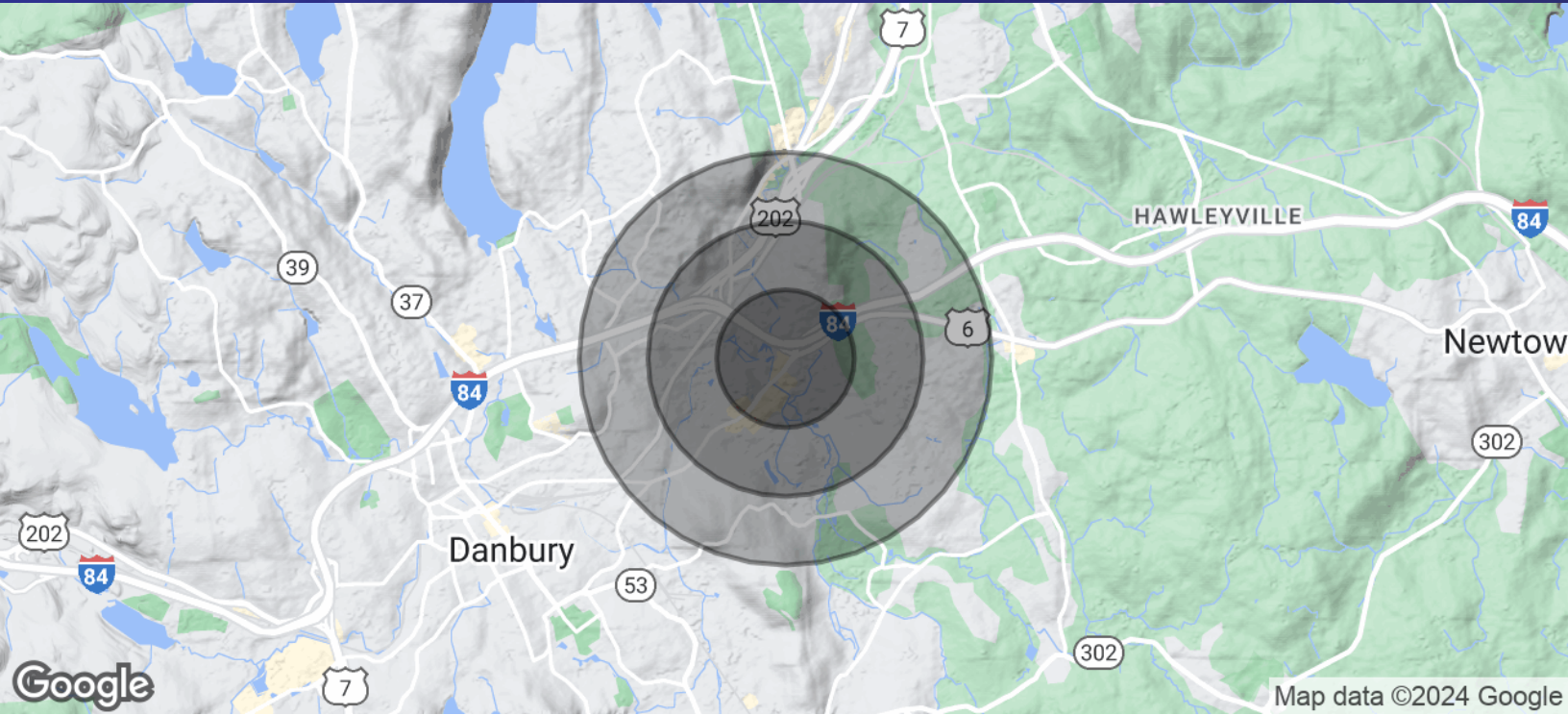
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,225	5,851	14,381
Average Age	32.9	34.8	38.1
Average Age (Male)	27.4	30.1	33.8
Average Age (Female)	38.1	38.8	41.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	432	2,029	5,319
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$88,870	\$94,329	\$94,576
Average House Value	\$275,772	\$287,060	\$288,184

\* Demographic data derived from 2020 ACS - US Census



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