

**FOR LEASE // 64 NORTH STREET, DANBURY CT**



**PROPERTY DESCRIPTION**

This freestanding well maintained office building is ideal for many professional office, medical or retail uses with great exposure. Excellent location with easy access to I-84. Property features: Two separately metered units, private windowed offices, conference room, full attic, walk out basement storage, signage on the road, city water and sewer and ample on-site parking.

**PROPERTY HIGHLIGHTS**

- CG20 Zone (General Commercial)
- Central AC
- Gas Heat
- City Water Sewer and Gas
- Easy Access to I-84
- Ample Parking
- Currently a law office. Ideal for many office, medical or retail uses

**OFFERING SUMMARY**

Sale Price:	\$565,000
Lease Price:	\$12 NNN
Building Size:	+/- 2,798 SF
Acres:	.23
Taxes:	+/- 10,023

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,060	18,863	28,226
Total Population	17,100	51,822	76,968
Average HH Income	\$60,117	\$66,646	\$73,356



**JOE DIMYAN**

Broker  
203.313.3920  
jdimyan@towercorp.com



**MICK CONSALVO**

Broker  
203.241.5188  
mconsalvo@towercorp.com

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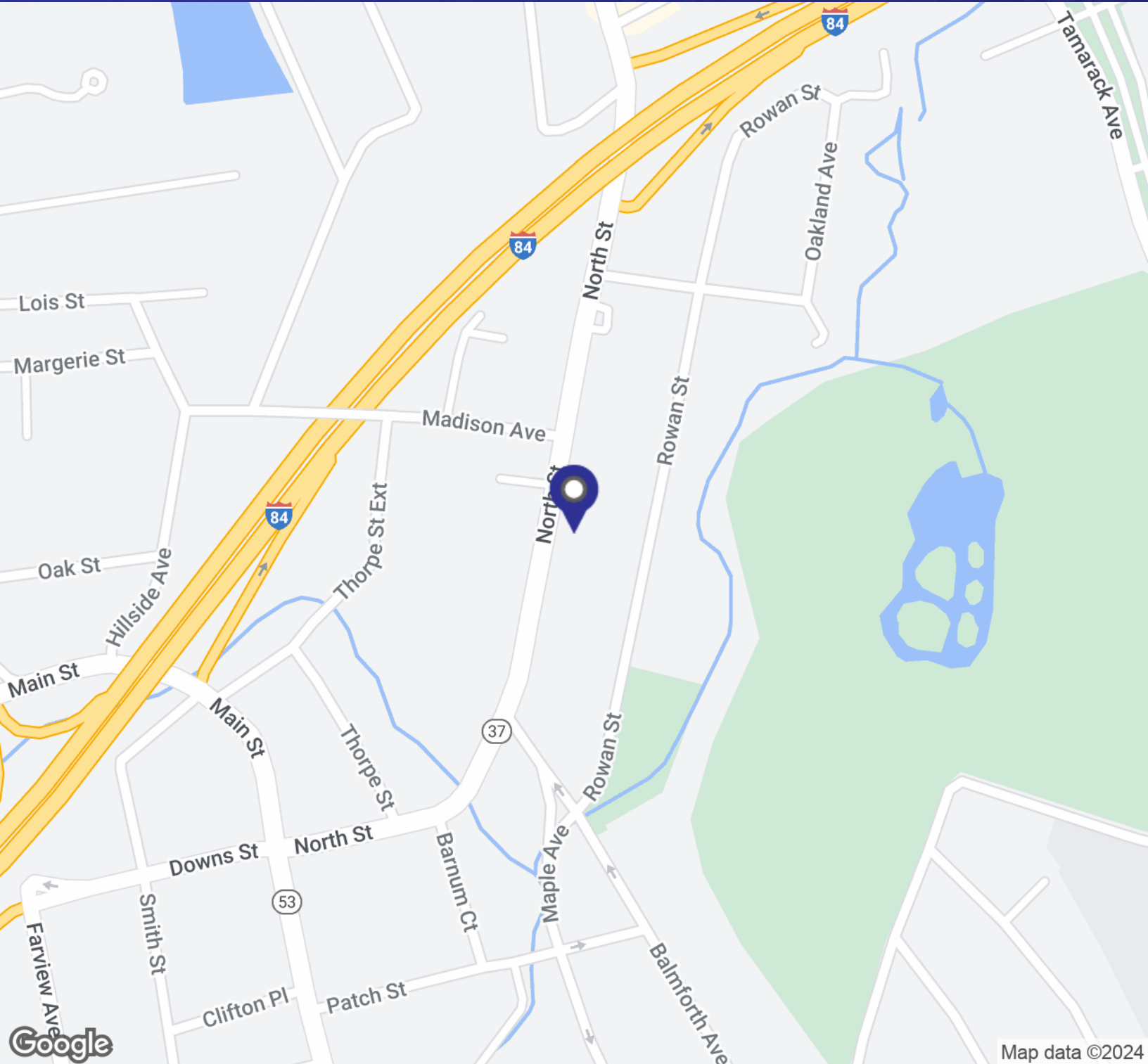


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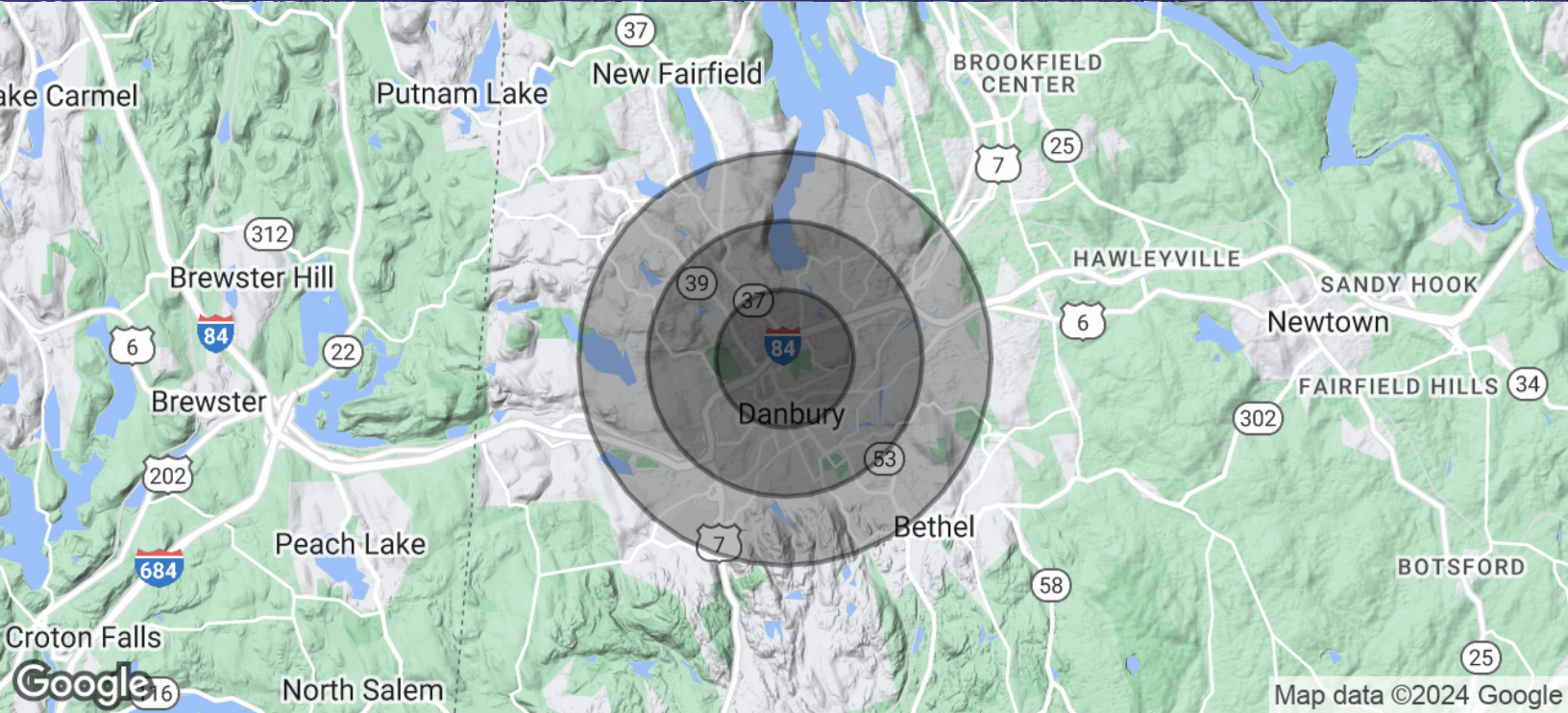
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,100	51,822	76,968
Average Age	33.6	34.3	35.4
Average Age (Male)	34.2	34.3	35.1
Average Age (Female)	32.9	34.5	35.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,060	18,863	28,226
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$60,117	\$66,646	\$73,356
Average House Value	\$321,417	\$332,429	\$347,848

\* Demographic data derived from 2020 ACS - US Census



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