

FOR LEASE // 53 LAKE AVENUE EXT, DANBURY, CT



PROPERTY DESCRIPTION

Excellent Westside Location! Possible uses include retail, office and medical. Great signage and easy access to I-84.

PROPERTY HIGHLIGHTS

- CG20 Zone
- Light Intersection
- Gas Heat
- New Gas A/C Units
- Well; City Sewer
- Traffic Count: 21,172 Cars Daily (2022)
- +/- 28 car parking
- New LED lighting and drop ceiling
- Layout – 5 windowed offices, conference room and large bullpen area.
- Existing furniture and cubicles are available

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	2,500SF
Building Size:	10,797 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	439	2,334	6,207
Total Population	1,289	6,195	16,192
Average HH Income	\$85,710	\$89,622	\$89,445



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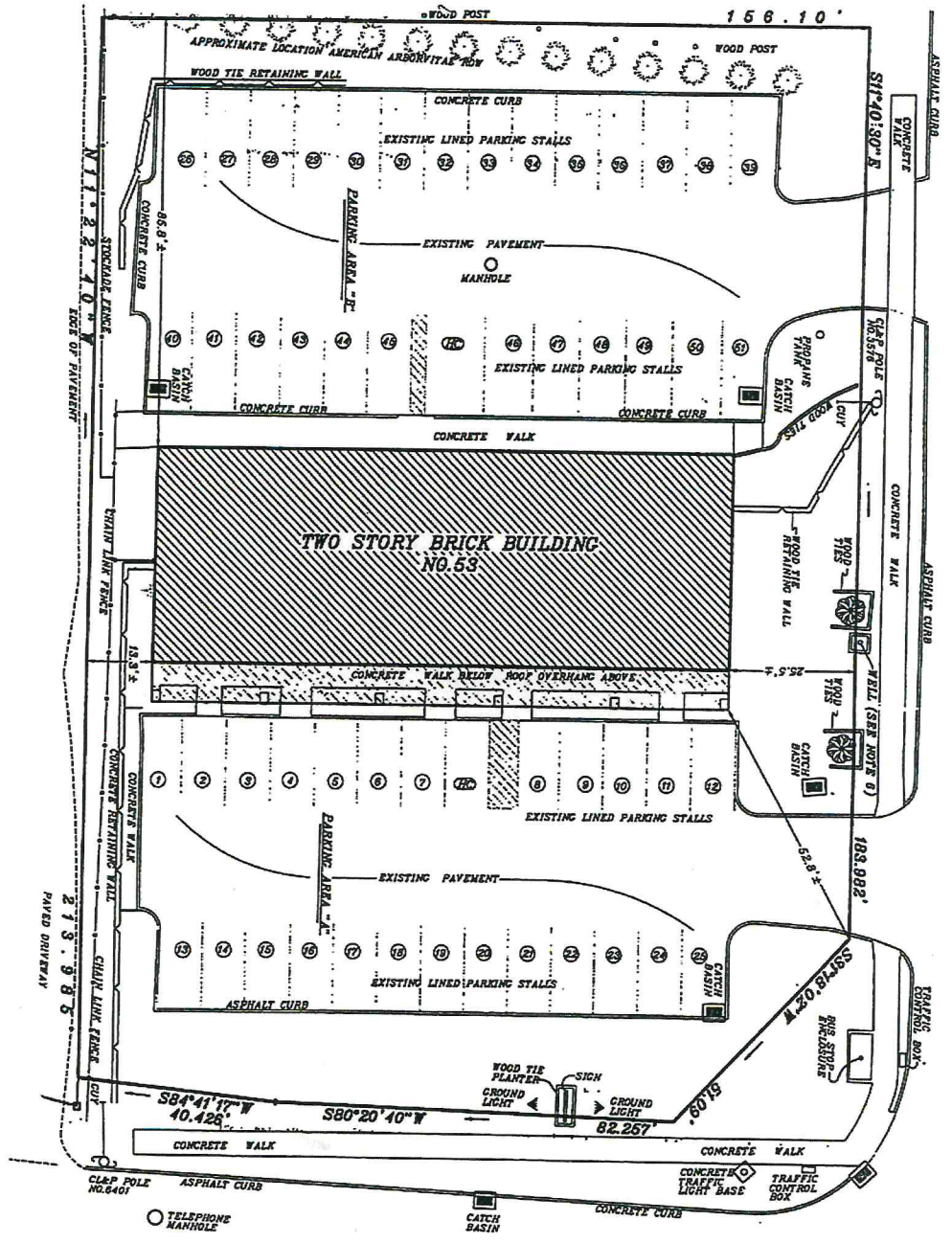
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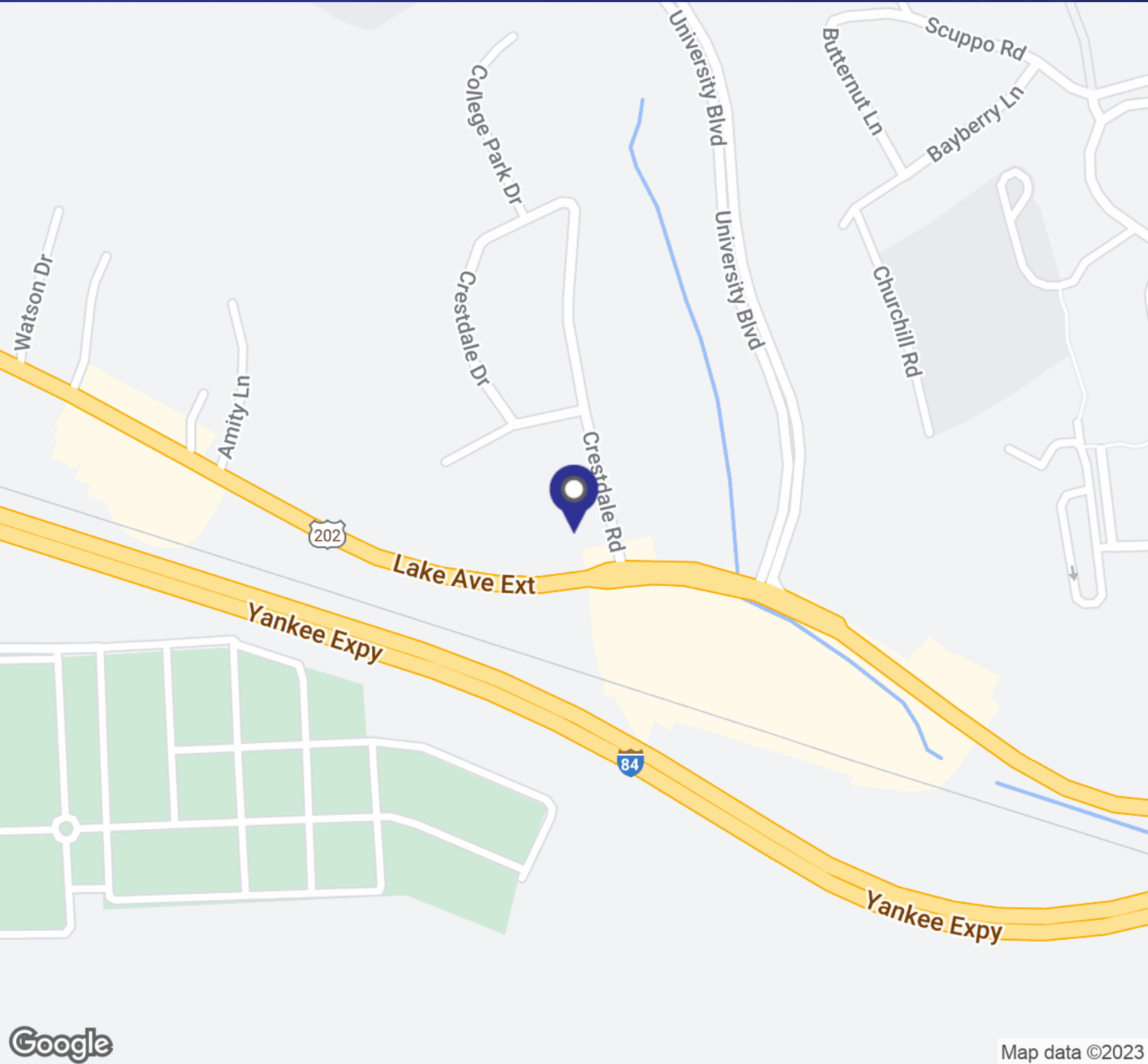
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LAKE AVENUE EXT

SEWER MANHOLE
SNET POLE NO. 56

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Google

Map data ©2023



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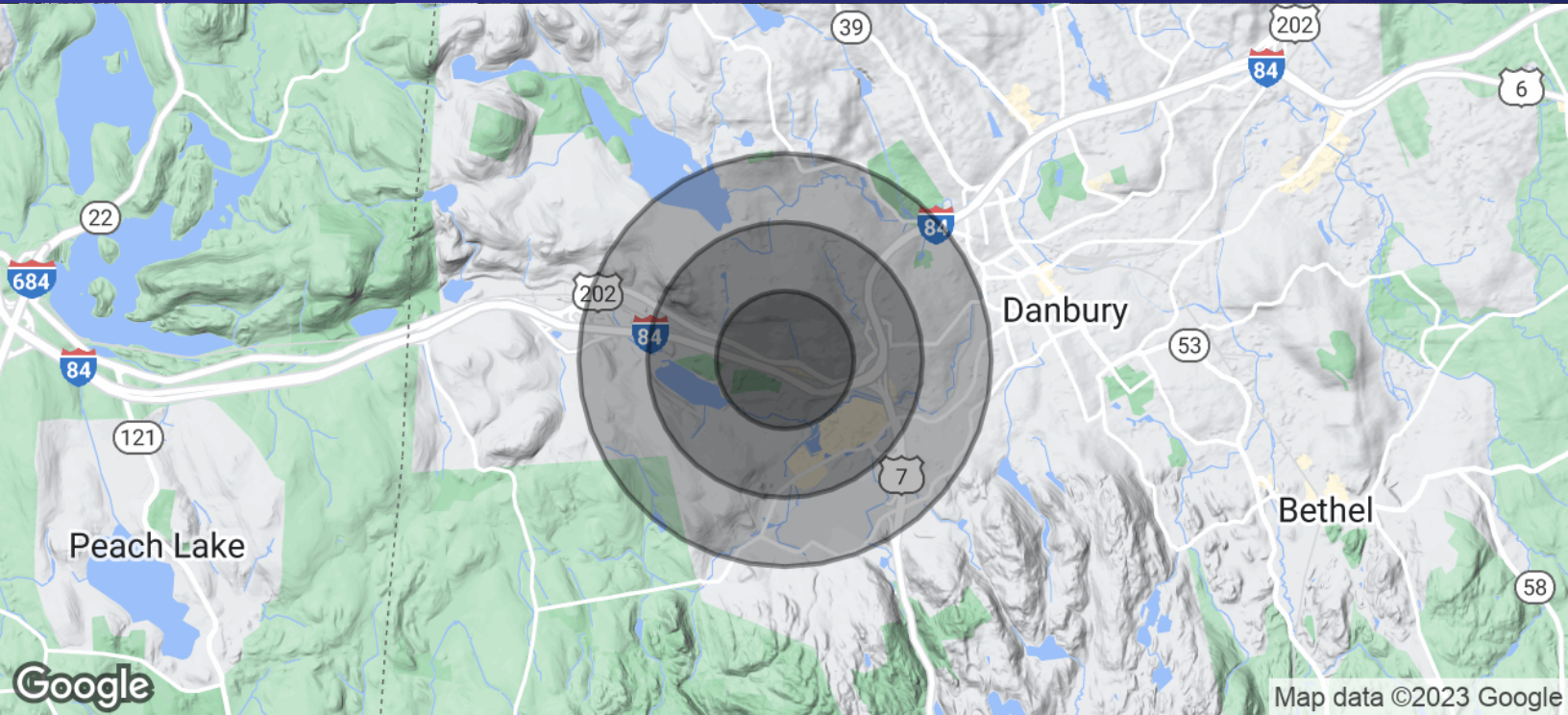
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,289	6,195	16,192
Average Age	31.9	34.6	34.6
Average Age (Male)	30.5	32.8	33.4
Average Age (Female)	32.4	35.8	36.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	439	2,334	6,207
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$85,710	\$89,622	\$89,445
Average House Value	\$278,600	\$282,565	\$280,910

* Demographic data derived from 2020 ACS - US Census



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