

FOR SALE AND LEASE // WAREHOUSE & SHOWROOM



PROPERTY DESCRIPTION

+/- 25,500 Sq. Ft. Warehouse/Showroom with 200' of road frontage on busy Rt. 6 (Newtown Road)! This building sits on +/- 1.37 level acres with a fenced in rear lot. Property has amazing exposure with building signage and a lit pylon sign on the road. This is an ideal location for any warehouse/showroom combination with easy access to Rt. 7 and I-84!

PROPERTY HIGHLIGHTS

- 5,500 Sq Ft Retail/Showroom
- 18,500 Warehouse
- 1,500 Mezzanine/Office
- 24,500 Cars Daily (2013)
- 600 Amp 3 Phase Power
- 2 Drive in Doors
- 16' Ceilings
- Gas Heat, Central AC (in showroom)
- City Water, Sewer and Gas
- 3 Baths
- +/- 55 Car Parking

39 NEWTOWN ROAD, DANBURY CT

Sale Price:	\$2,695,000
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	1.38 Acres
Building Size:	25,500 SF
Taxes:	\$40,527 Yearly
Zone:	CG-20 (General Commercial)

DEMOGRAPHICS	3.5 MILES	6 MILES	9.5 MILES
Total Households	33,759	52,723	82,653
Total Population	86,310	133,660	209,349
Average HH Income	\$85,956	\$103,627	\$120,508



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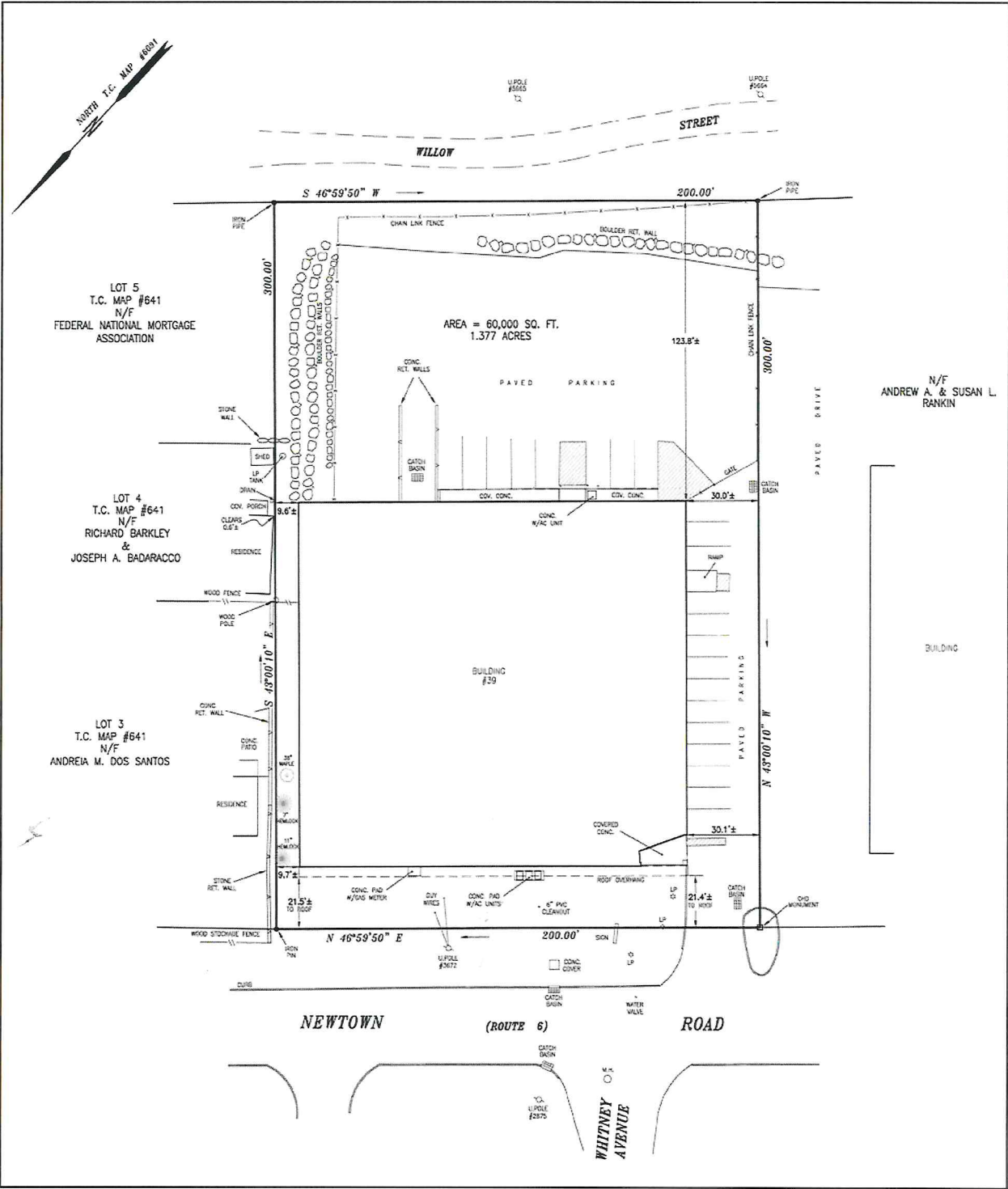
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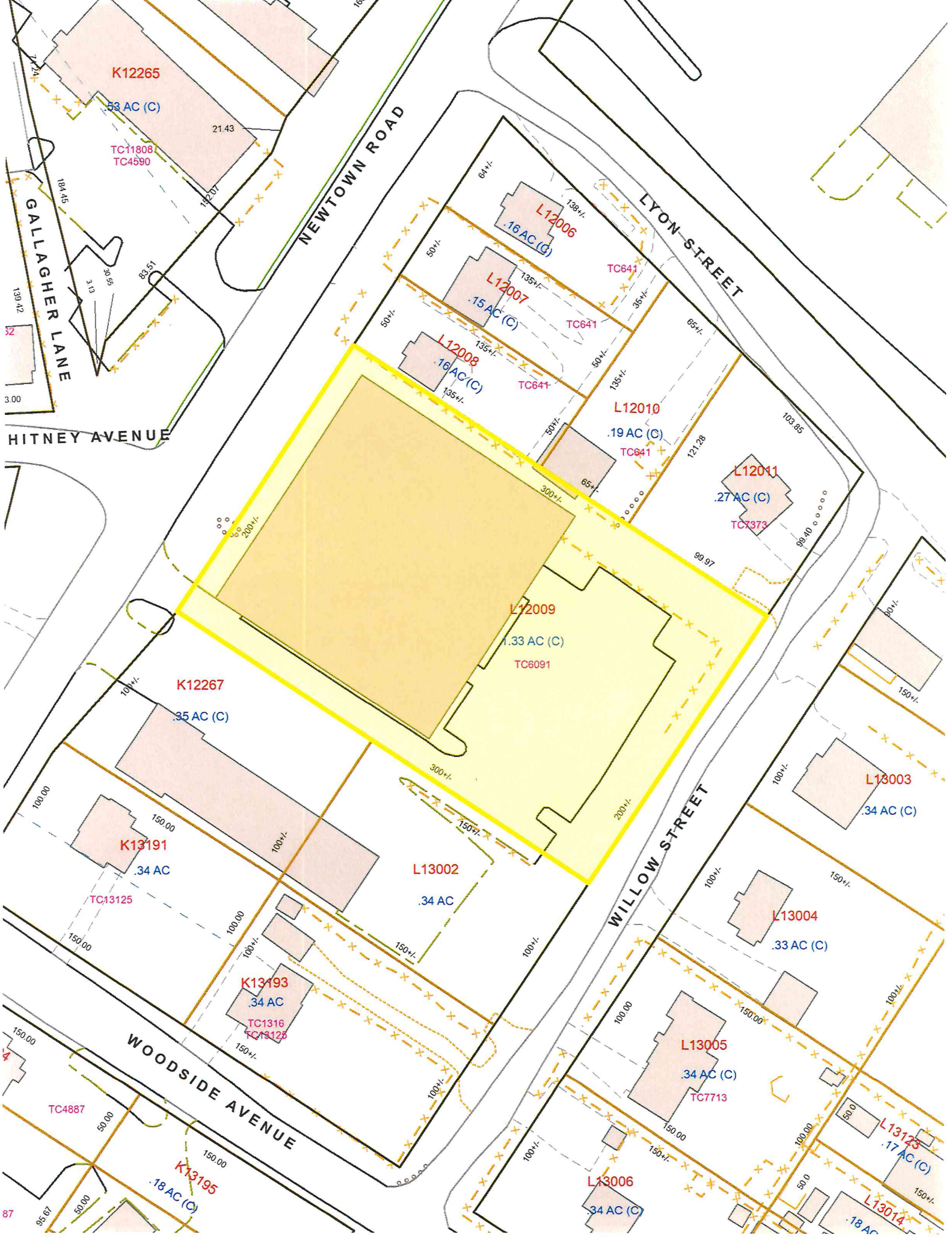


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K12265

.53 AC (C)

TC11808
TC4590

NEWTON ROAD

LYON STREET

GALLAGHER LANE

HITNEY AVENUE

L12006

.16 AC (C)

L12007

.15 AC (C)

L12008

.16 AC (C)

L12010

.19 AC (C)

L12011

.27 AC (C)

L12009

.33 AC (C)

K12267

.35 AC (C)

K13191

.34 AC

L13002

.34 AC

L13003

.34 AC (C)

L13004

.33 AC (C)

K13193

.34 AC

TC1316
TC1315

WOODSIDE AVENUE

WILLOW STREET

L13005

.34 AC (C)

TC7713

L13006

.34 AC (C)

L13123

.17 AC (C)

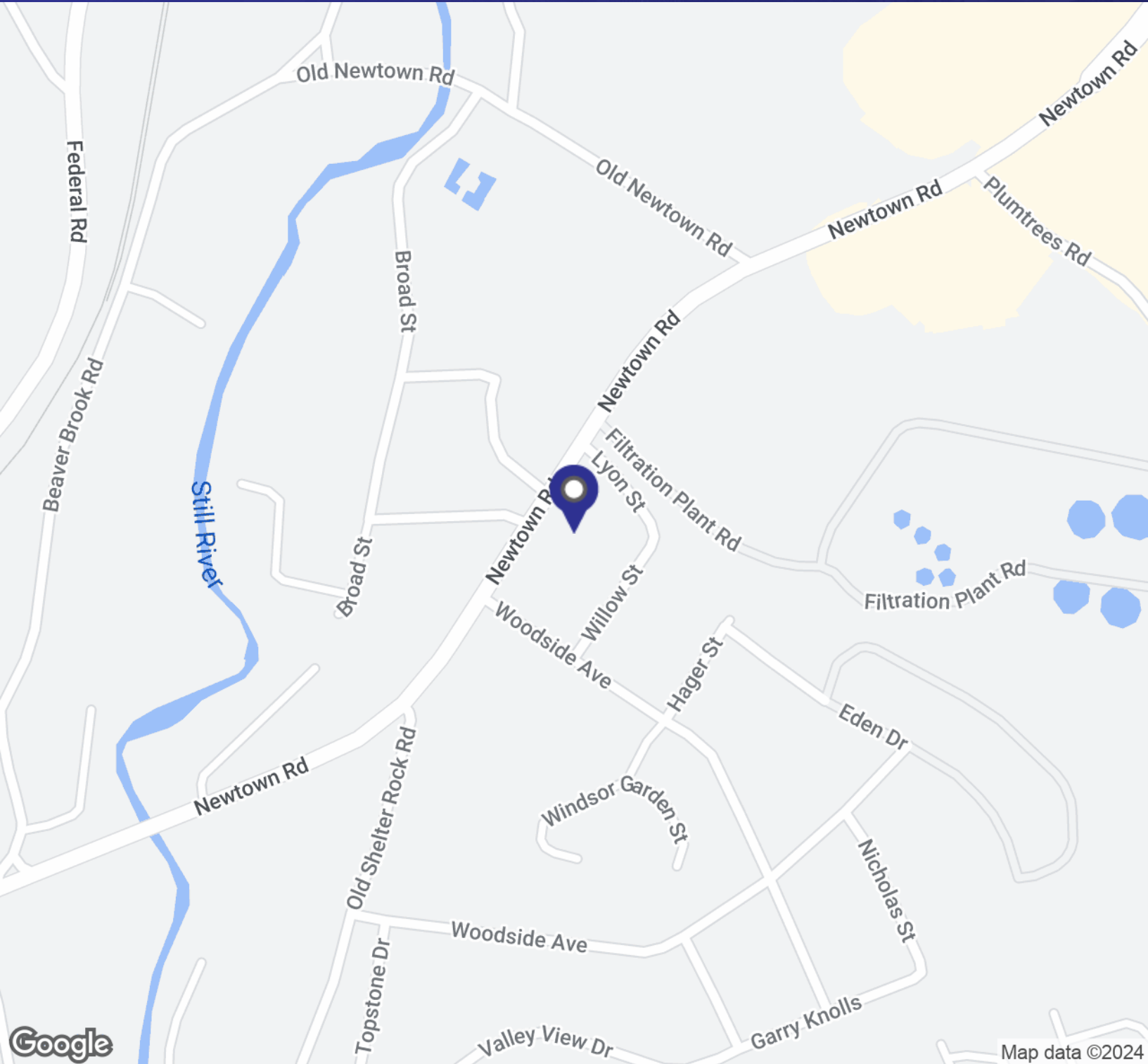
L13014

.18 AC

K13195

.18 AC (C)

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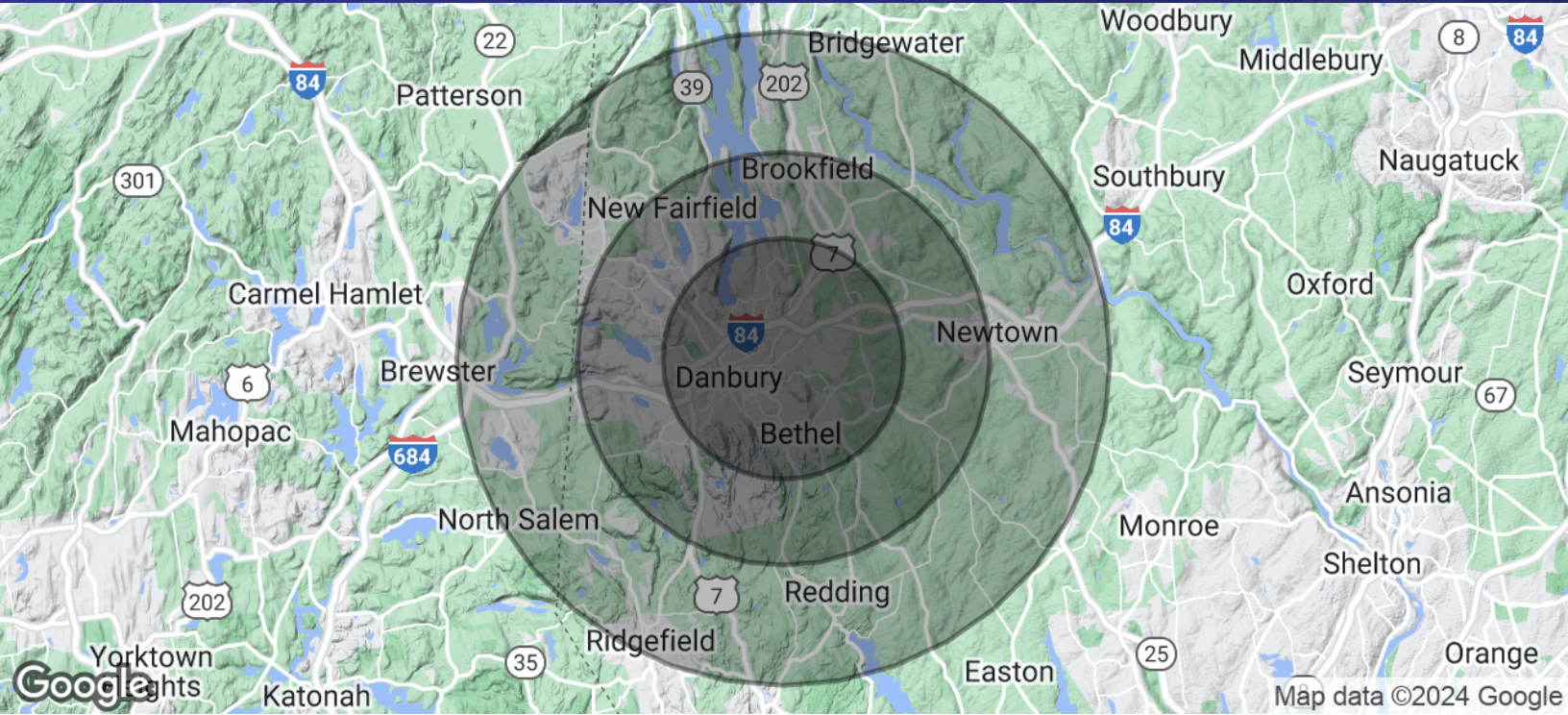
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POPULATION	3.5 MILES	6 MILES	9.5 MILES
Total Population	86,310	133,660	209,349
Average Age	39.7	41.5	42.8
Average Age (Male)	38.1	40.3	41.4
Average Age (Female)	40.7	42.1	43.6

HOUSEHOLDS & INCOME	3.5 MILES	6 MILES	9.5 MILES
Total Households	33,759	52,723	82,653
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$85,956	\$103,627	\$120,508
Average House Value	\$259,663	\$312,115	\$368,748

* Demographic data derived from 2020 ACS - US Census



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