

**FOR LEASE // 98 MILL PLAIN ROAD, DANBURY CT**



**PROPERTY DESCRIPTION**

Must See! Beautiful office suites with new carpet, fresh paint, private windowed offices, conference room, kitchenette and private bathroom. Located on Danbury's growing Westside. Excellent on site parking, easy access to I-84 or New York!

\*\*\* 5% Commission paid to the tenant broker. \*\*\*

**PROPERTY HIGHLIGHTS**

- Elevator Access
- Open Reception
- 4 Private Offices
- Kitchenette
- Conference Room
- On Site Ample Parking
- Fresh Paint
- New Carpet
- Large Windows

**OFFERING SUMMARY**

Lease Rate:	\$18.00 SF/yr (Gross)
Unit 3C:	1,830 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	812	33,054	89,392
Total Population	2,221	92,723	246,756
Average HH Income	\$124,531	\$98,335	\$114,456



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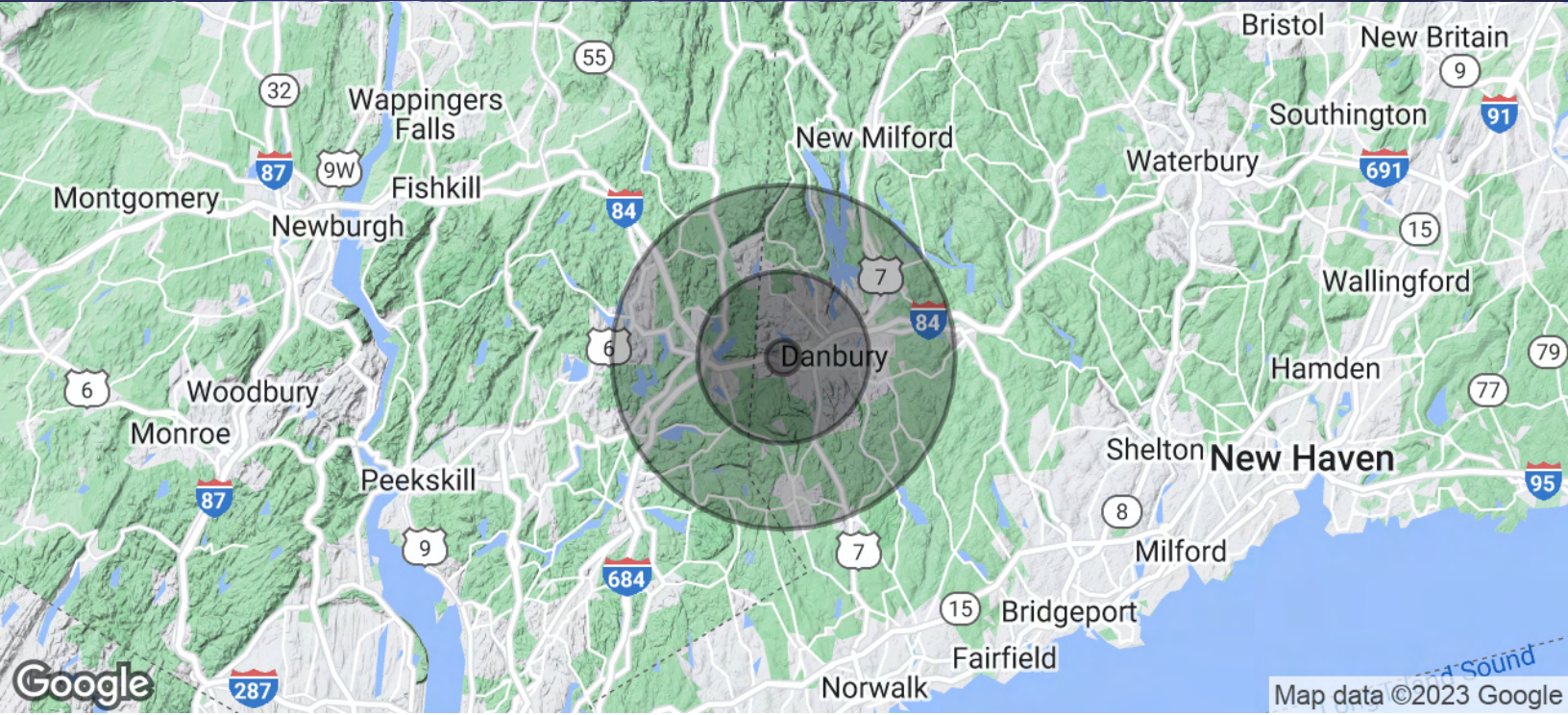
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,221	92,723	246,756
Average Age	39.3	37.6	39.5
Average Age (Male)	37.4	37.0	38.5
Average Age (Female)	40.7	38.1	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	812	33,054	89,392
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$124,531	\$98,335	\$114,456
Average House Value	\$437,527	\$455,230	\$469,691

\* Demographic data derived from 2020 ACS - US Census



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