

LEASE

57 NORTH STREET

57 North Street Danbury, CT 06810



PROPERTY DESCRIPTION

Approximately 800 SF of office space at 57 North Street, Danbury, CT. The property features modern architecture and a professional atmosphere suited for businesses and clients alike. Flexible floor plans allow tenants to customize their workspace to fit operational needs. Amenities include ample parking and high-speed internet. Centrally located with strong visibility and easy accessibility in the heart of Danbury.

PROPERTY HIGHLIGHTS

- Modern design, professional atmosphere
- Flexible, customizable floor plans
- Ample parking + high-speed internet
- Central location with strong visibility

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	1
Available SF:	800 SF
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,807	28,764	44,973
Total Population	19,326	75,844	119,277
Average HH Income	\$85,742	\$107,113	\$127,173

Alice Fitzsimons
(203) 770-2843



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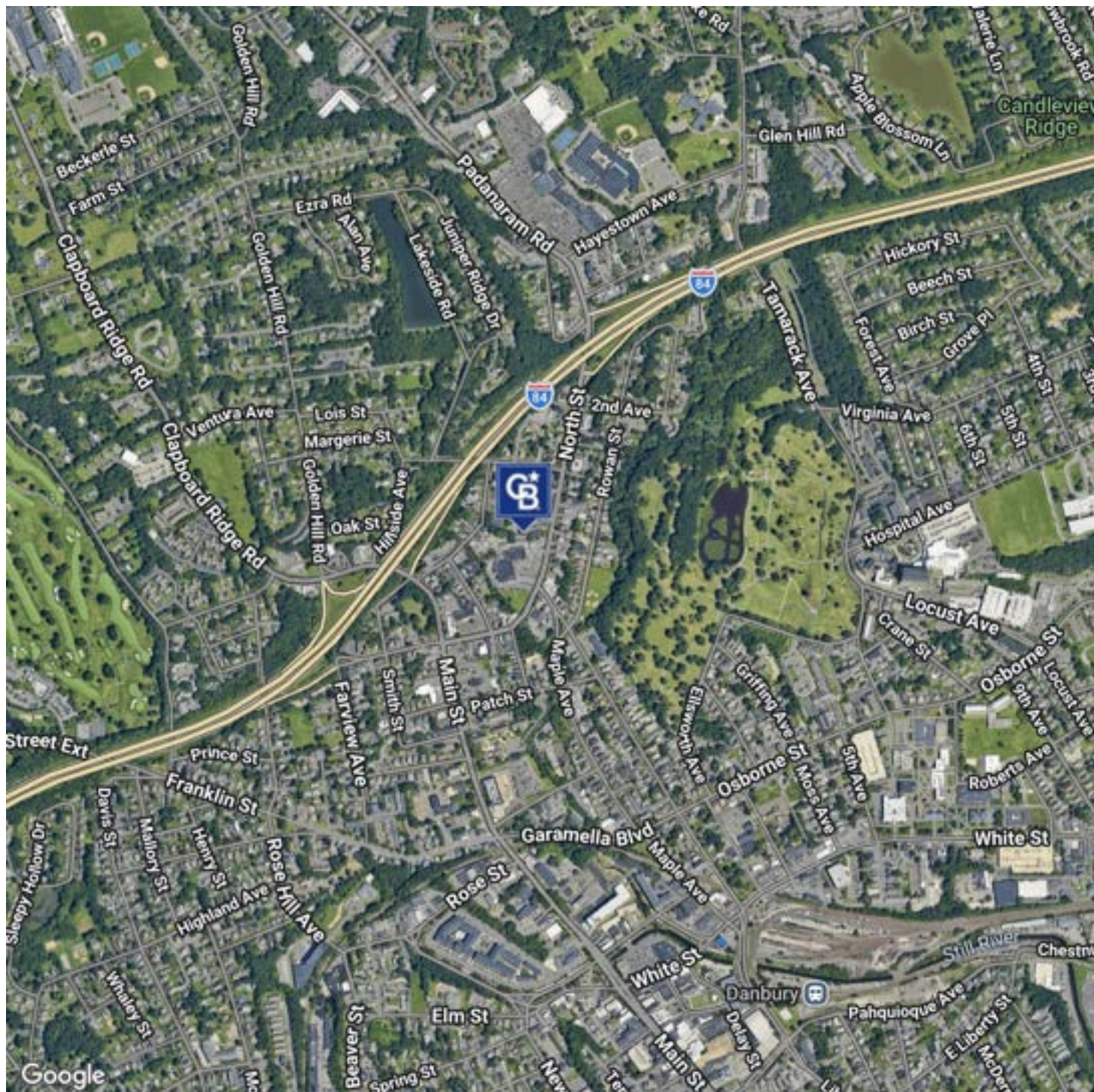
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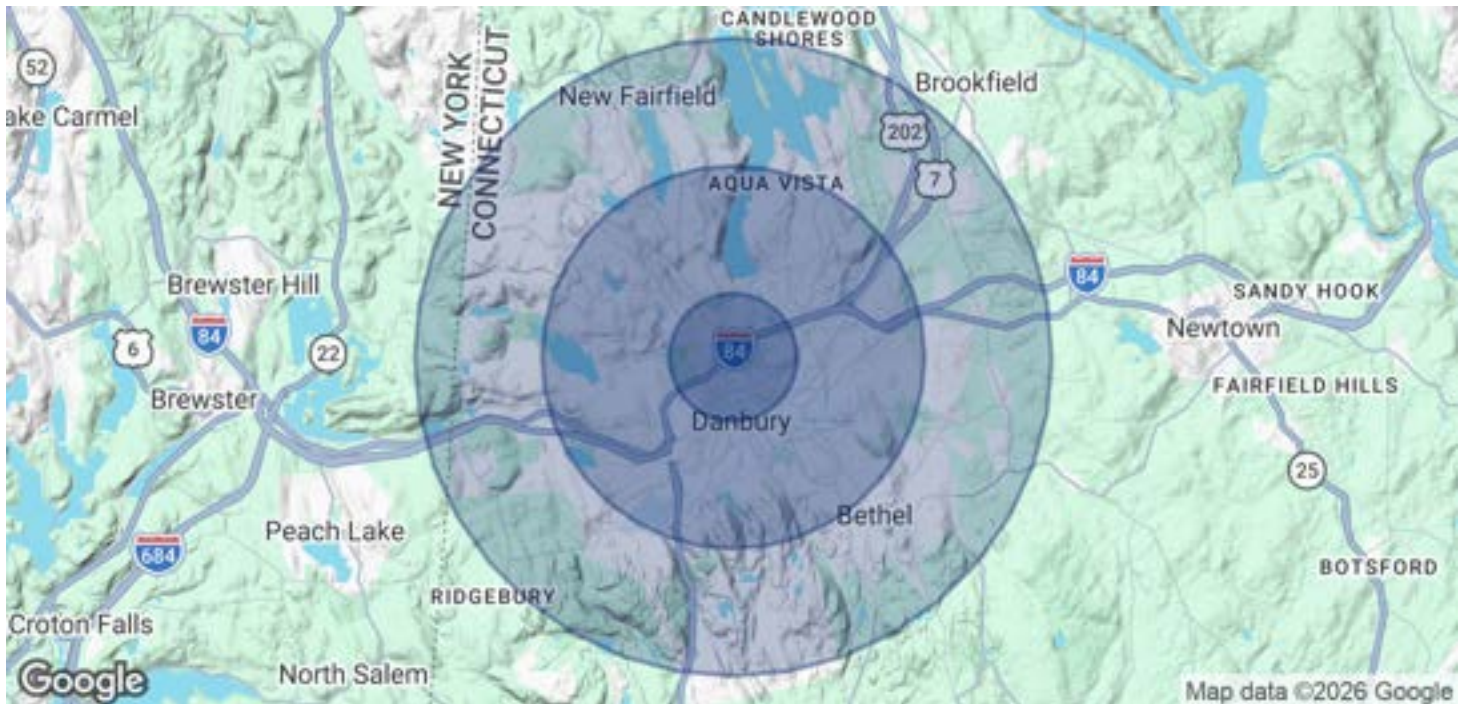
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,326	75,844	119,277
Average Age	37.9	40.6	42.1
Average Age (Male)	36	38.8	40.5
Average Age (Female)	37.7	41.7	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,807	28,764	44,973
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$85,742	\$107,113	\$127,173
Average House Value	\$346,176	\$377,559	\$418,996

2023 American Community Survey (ACS)

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ALICE FITZSIMONS

Commercial Associate

alice.fitzsimons@cbrealty.com

Direct: (203) 770-2843 | Cell: (203) 770-2843

CT #RES.0823989

Coldwell Banker Commercial Realty - Danbury Team

7 Kenosia Avenue Suite 3

Danbury, CT 06810

203.744.7025

Alice Fitzsimons
(203) 770-2843



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