

# LEASE

## 7 OLD SHERMAN TURNPIKE

Danbury, CT 06810



### PROPERTY DESCRIPTION

Coldwell Banker Commercial NRT presents for lease 7 Old Sherman Turnpike located in Danbury, Connecticut. This elevator serviced and handicap-accessible building is conveniently located right off of Exit 8 on I-84. Each unit has its own HVAC unit and the common areas are cleaned daily. Covered parking and storage may be available.

### PROPERTY HIGHLIGHTS

- Individual HVAC Per Unit & Operable Windows
- Wide Stairwells / Elevator Building
- Daily Common Area Cleaning
- Easy Access From I-84
- Handicap-Accessible
- Upgraded Common Areas

### OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (Gross)
Available SF:	1344 SF
Lot Size:	0.95 Acres
Building Size:	19,521 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,556	26,194	44,847
Total Population	4,230	69,732	122,196
Average HH Income	\$155,666	\$117,569	\$131,394

**Dan Sousa**  
(203) 948-7870



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 7 OLD SHERMAN TURNPIKE

7 Old Sherman Turnpike Danbury, CT 06810



---

**Dan Sousa**  
(203) 948-7870



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE

## SUITE 108 FLOOR PLAN

Danbury, CT 06810

7 Old Sherman Turnpike

Suite 106

1344 RSF



**Dan Sousa**  
(203) 948-7870

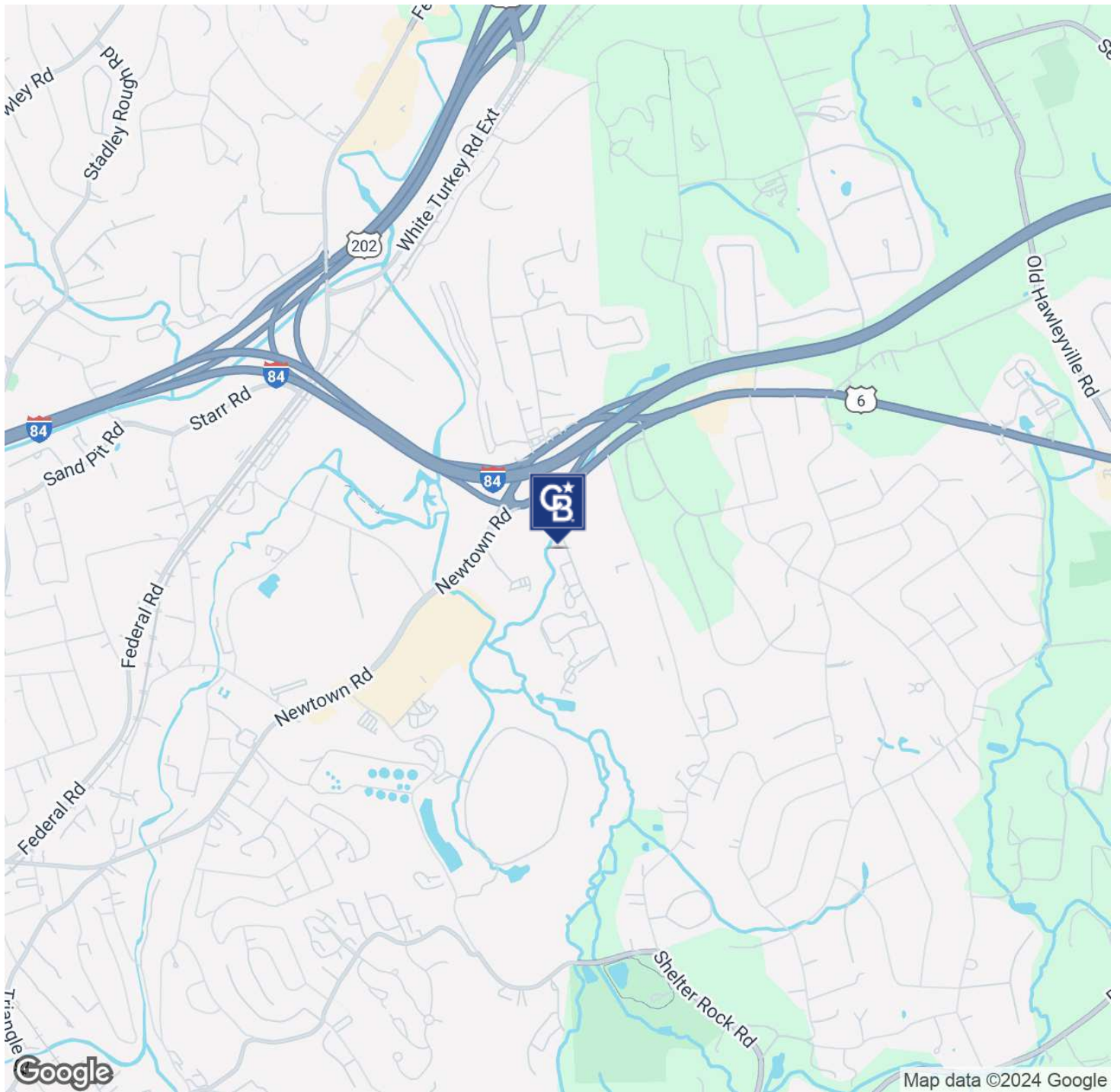


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 7 OLD SHERMAN TURNPIKE

Danbury, CT 06810



**Dan Sousa**  
(203) 948-7870



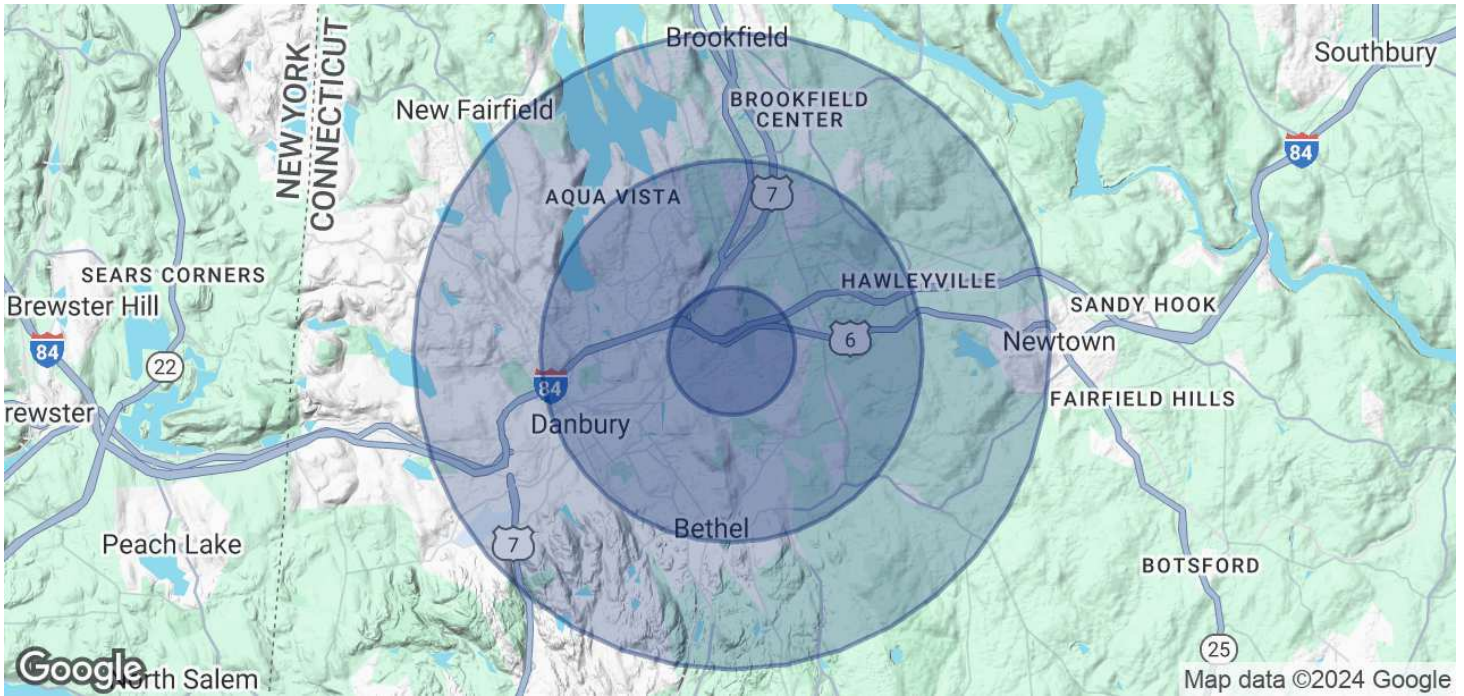
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE

## 7 OLD SHERMAN TURNPIKE

Danbury, CT 06810



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,230	69,732	122,196
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,556	26,194	44,847
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$155,666	\$117,569	\$131,394
Average House Value	\$414,538	\$391,928	\$439,614

Demographics data derived from AlphaMap

**Dan Sousa**  
(203) 948-7870



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.