

FOR LEASE // PRIME WESTSIDE DANBURY RETAIL SPACE

53 Lake Ave Ext, Danbury, CT 06811



PROPERTY DESCRIPTION

Prime Westside Danbury commercial space with exceptional visibility. Located at 53 Lake Avenue Extension, just off Mill Plain Road, this first-floor retail space offers strong traffic counts, excellent exposure, and easy access to I-84. The property supports a variety of uses including retail, office, and medical. Large storefront windows provide abundant natural light and strong street presence, supplemented by prominent signage at lighted intersection. This is a highly desirable Westside location surrounded by established businesses and residential neighborhoods.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	2,500 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,202	39,705	90,519
Total Population	3,301	109,005	250,056
Average HH Income	\$98,942	\$92,499	\$116,544



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PROPERTY HIGHLIGHTS

- Westside Location
- Mill Plain Exposure
- 19,500 VPD
- Lighted Intersection
- First-Floor Retail
- Large Windows
- Easy I-84 Access
- Strong Signage
- CG-20 Zoning
- Ample Parking



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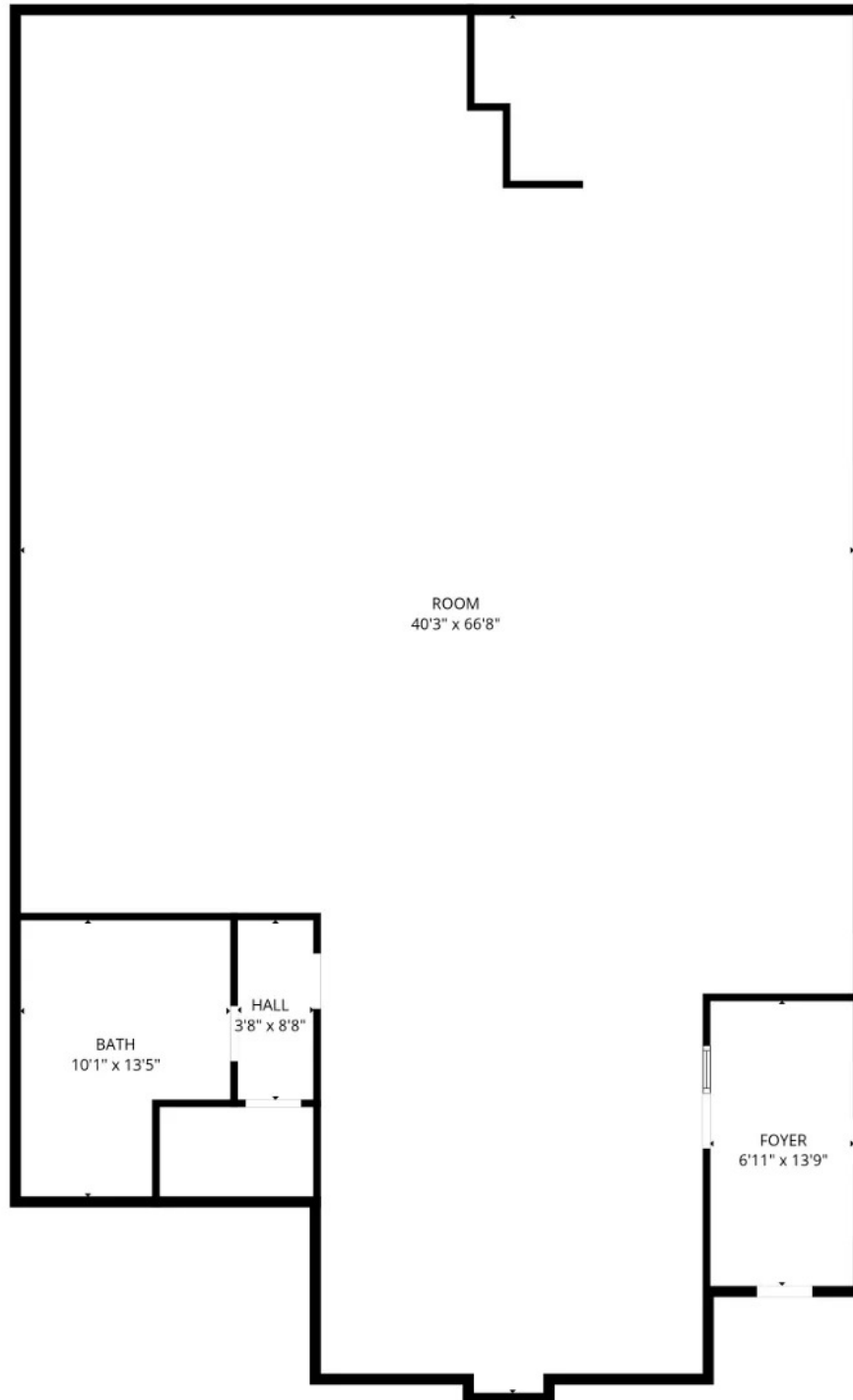
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Map
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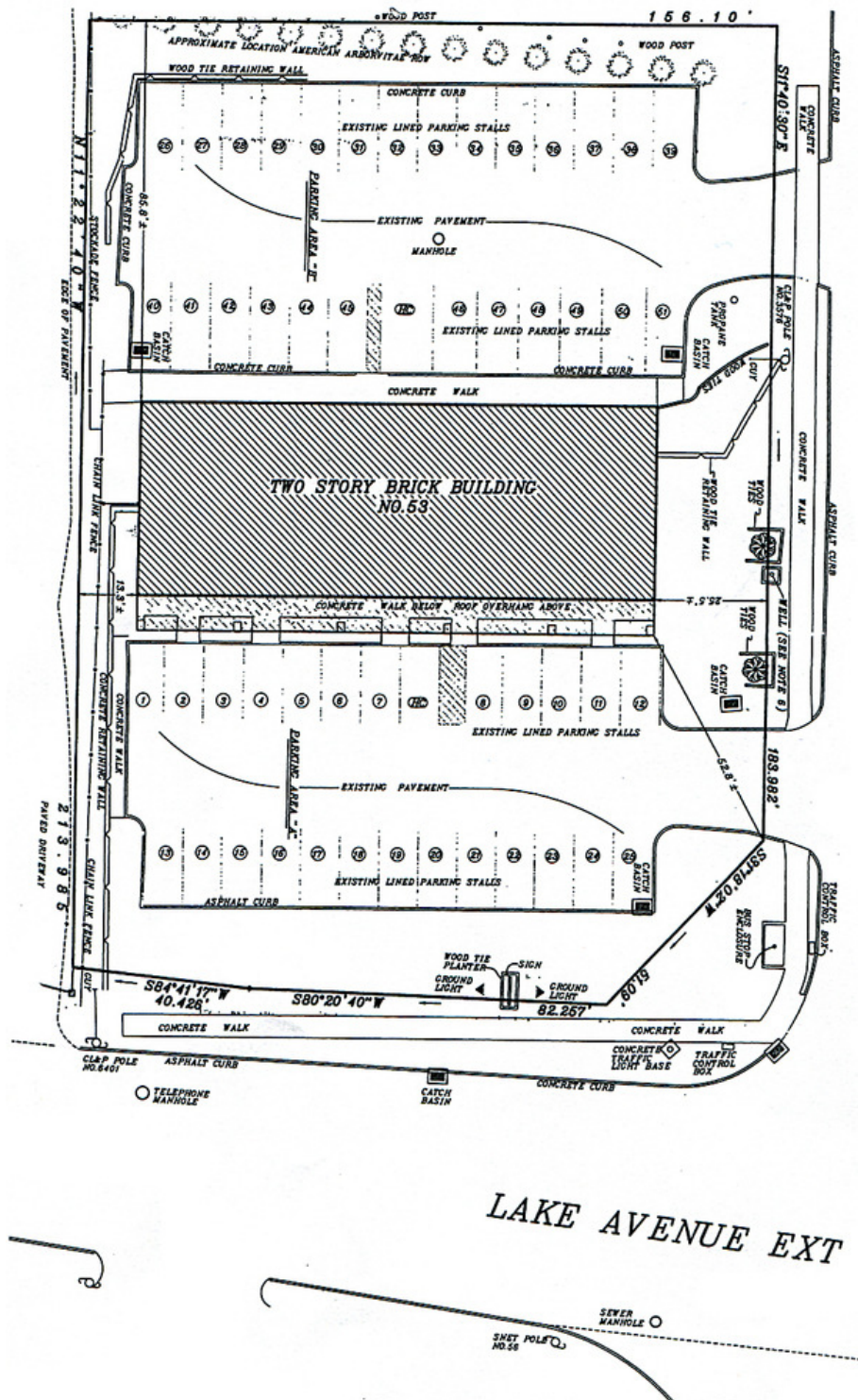
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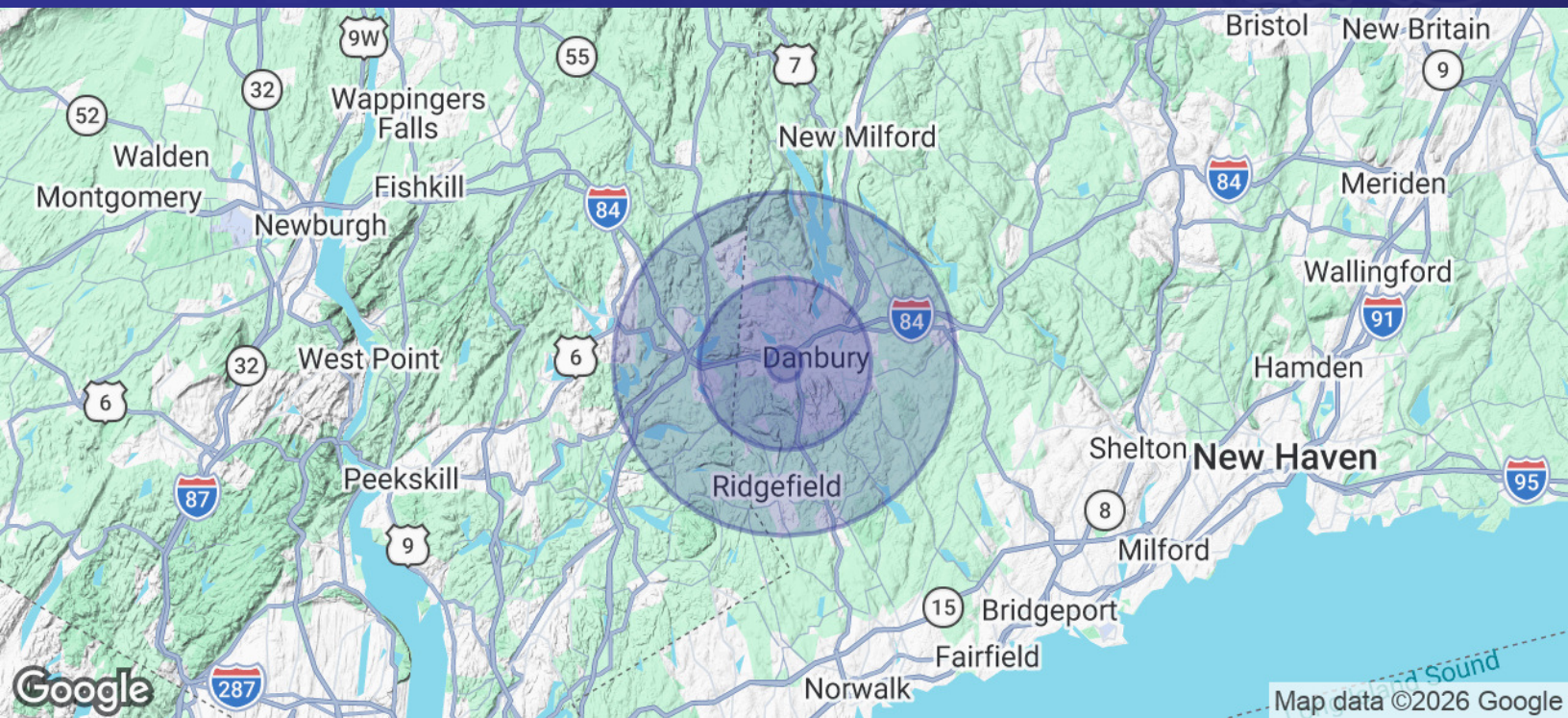
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,301	109,005	250,056
Average Age	36.6	37.1	39.6
Average Age (Male)	36.5	36.5	38.7
Average Age (Female)	36.8	37.7	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,202	39,705	90,519
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$98,942	\$92,499	\$116,544
Average House Value	\$400,344	\$429,811	\$476,656

* Demographic data derived from 2020 ACS - US Census



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