

LEASE

SALAME PLAZA

127-131 West Street Danbury, CT 06810



PROPERTY DESCRIPTION

127-131 West Street in Danbury, CT offers a well-located commercial leasing opportunity with strong visibility and easy access. The property features flexible floor plans suitable for office, or industrial users. Ample on-site parking and proximity to major transportation routes support both employee and customer convenience. This is a practical option for businesses looking for functional space in a central Danbury location.

PROPERTY HIGHLIGHTS

- Centrally located property in Danbury with strong visibility and convenient access
- Mix of office and industrial units with flexible layouts
- Large windows providing natural light in office areas
- On-site parking available for staff and visitors
- Close proximity to major roadways and transportation routes

OFFERING SUMMARY

Lease Rate:	\$11.00 - 20.00 SF/yr (NNN)
Number of Units:	5
Available SF:	2,176 - 20,500 SF
Lot Size:	6.29 Acres
Building Size:	45,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,150	28,290	44,127
Total Population	26,375	77,970	119,909
Average HH Income	\$82,617	\$106,285	\$129,353

Garett Palmer
(914) 774-4969

Joe Wrinn, SIOR
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,176 - 20,500 SF	Lease Rate:	\$11.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
127 -131 West St: C1	Available	4,500 SF	NNN	\$11.00 SF/yr	1st floor office
127-131 West St: D	Available	3,000 - 20,500 SF	NNN	\$11.00 SF/yr	Expandable industrial space
127-131 West St: E	Available	6,750 - 15,000 SF	NNN	\$20.00 SF/yr	Lab Space
127-131 West St: G1-A	Available	2,176 SF	NNN	\$11.00 SF/yr	1st floor private office
127-131 West St: Unit G2A-C	Available	2,300 - 10,100 SF	NNN	\$11.00 SF/yr	2nd floor office

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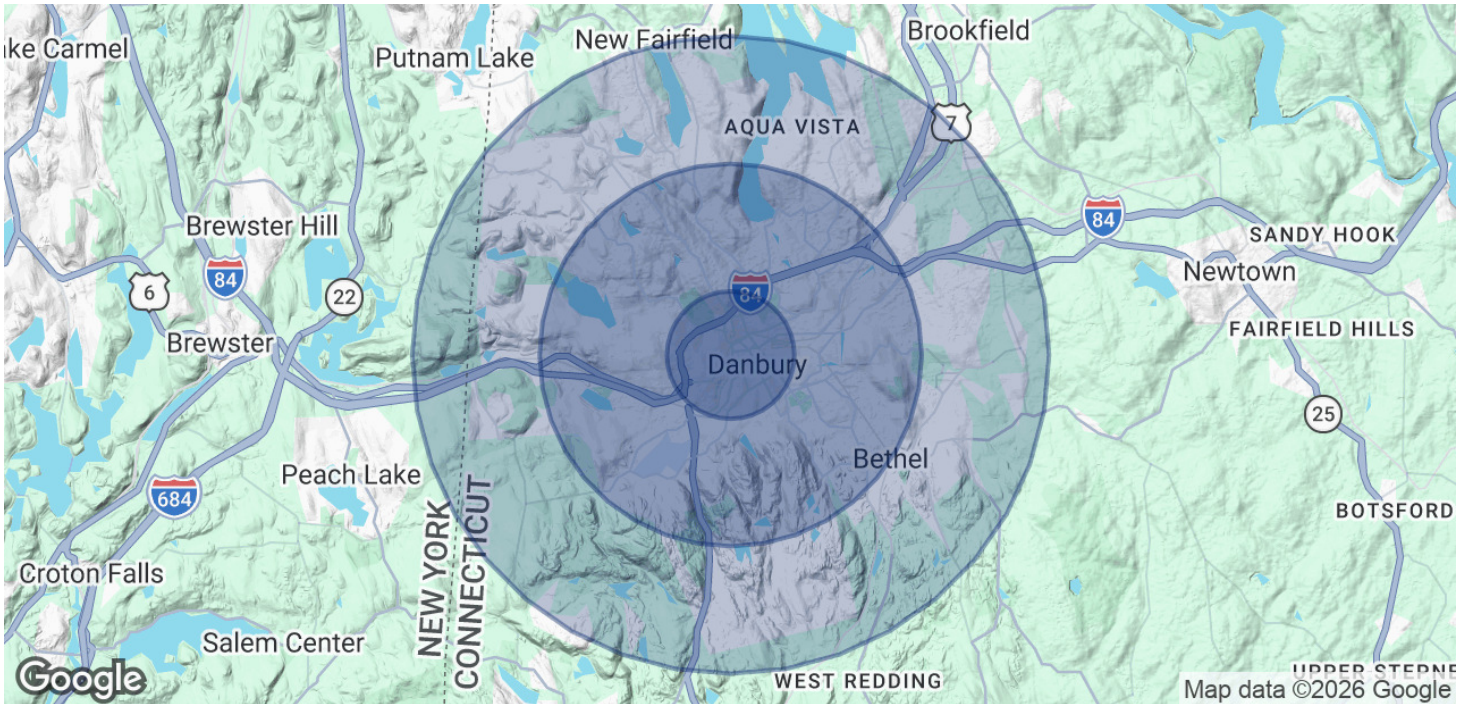


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,375	77,970	119,909
Average Age	37	40	41
Average Age (Male)	36	39	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,150	28,290	44,127
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$82,617	\$106,285	\$129,353
Average House Value	\$368,855	\$395,008	\$444,934

Demographics data derived from AlphaMap

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