

FOR LEASE // PRIME FEDERAL RD RETAIL SPACE
 132 Federal Rd, Danbury, CT



PROPERTY DESCRIPTION

Introducing an exceptional lease opportunity at 132 Federal Rd, Danbury, CT. This remarkable commercial space is strategically positioned within the bustling Federal Rd Commercial Corridor. Ideal for fast casual, retail, or professional services, it offers a prime location as a small end unit. With its prime visibility and versatile layout, this space is a standout choice for businesses looking to thrive in a dynamic commercial environment. Don't miss out on this remarkable opportunity to elevate your business presence.

PROPERTY HIGHLIGHTS

- Prime location in Federal Rd Commercial Corridor
- Open Layout
- ±23,000 vehicles per day
- Ample parking for customers and employees
- Ideal for fast casual dining or retail businesses
- Natural gas heating, central A/C
- Public water/sewer

OFFERING SUMMARY

Lease Rate:	\$3,500 per month (NNN)
Available SF:	788 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,233	18,775	43,616
Total Population	4,711	50,723	116,916
Average HH Income	\$142,135	\$130,560	\$128,780



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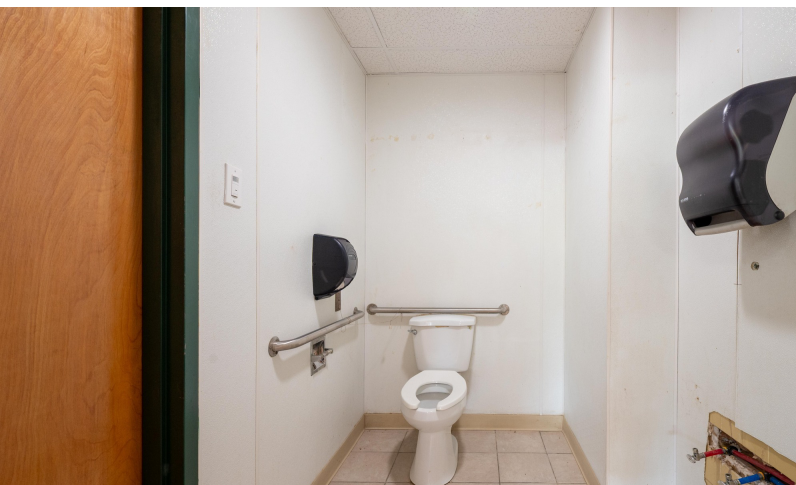
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- Open Layout
- ±23,000 vehicles per day
- Ample parking for customers and employees
- Ideal for fast casual dining or retail businesses
- Natural gas heating, central A/C
- Public water/sewer
- Former Subway
- Easy Access to I-84 & Rt. 7



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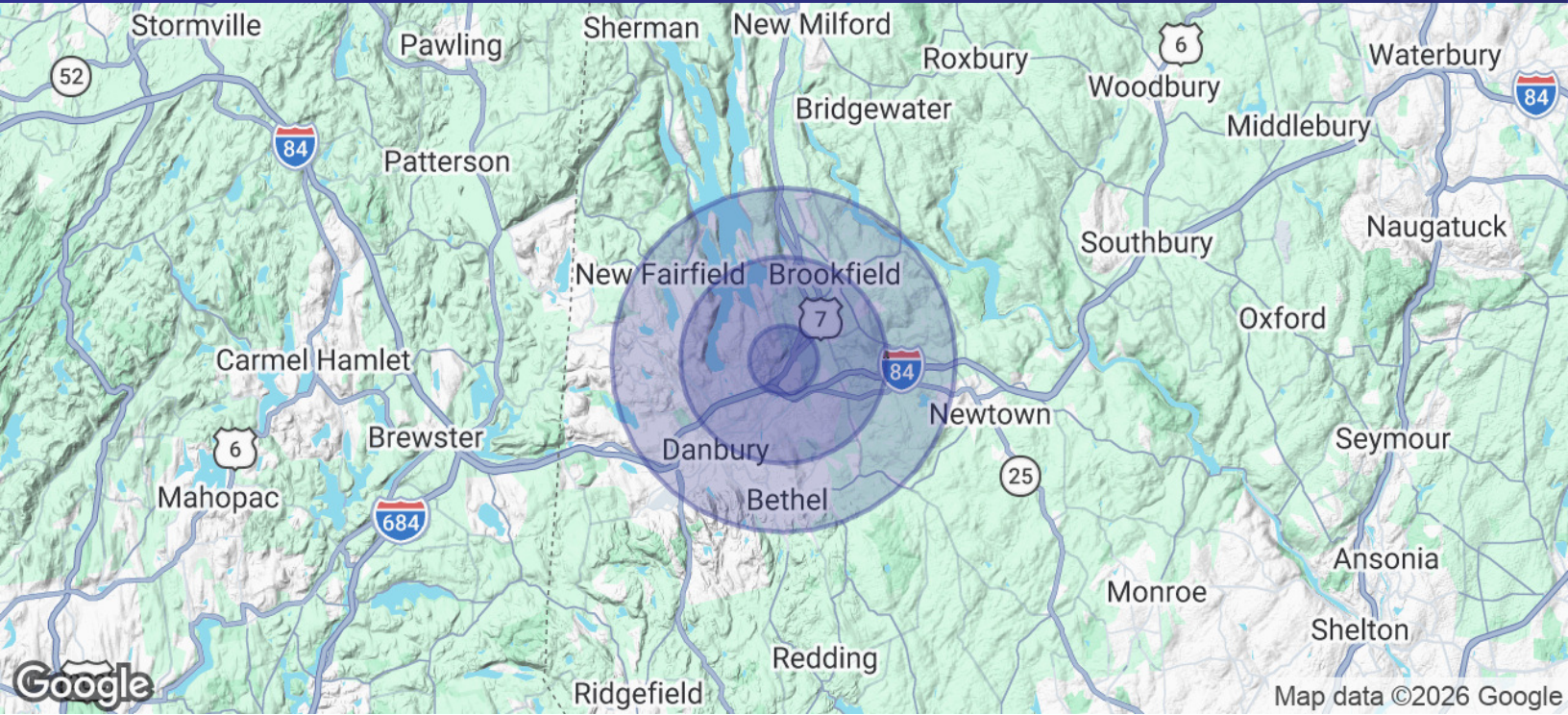
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,711	50,723	116,916
Average Age	48.7	42.5	42.2
Average Age (Male)	46.7	41.4	40.9
Average Age (Female)	52.9	43.7	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,233	18,775	43,616
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$142,135	\$130,560	\$128,780
Average House Value	\$367,112	\$390,387	\$418,051

2023 American Community Survey (ACS)

