

# LEASE

## 679 DANBURY RD

679 Danbury Rd Ridgefield, CT 06877



### PROPERTY DESCRIPTION

Welcome to 679 Danbury Road. Located on Ridgefield's bustling Route 7 business corridor, this incredibly spacious and bright 2,850 sq. ft. office is an ideal location. This suite offers ample parking, 2 private bathrooms, a kitchenette, 2 private offices, a large conference room, and a large bullpen area.

### PROPERTY HIGHLIGHTS

- Great Location
- Route 7 Corridor
- Professional Atmosphere
- Ample Parking
- Spacious & Bright
- Electric & Heat Included

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	4
Available SF:	2,850 SF
Building Size:	13,796 SF
Zoning:	B-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	694	6,759	30,080
Total Population	1,652	16,310	73,905
Average HH Income	\$131,059	\$159,321	\$127,820

**Christopher Scatterday**  
203 461 1931



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



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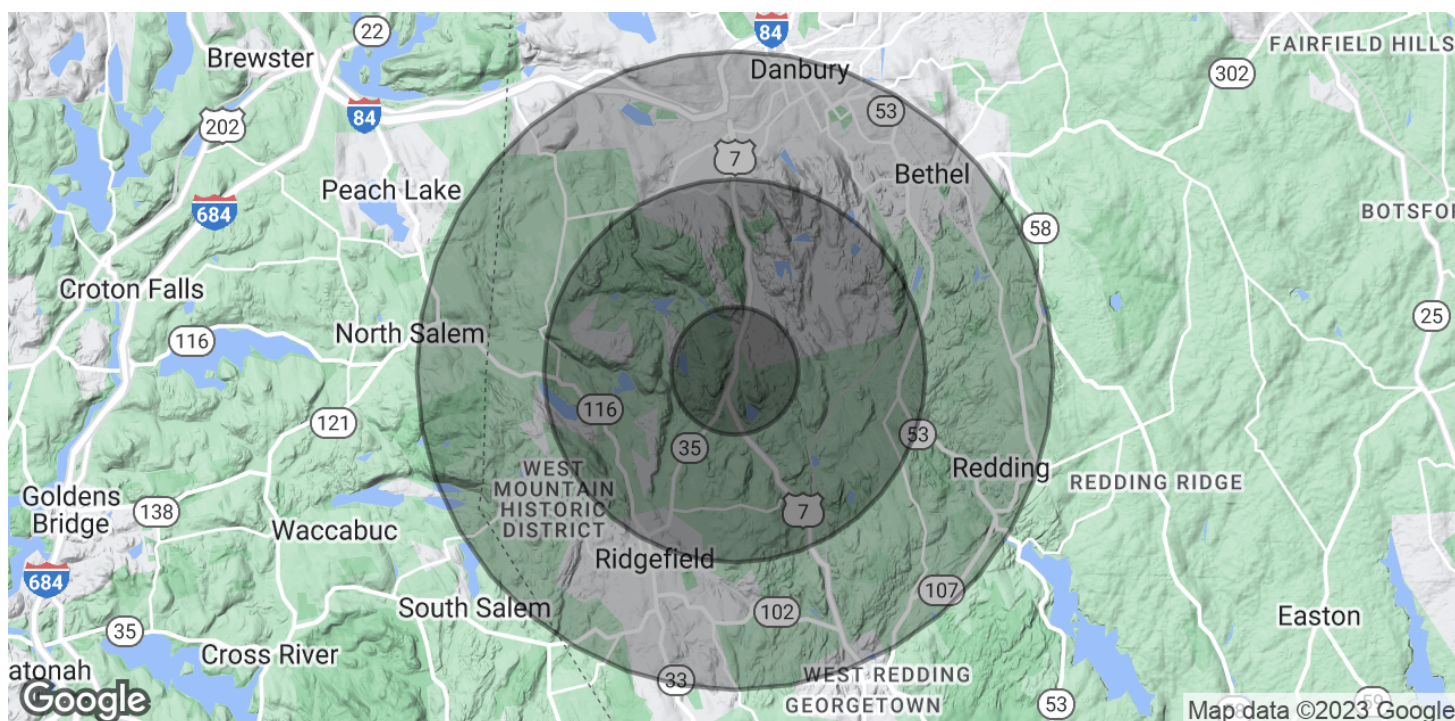
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,652	16,310	73,905
Average Age	49.9	46.2	41.7
Average Age (Male)	53.9	45.9	41.3
Average Age (Female)	47.4	46.4	41.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	694	6,759	30,080
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$131,059	\$159,321	\$127,820
Average House Value	\$521,242	\$535,002	\$415,960

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