



SCALZO
COMMERCIAL
NEW DEVELOPMENT

248 WHITE ST

Danbury, CT 06810

For Lease





PROPERTY DESCRIPTION

NO AUTOMOTIVE REPAIRS OR TIRE INSTALLATIONS

15,000 SF+ building with ceilings 10-20+ SQFT. The building is divisible to 3,897 SF. Large street front showroom with full-length display windows. Great location for retail with great signage and high traffic and pedestrian count. Located near downtown and the university.

LOCATION DESCRIPTION

Heavy Traffic, Off-street Parking, Easy Access

PROPERTY HIGHLIGHTS

- RENTAL RATE MO: \$0.75 sf/mo
- RENTAL RATE: \$2,000.00/mo
- PROPERTY TYPE: Retail
- PROPERTY SUBTYPE: Freestanding
- GROSS LEASABLE AREA: 13,500 SF
- YEAR BUILT: 1961
- CROSS-STREETS: Cole Pl
- WALK SCORE: 61 (Somewhat Walkable)

OFFERING SUMMARY

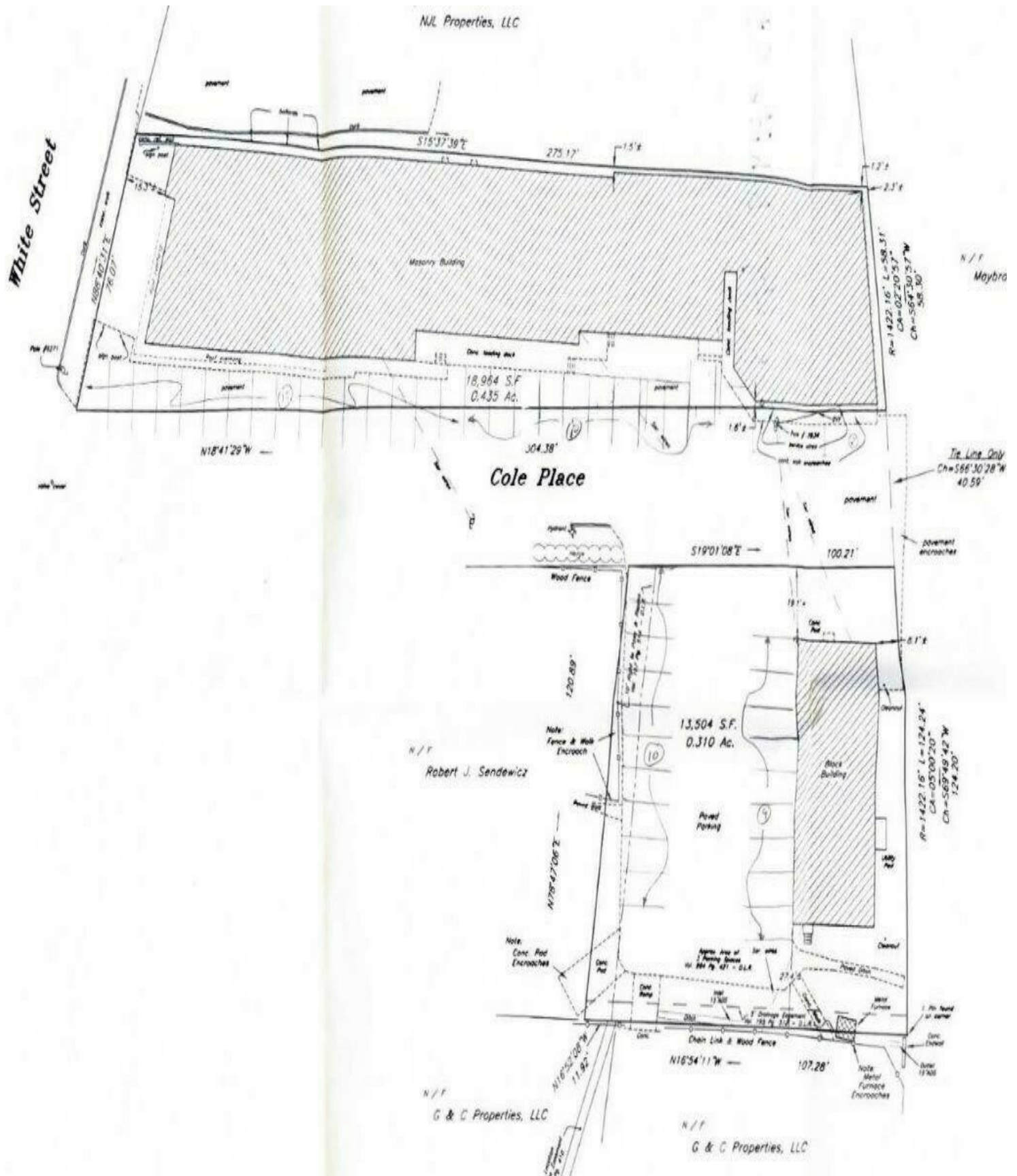
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,897 SF
Lot Size:	21,038 SF
Building Size:	5,312 SF

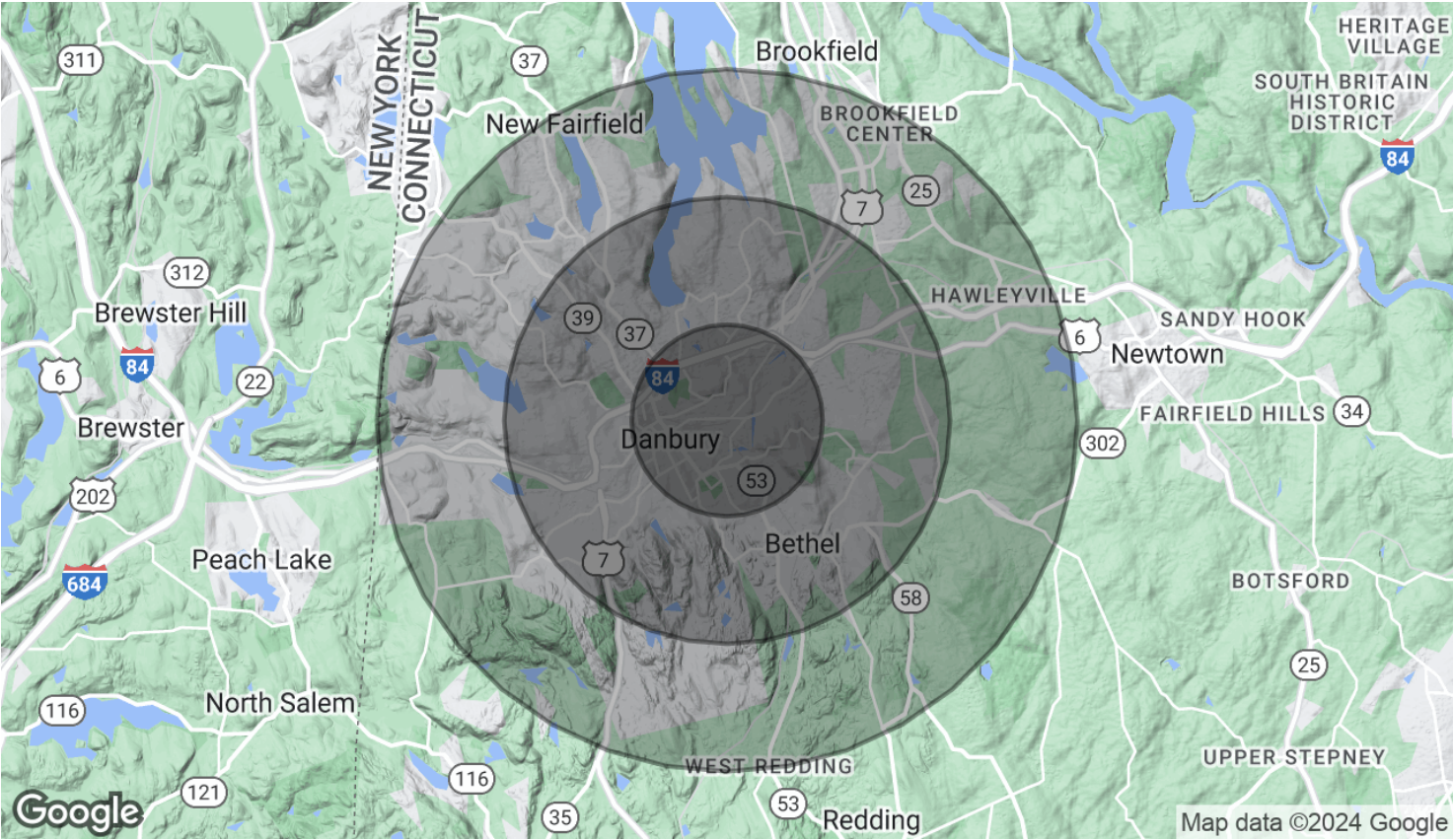
DEMOGRAPHICS	1.5 MILES	3.5 MILES	5.5 MILES
Total Households	14,058	34,043	49,370
Total Population	36,763	87,157	124,699
Average HH Income	\$67,425	\$84,744	\$100,463

Additional Photos

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POPULATION	1.5 MILES	3.5 MILES	5.5 MILES
Total Population	36,763	87,157	124,699
Average Age	37.0	39.4	41.3
Average Age (Male)	36.0	37.9	40.0
Average Age (Female)	37.4	40.4	41.9

HOUSEHOLDS & INCOME	1.5 MILES	3.5 MILES	5.5 MILES
Total Households	14,058	34,043	49,370
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$67,425	\$84,744	\$100,463
Average House Value	\$211,015	\$257,146	\$303,679

TRAFFIC COUNTS
/day
2020 American Community Survey (ACS)



ETHNICITY (%)	1.5 MILES	3.5 MILES	5.5 MILES
Hispanic	40.6%	27.9%	22.3%

RACE	1.5 MILES	3.5 MILES	5.5 MILES
Total Population - White	18,241	53,088	85,043
% White	49.6%	60.9%	68.2%
Total Population - Black	3,338	8,619	9,874
% Black	9.1%	9.9%	7.9%
Total Population - Asian	2,604	6,156	7,526
% Asian	7.1%	7.1%	6.0%
Total Population - Hawaiian	0	22	54
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	93	185	214
% American Indian	0.3%	0.2%	0.2%
Total Population - Other	9,275	13,674	15,055
% Other	25.2%	15.7%	12.1%

2020 American Community Survey (ACS)



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