

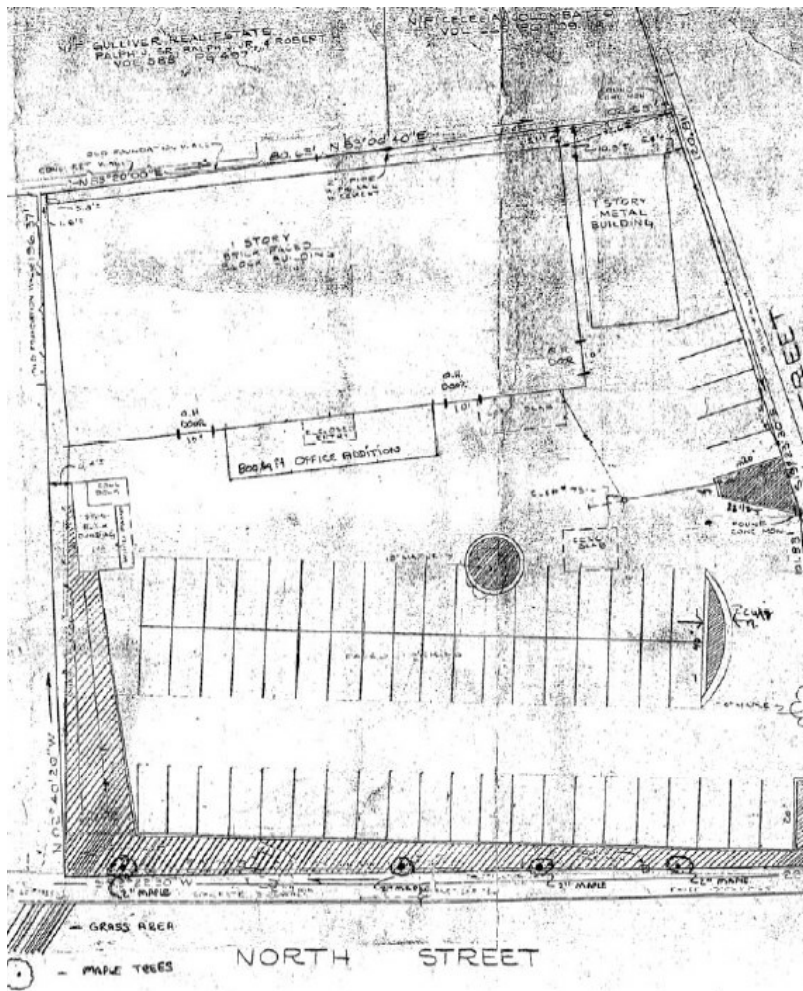
2 Thorpe St

2 Thorpe St, Danbury, CT 06810



Ernie Badillo

Scalzo Commercial & New Development
4 Stony Hill Rd, Bethel, CT 06801
ernestbadillo49@gmail.com
(203) 731-1300



2 Thorpe St

\$16.50 /SF/YR

Previously an auto body repair shop (Carland) - new owner wants retail going forward - .Stand alone building located in the center of town - close to Exit 5 - Rt 84 - zoned Retail - CG20 - looking for a single user national retail tenant - longer lease available - all work to fit-out the space will be on the tenant - Landlord will give 6 months free rent on a 5 year deal.- Great parking...

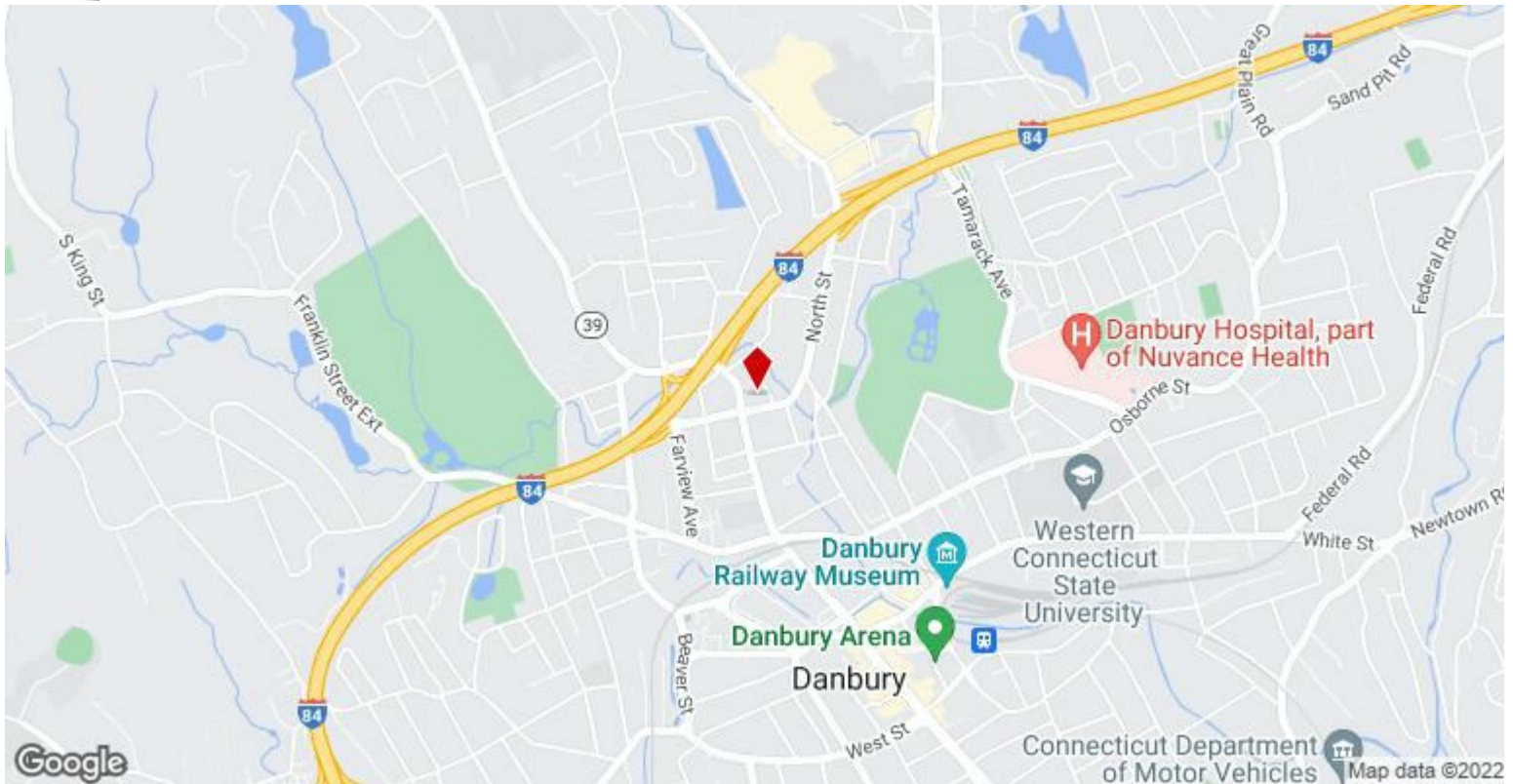
Rental Rate:	\$16.50 /SF/YR
Property Type:	Retail
Gross Leasable Area:	11,400 SF
Year Built:	1957
Walk Score @:	77 (Very Walkable)
Taxes:	\$0.12 USD/SF/MO
Operating Expenses:	\$0.09 USD/SF/MO
Rental Rate Mo:	\$1.38 /SF/MO

2 Thorpe St, Danbury, CT 06810

1st Floor

Space Available	11,400 SF	Pr...
Rental Rate	\$16.50 /SF/YR	
Date Available	Now	
Service Type	Triple Net (NNN)	
Space Type	Relet	
Space Use	Retail	
Lease Term	Negotiable	

1



Previously an auto body repair shop (Carland) - new owner wants retail going forward - .Stand alone building located in the center of town - close to Exit 5 - Rt 84 - zoned Retail - CG20 - looking for a single user national retail tenant - longer lease available - all work to fit-out the space will be on the tenant - Landlord will give 6 months free rent on a 5 year deal.- Great parking

