

MEHRI PROFESSIONAL BUILDING

2 Glen Hill Road ~ Danbury, Connecticut 06811

- FOR LEASE : 3,000 SF MEDICAL OFFICE SPACE -



Brian Donahue
(203) 456.3229
bdonahue@goodfellows.com

7 Old Sherman Turnpike, Suite 207
Danbury, CT 06810
203-744-7025
goodfellows.com

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PROPERTY INFORMATION / Executive Summary



OFFERING SUMMARY

Available:	3,000 SF
Lease Rate:	\$15 PSF Gross
Building Size:	10,400 SF
Lot Size:	0.73 Acres
Year Built:	1973

PROPERTY OVERVIEW

10,400 square foot medical building has one large medical space for lease.

Details:

- 7 Exam Rooms
- 6 offices which can be made into medical rooms
- Reception area
- Large break room
- Plenty of restrooms

LOCATION OVERVIEW

Located off Tamarack Avenue. Close to I-84 & Danbury Hospital.

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PROPERTY INFORMATION / Interior Photos / Reception Area



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PROPERTY INFORMATION / Interior Photos / Break Room / Exam Rooms

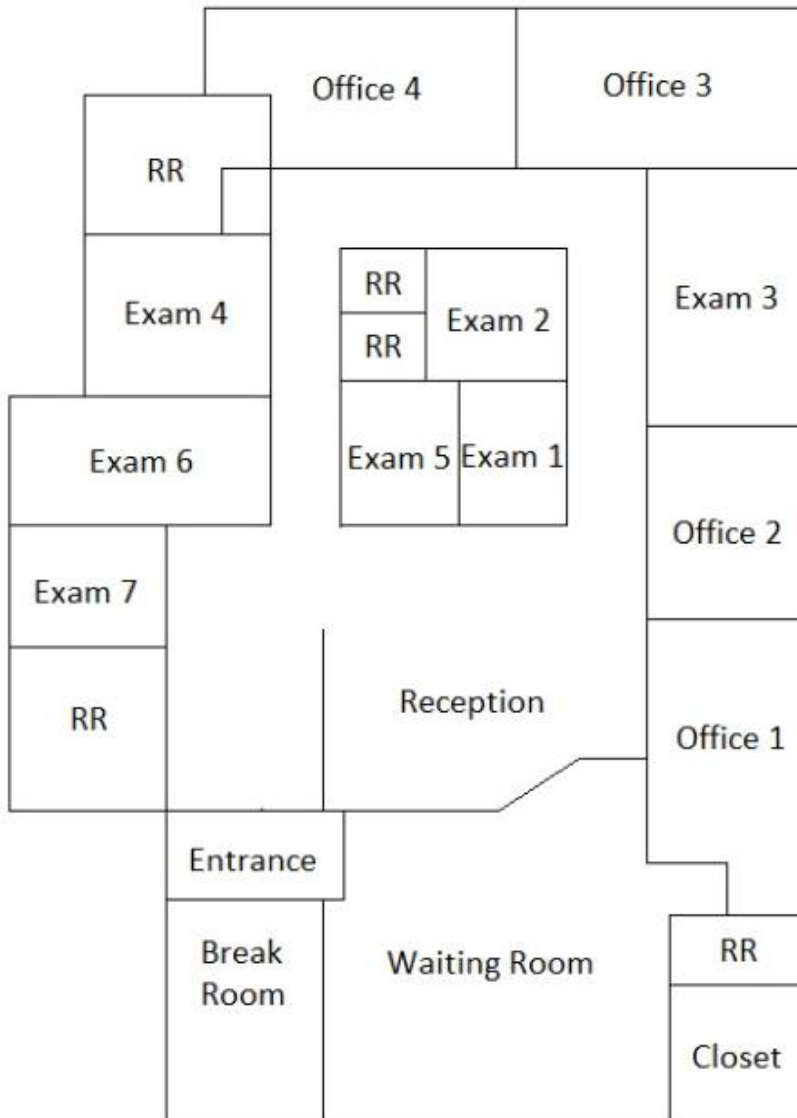


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PROPERTY INFORMATION / Floor Plan

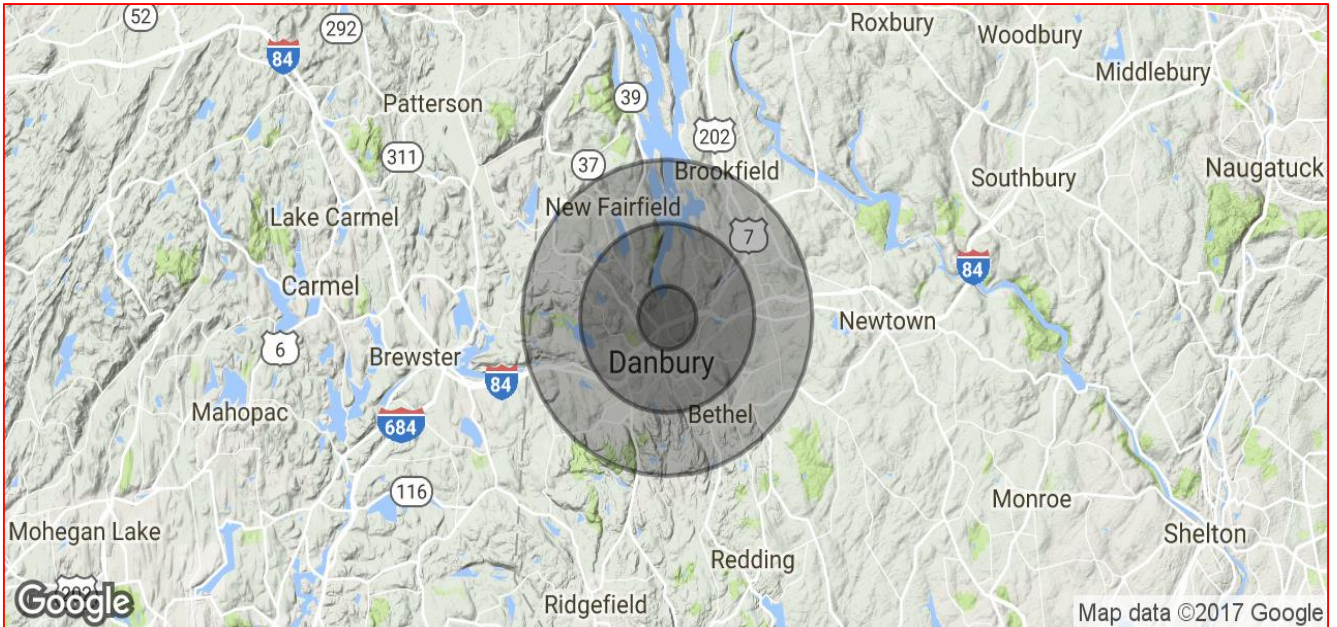
Floor Plan - +/- 3000 SF



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PROPERTY INFORMATION: Demographics



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,212	80,900	129,049
MEDIAN AGE	33.9	35.6	37.5
MEDIAN AGE (MALE)	33.5	35.3	36.6
MEDIAN AGE (FEMALE)	34.2	36.1	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,968	29,855	47,989
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$70,548	\$73,597	\$85,387
AVERAGE HOUSE VALUE	\$320,567	\$344,192	\$385,480