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# MEHRI PROFESSIONAL BUILDING

2 Glen Hill Road ~ Danbury, Connecticut 06811



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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





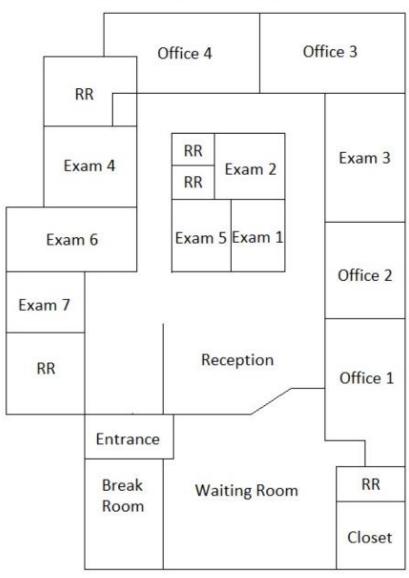




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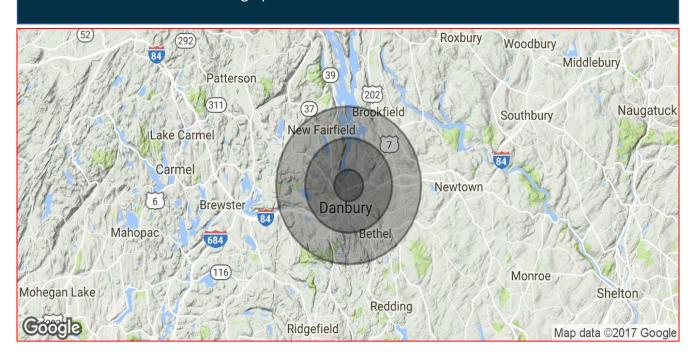
PROPERTY INFORMATION / Floor Plan

# 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