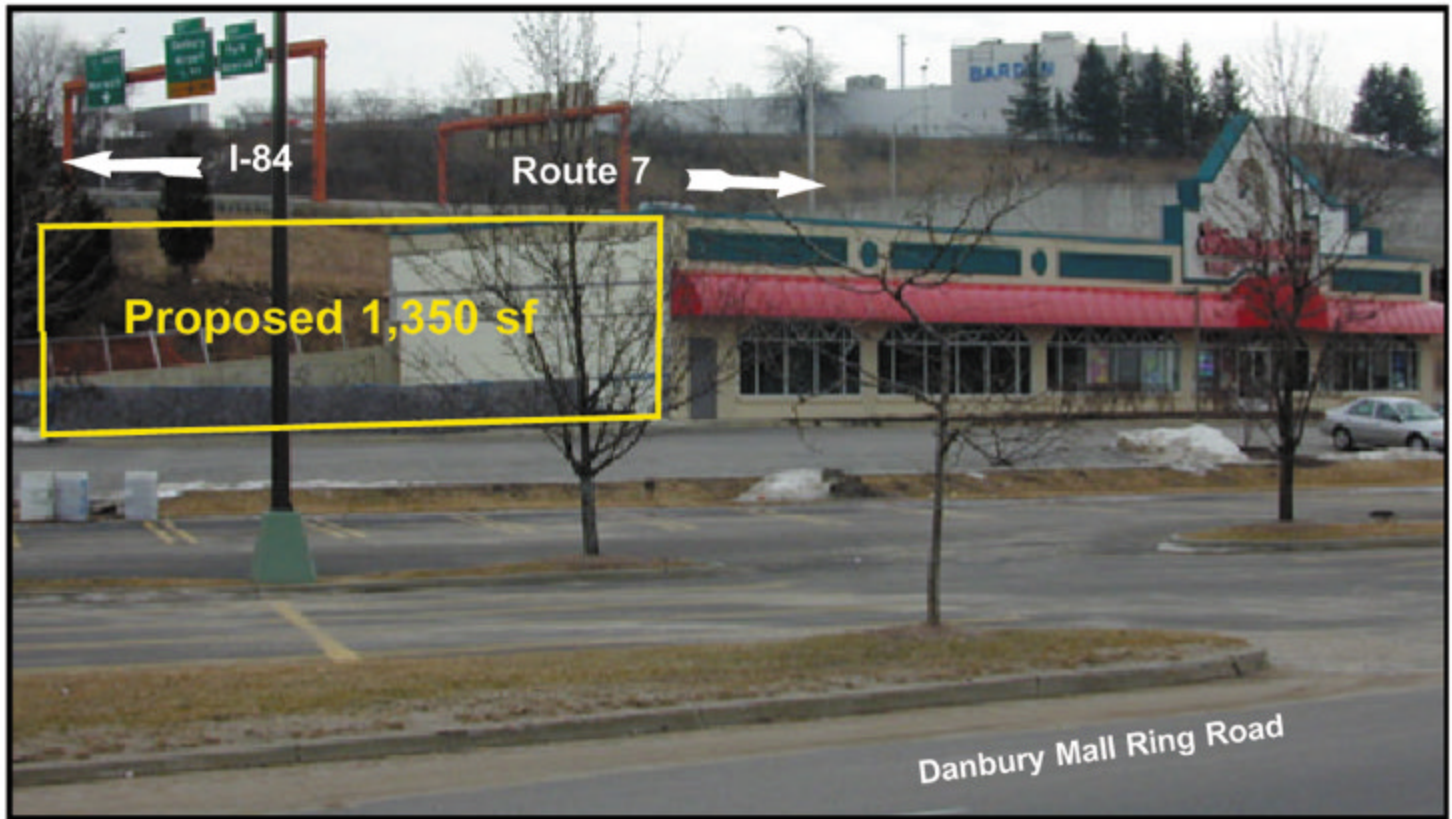


Danbury, Connecticut

2 Backus Ave - Next to the Danbury Fair Mall



For Lease: 1,350 sf (Proposed)

- Remarks:
- Visible from the Danbury Fair Mall Ring Road and Backus Ave
 - Across from Macy's and Pier 1
 - Traffic light at entrance
 - Pylon available
 - Super-visible from I-84 & Super 7

Demographics:

Drive Time	<u>3 min</u>	<u>5 min</u>	<u>10 min</u>
Population	17,502	42,480	99,545
Median Income	\$52,968	\$51,566	\$66,668
Per Capita	22,063	45,777	85,759



Michael Antkies Retail Real Estate

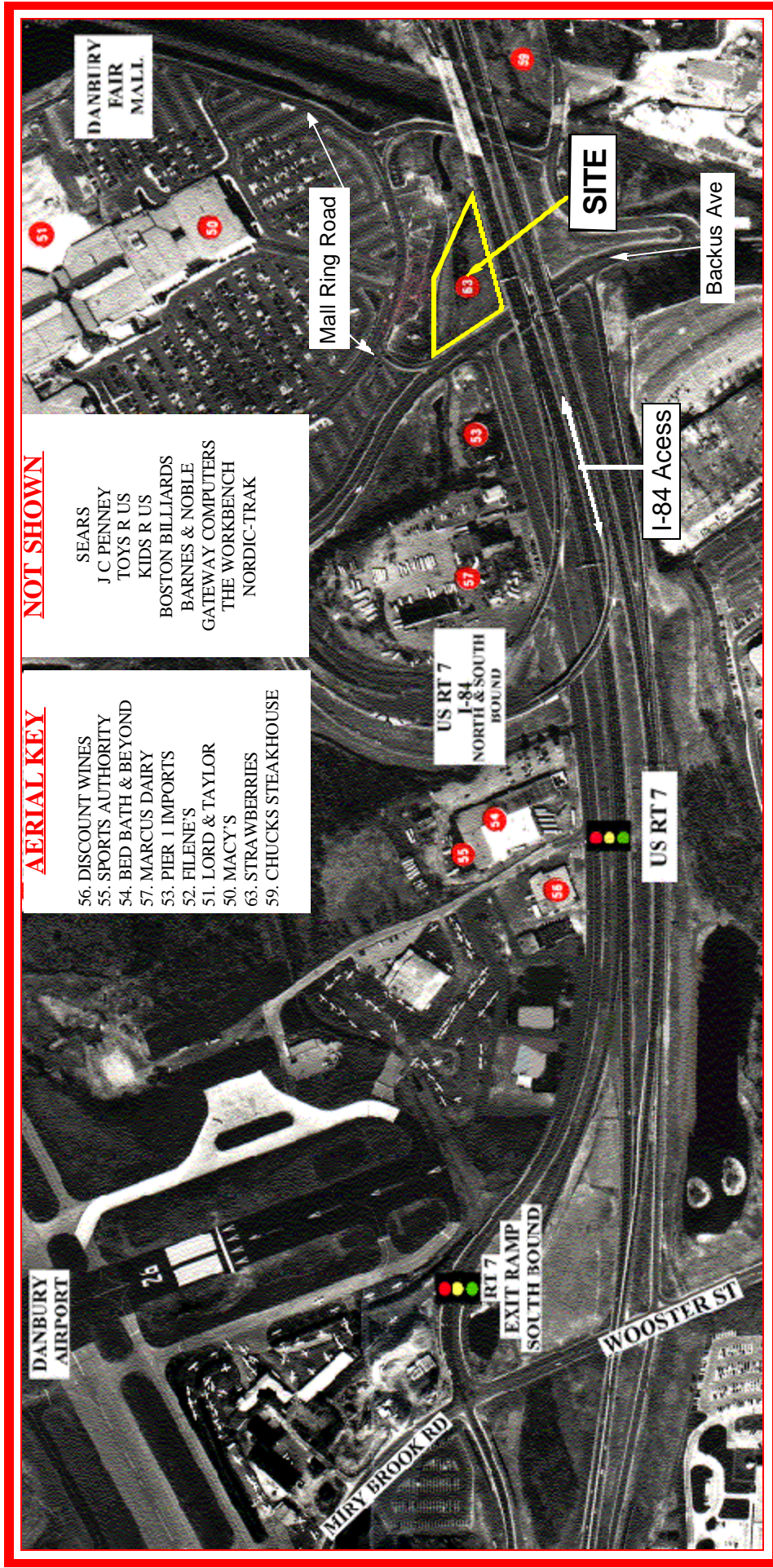
226 Great Hill Road, Ridgefield, CT 06877

CONTACT- Michael Antkies (203) 438-9525

Fax: (203) 894-8434 MAntkies@Antkies.com

Danbury, Connecticut

Proposed retail site at the corner of Mall Ring Road & Backus Ave located next to Strawberries.



Michael Antkies Retail Real Estate

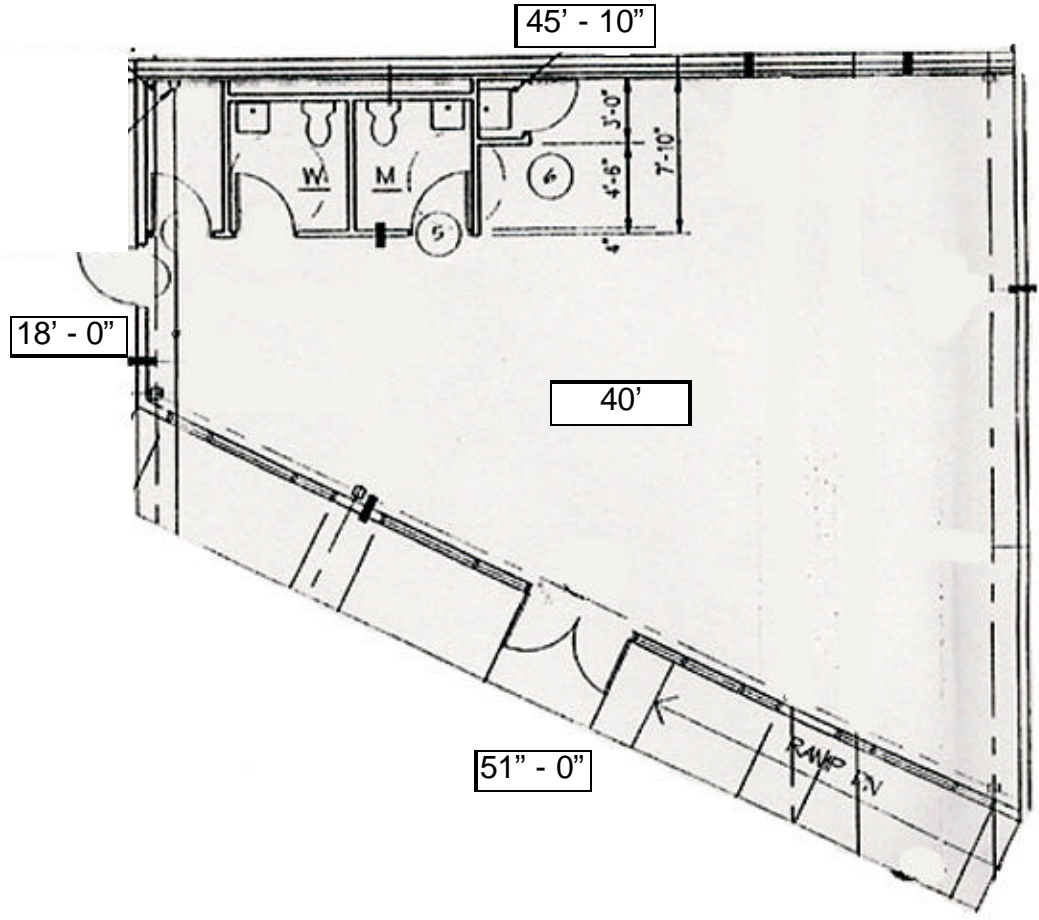
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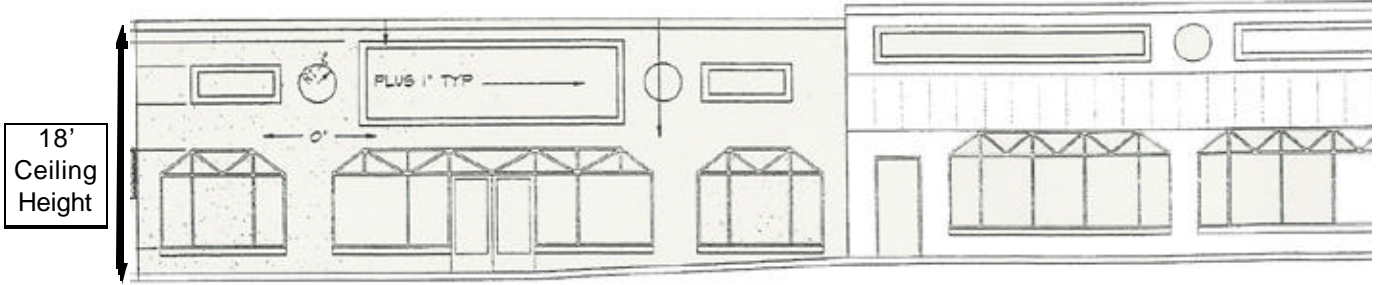
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Floor Plan



WEST ELEVATION



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