

~ FOR SALE ~

FULLY EQUIPPED RESTAURANT WITH REAL ESTATE



TOWER REALTY CORP.



**651 Kent Road
New Milford, CT**

Sale Price: \$385,000 PRICE REDUCED

Fully equipped Italian restaurant with real estate. Current owner is retiring after 33 years. Property and equipment features: 0.89 acre level lot, 80 seats, 4 baths, separate bar area, large kitchen, basement and attic storage and 180 ft.

Size:	+/- 2,228 Sq. Ft.
Land:	+/- 0.89 Acres
Frontage:	180 Ft.
Zone:	B2 (Commercial)
Equipment List:	See Attached
Heating:	Electric
Cooling:	Central A/C
Utilities:	Septic and Well
Plumbing:	4 Baths
Taxes:	\$5,303 Yearly



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203-775-5000 Office / 203-546-7793 Fax

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EQUIPMENT LIST

651 KENT ROAD
NEW MILFORD, CT



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Kitchen

Freezer: Upright
Dishwasher
2-Bay Sink
Fryer
8-Burner Stove
Grill
Bay Marie
Refrigerator: Upright
Refrigerator: 3-Door
Stainless Steel Tables (3)
Pizza Ovens (2)
Pizza Refrigerator
Register
Microwaves (2)

Prep Room

Stainless Steel Tables (3)
Slicer
Scale
Refrigerator: Upright
Freezer: Upright - 1-door
Metal Shelves
Industrial Dough Mixer
Kitchen Aid Food Processor
Hand Washing Sink
Walk-in Cooler
Freezer: Upright 2-Door

Entrance

Refrigerator: Soda

Bar

Beer Cooler: 2-Door
3-Bay Sink
Bar Back Wood
Tables (6)
Chairs (20)
Bar Stools (12)

Small Dining Room

Tables (5)
Chairs (18)
Highchair (2)
Booster Seat (1)

Large Dining Room

Tables (12)
Chairs (43)

Basement

Ice Machine
Draft Cooler
Water Softener
Water Heater: New



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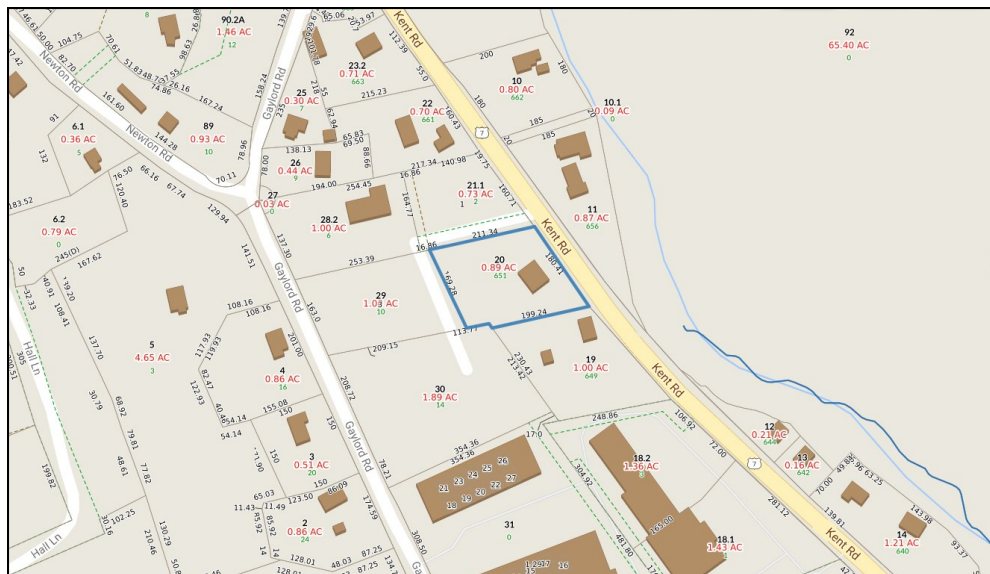
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LOCATION MAPS

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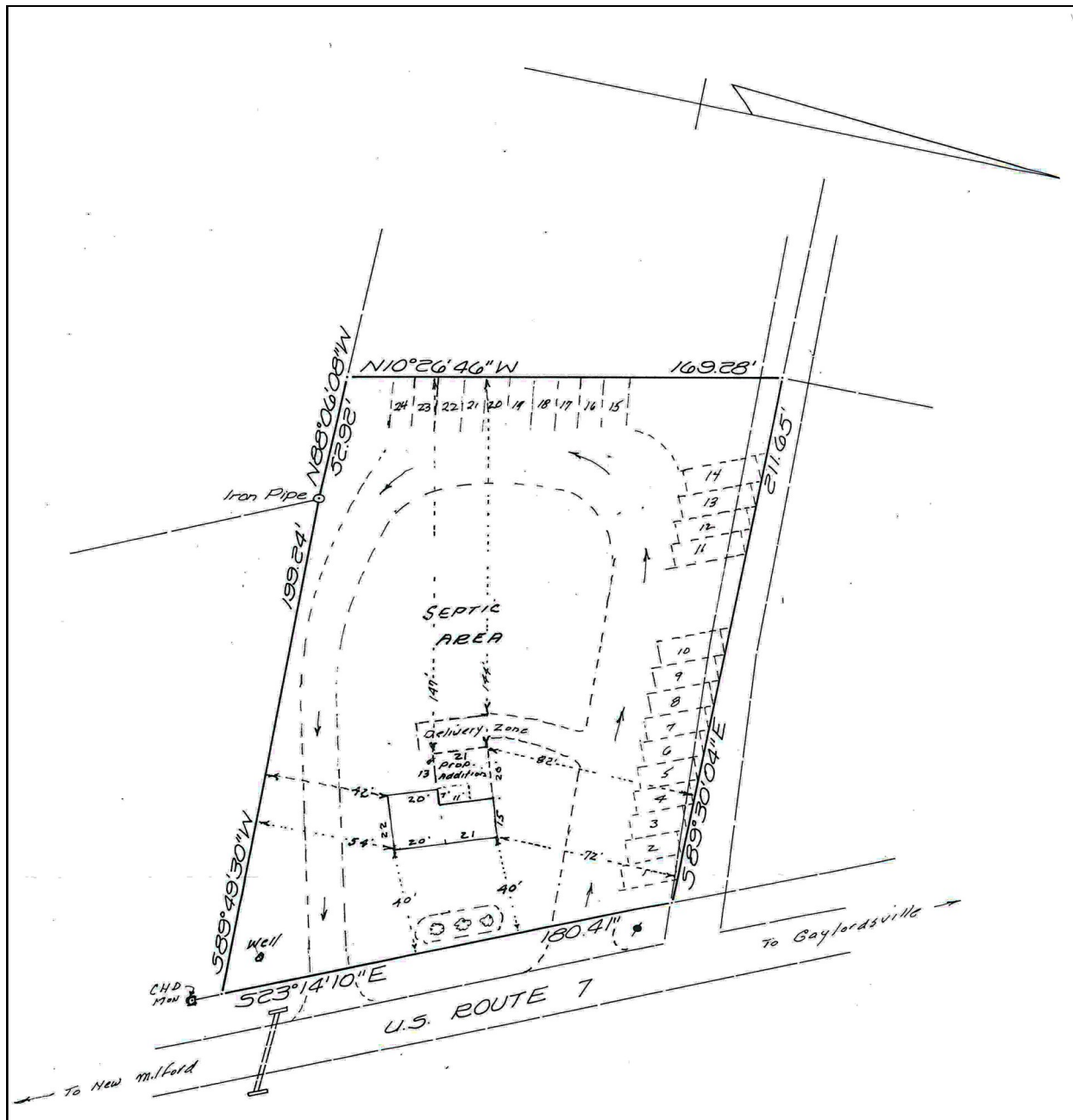
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SITE PLAN

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ADDITIONAL PHOTOS - EXTERIOR

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ADDITIONAL PHOTOS - INTERIOR

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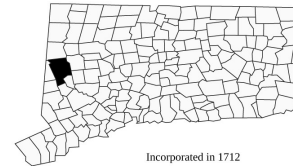
TOWER REALTY CORP.

New Milford, Connecticut

CERC Town Profile 2017 Produced by The CT Data Collaborative

Town Hall
10 Main Street
New Milford, CT 06776
(860) 355-6000

Belongs To
Litchfield County
LMA Danbury
Western Planning Area



Incorporated in 1712

Demographics

Population

	Town	County	State
2000	27,121	182,193	3,405,565
2010	28,142	189,927	3,574,097
2011-2015	27,670	186,304	3,593,222
2020	26,718	193,116	3,604,591
'15 - '20 Growth / Yr	-0.7%	0.7%	0.1%

	Town	County	State
Land Area (sq. miles)	62	921	4,842
Pop./Sq. Mile (2011-2015)	449	202	742
Median Age (2011-2015)	43	46	40
Households (2011-2015)	10,494	74,518	1,352,583
Med. HH Inc. (2011-2015)	\$78,343	\$72,061	\$70,331

Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	939 3%	3,684 13%	3,828 14%	6,347 23%	8,947 32%	3,925 14%	27,670 100%
County	8,088 4%	21,463 12%	21,395 11%	39,693 21%	62,638 34%	33,027 18%	186,304 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	24,112	167,998	2,487,119
Black Alone, Non-Hispanic	500	2,827	370,501
Asian	764	3,370	150,670
Native American	0	341	8,908
Other/Multi-Race	1,478	5,540	283,800
Hispanic (Any Race)	1,863	9,649	526,508

Poverty Rate (2011-2015)

Town	County	State
5.7%	7.0%	10.5%

Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	4,777 25%	673,973 27%	
Associates Degree	1,539 8%	183,289 7%	
Bachelors or Higher	7,507 39%	925,607 38%	

Economics

Business Profile (2015)

Sector	Units	Employment
Total - All Industries	870	8,313
23 - Construction	108	458
31-33 - Manufacturing	46	659
44-45 - Retail Trade	100	1,364
62 - Health Care and Social Assistance	71	1,461
72 - Accommodation and Food Services	71	794
Total Government	16	1,160

Top Five Grand List (2016)

	Amount
Kimberly Clark	\$99,187,680
Eversource Energy	\$61,783,990
U B Litchfield LLC	\$14,971,250
Litchfield Crossing	\$14,141,610
Firstlight Hydro Generating Co	\$13,652,020
Net Grand List (SFY 2014-2015)	\$2,895,742,205

Major Employers (2016)

Kimberly-Clark	Western CT Health Network
Town of New Milford	Neeltran
Litchfield Crossing	

Education

2016-2017 School Year

	Grades	Enrollment
New Milford School District	PK-12	4,217

Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	57.2%	52.8%	53.0%	47.9%	31.4%	40.3%
ELA	50.2%	53.9%	51.5%	55.5%	39.8%	55.5%

Pre-K Enrollment (PSIS)

	2016-2017
New Milford School District	106

4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
New Milford School District	90.3%	95.1%	85.5%

Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
New Milford School District	5.6%



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New Milford, Connecticut CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government					
Government Form: Mayor - Council					
Total Revenue (2015)	\$106,104,916	Total Expenditures (2015)	\$103,381,849	Annual Debt Service (2015)	\$5,533,962
Tax Revenue	\$77,087,601	Education	\$68,604,228	As % of Expenditures	5.4%
Non-tax Revenue	\$29,017,315	Other	\$34,777,621	Eq. Net Grand List (2015)	\$4,091,911,198
Intergovernmental	\$24,240,229	Total Indebtedness (2015)	\$17,838,548	Per Capita	\$150,019
Per Capita Tax (2015)	\$2,784	As % of Expenditures	17.3%	As % of State Average	101.2%
As % of State Average	99.7%	Per Capita	\$654	Moody's Bond Rating (2015)	Aa1
		As % of State Average	26.9%	Actual Mill Rate (2015)	26.30
				Equalized Mill Rate (2015)	18.55
				% of Net Grand List Com/Ind (2015)	12.4%

Housing/Real Estate						
Housing Stock (2011-2015)			Distribution of House Sales (2013)			
	Town	County	State	Town	County	State
Total Units	11,592	87,447	1,491,786	Less than \$100,000	19	221
% Single Unit (2011-2015)	74.4%	74.4%	59.2%	\$100,000-\$199,999	58	451
New Permits Auth (2015)	22	112	6,077	\$200,000-\$299,999	103	270
As % Existing Units	0.2%	0.1%	0.4%	\$300,000-\$399,999	51	127
Demolitions (2015)	0	45	1,230	\$400,000 or More	46	157
Home Sales (2013)	277	1,226	26,310			
Median Price	\$292,200	\$254,600	\$270,500			
Built Pre-1950 share	17.2%	31.2%	29.3%			
Owner Occupied Dwellings	8,295	57,397	906,227			
As % Total Dwellings	79.0%	77.0%	67.0%			
Subsidized Housing (2015)	498	5,335	172,556			

Labor Force					
Place of Residence (2015)			Connecticut Commuters (2014)		
	Town	County	State	Commuters Into Town From:	Town Residents Commuting To:
Labor Force	15,390	105,255	1,890,506	New Milford, CT	3,318
Employed	14,653	99,885	1,782,269	Danbury, CT	685
Unemployed	737	5,370	108,237	Brookfield, CT	285
Unemployment Rate	4.8%	5.1%	5.7%	Torrington, CT	195
				Washington, CT	174
				Bethel, CT	166
				Newtown, CT	139
					Waterbury, CT
Place of Work (2015)					
Units	870	5,948	116,246		
Total Employment	8,313	61,450	1,662,822		
2012-'15 AAGR	41.1%	63.5%	100.0%		
Mfg Employment	659	9,520	79,612		

Other Information					
Crime Rate (2014)		Distance to Major Cities		Residential Utilities	
	Town	State		Miles	Electric Provider
Per 100,000 residents	1,402	2,167	Hartford	40	Eversource Energy
Library (2016)			New York City	70	(800) 286-2000
	Town		Providence	104	Gas Provider
Circulation per Capita	8.35		Boston	134	Eversource Energy
Internet Use per Visit	0.08		Montreal	273	(800) 989-0900
Families Receiving (2014)				Water Provider	
			Town		Municipal Provider
Temporary Family Assistance (TFA)			37		Local Contact
Population Receiving (2014)				Cable Provider	
			Town		Charter Communications of Western CT
Supplemental Nutrition Assistance Program (SNAP)			834		(800) 827-8288



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