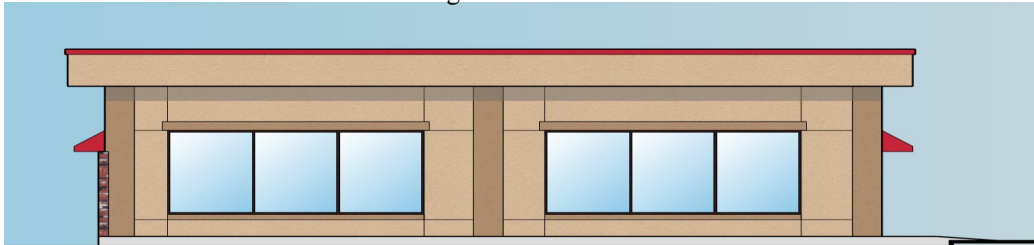


~ **FOR SALE OR LEASE** ~

**FREE STANDING RETAIL BUILDING OR
DEVELOPMENT SITE**



Rendering of Potential Finishes



**161 Danbury Road,
New Milford, CT**

For Sale: \$650,0000

Lease Prices: \$15 NNN

Adjacent to high volume Dunkin Donuts with easement to traffic light. Other neighbors; Stop & Shop, Walmart, Kohl's, TJ Max, Petco, Rite Aid and Home Goods. Land-lord will build to suit or connect with adjacent site for a retail development.

Available Sizes: +/- 2,000 - 4,000 Sq. Ft.

Zone: I
(B1 and B2 Uses Permitted)

Year Built: 1984

Heating: Gas

Cooling: Central A/C

Utilities: City Water, Sewer and Gas

Plumbing: 1 Private Bath

Parking: +/- 15 spaces

Traffic Count: +/- 28,826 Daily



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Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

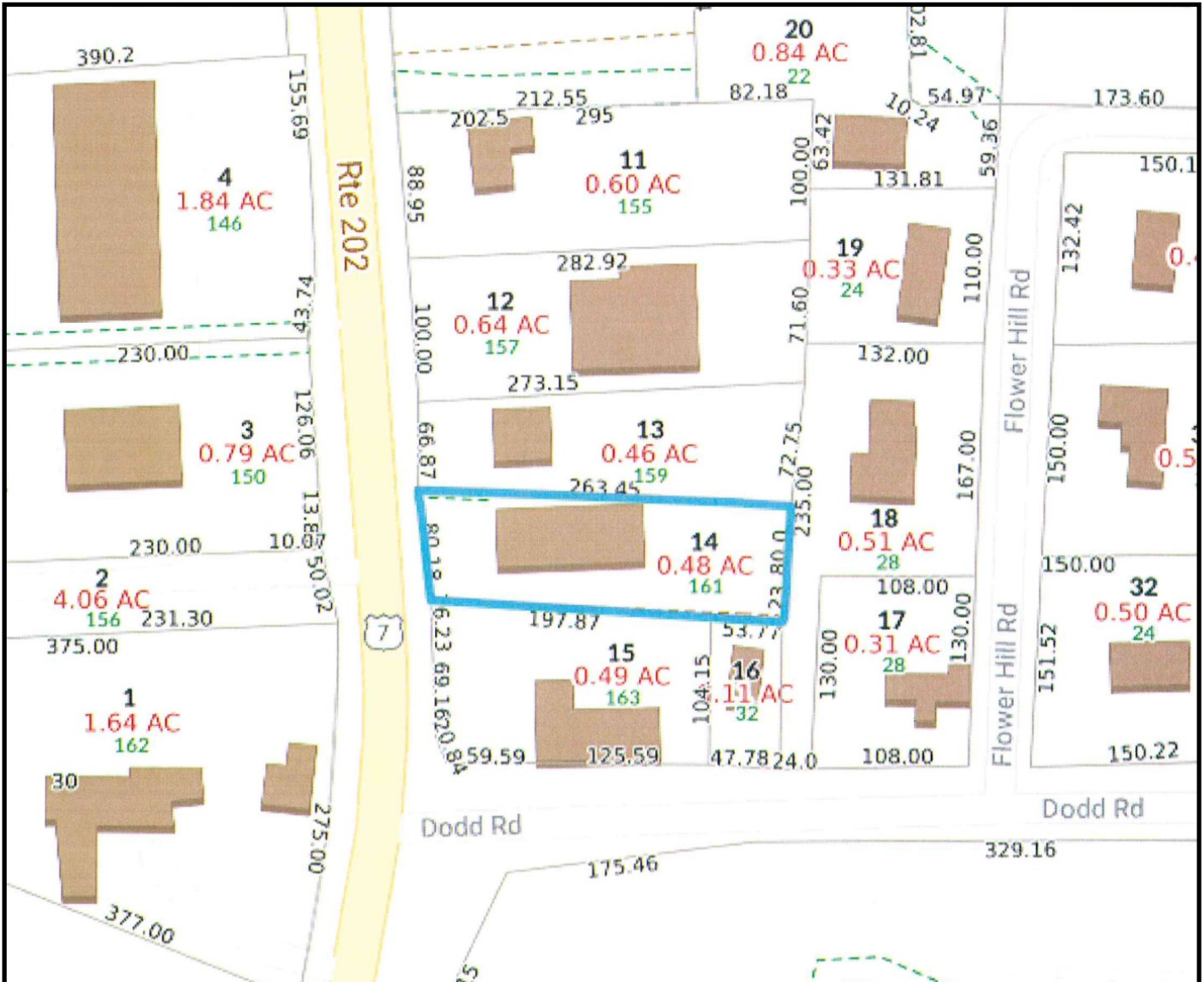
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~ GSI MAP

161 DANBURY ROAD
NEW MILFORD, CT



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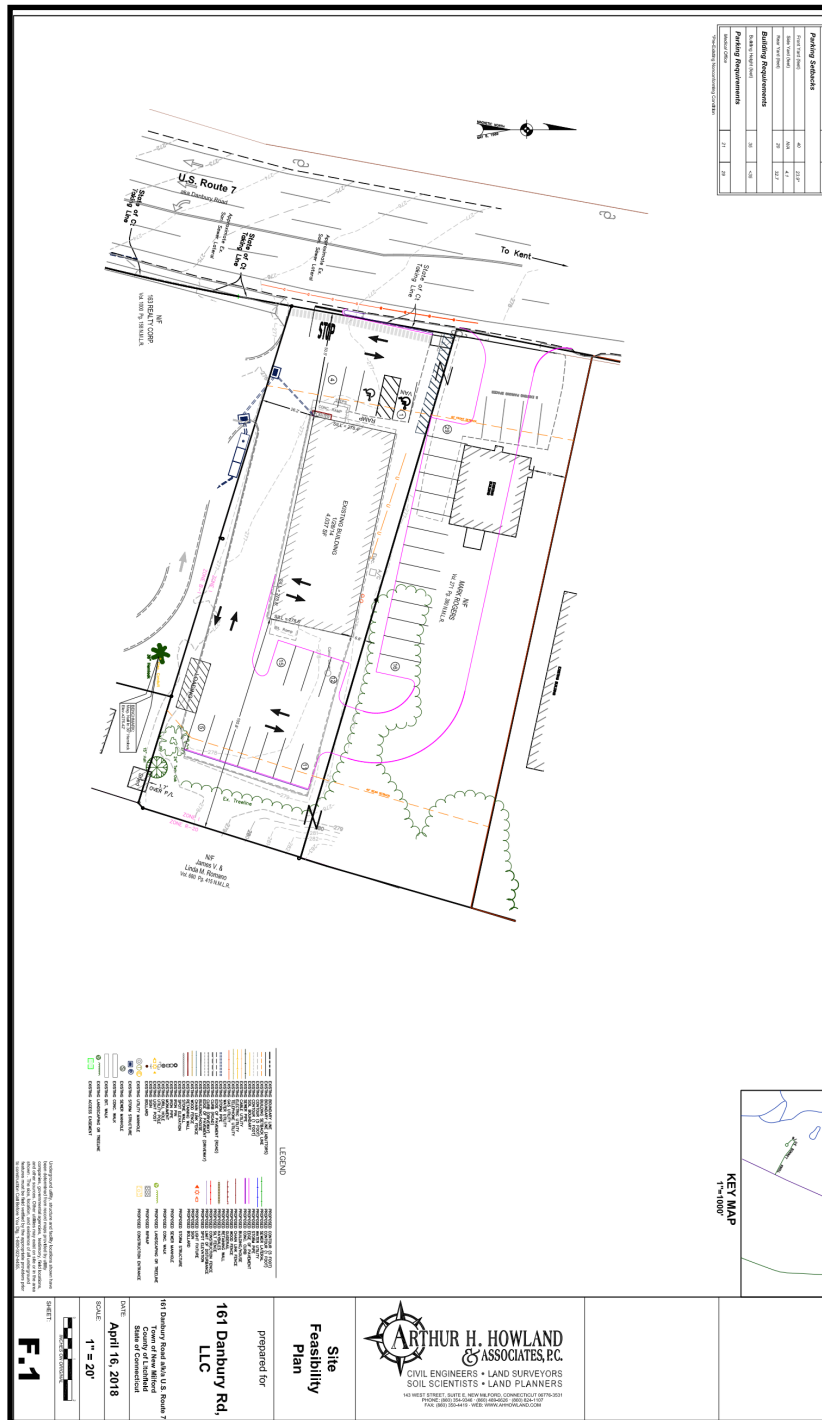


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~ FESABILITY STUDY ONE ~

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