

~ FOR SALE ~

RESIDENTIAL LAND DEVELOPMENT



TOWER REALTY CORP.



**129 Kent Road, (Route 7)
New Milford, CT**

Size:	+/- 6.07 Acres
Zone:	R40
Road Frontage:	+/- 406 Ft. on Route 7
Utilities:	City Water, Sewer & Gas Available
Price:	\$720,000

Great Route 7 location near shopping, restaurants, and medical offices. This site has feasibility studies in place for either 30



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

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

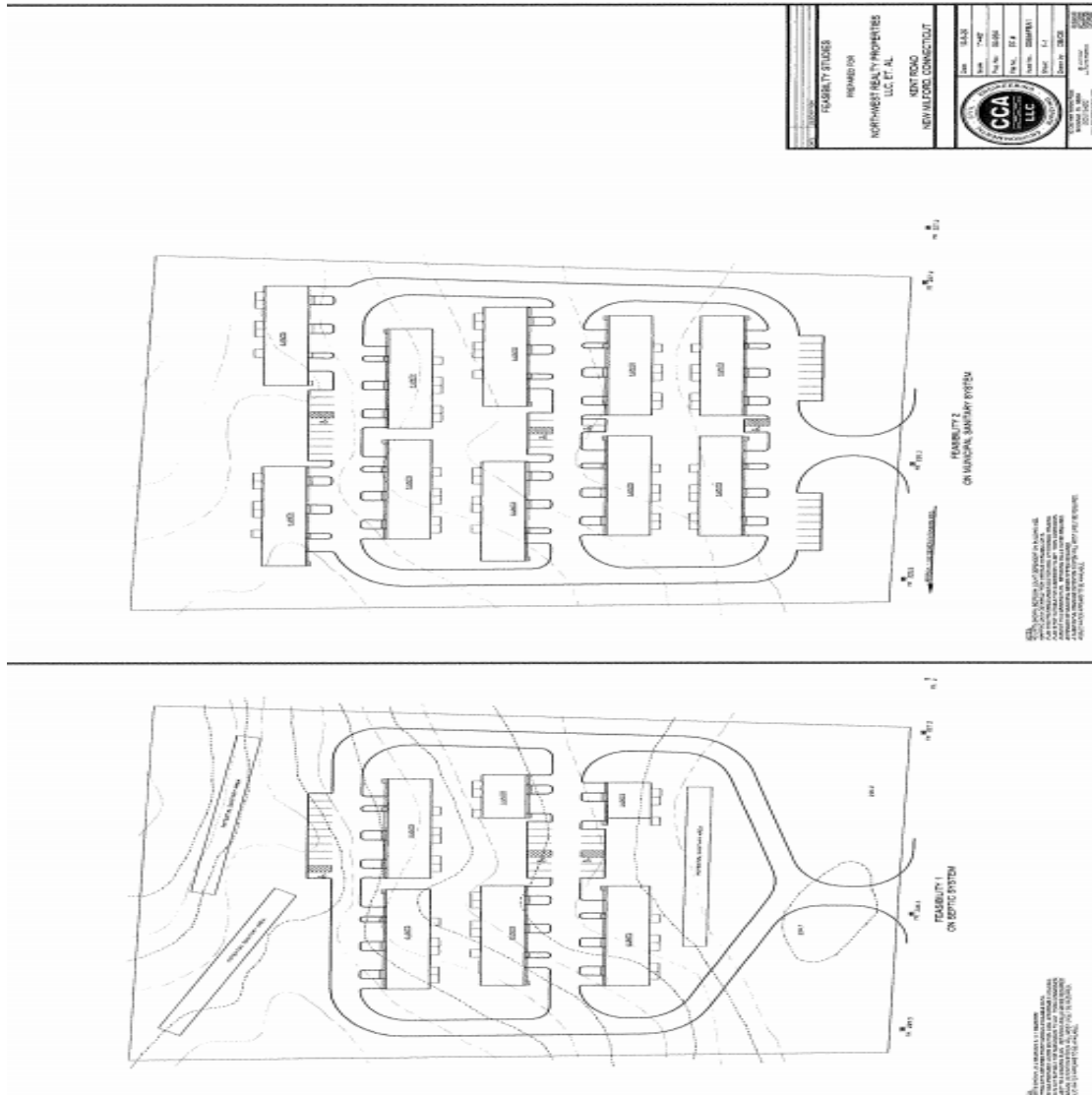
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ FEASIBILITY STUDY ~

129 KENT ROAD, (Route 7)
NEW MILFORD, CT



TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

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

~ SURVEY ~

129 KENT ROAD (Route 7)
NEW MILFORD, CT



TOWER REALTY CORP.

Town of New Milford, CT

October 13, 2020



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

~ DEMOGRAPHICS ~

129 KENT ROAD (Route 7)
NEW MILFORD, CT



TOWER REALTY CORP.

Demographic Summary Report

129 Kent Rd, New Milford, CT 06776									
Building Type: Land		Total Available: 0 SF							
Class: -		% Leased: 0%							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2025 Projection		2,947		18,078		30,434			
2020 Estimate		2,971		18,129		30,434			
2010 Census		3,034		18,028		29,752			
Growth 2020 - 2025		-0.81%		-0.28%		0.00%			
Growth 2010 - 2020		-2.08%		0.56%		2.29%			
2020 Population by Hispanic Origin		342		1,871		2,521			
2020 Population		2,971		18,129		30,434			
White		2,653 89.30%		16,357 90.23%		27,910 91.71%			
Black		109 3.67%		572 3.16%		767 2.52%			
Am. Indian & Alaskan		15 0.50%		84 0.46%		103 0.34%			
Asian		124 4.17%		712 3.93%		1,030 3.38%			
Hawaiian & Pacific Island		6 0.20%		30 0.17%		42 0.14%			
Other		64 2.15%		374 2.06%		582 1.91%			
U.S. Armed Forces		0		0		0			
Households									
2025 Projection		1,185		7,065		11,667			
2020 Estimate		1,195		7,082		11,661			
2010 Census		1,219		7,017		11,351			
Growth 2020 - 2025		-0.84%		-0.24%		0.05%			
Growth 2010 - 2020		-1.97%		0.93%		2.73%			
Owner Occupied		809 67.70%		5,362 75.71%		9,516 81.61%			
Renter Occupied		386 32.30%		1,720 24.29%		2,145 18.39%			
2020 Households by HH Income		1,196		7,083		11,662			
Income: <\$25,000		220 18.39%		1,010 14.26%		1,269 10.88%			
Income: \$25,000 - \$50,000		252 21.07%		1,186 16.74%		1,697 14.55%			
Income: \$50,000 - \$75,000		211 17.64%		1,226 17.31%		1,886 16.17%			
Income: \$75,000 - \$100,000		141 11.79%		917 12.95%		1,530 13.12%			
Income: \$100,000 - \$125,000		126 10.54%		950 13.41%		1,863 15.97%			
Income: \$125,000 - \$150,000		86 7.19%		556 7.85%		965 8.27%			
Income: \$150,000 - \$200,000		81 6.77%		654 9.23%		1,172 10.05%			
Income: \$200,000+		79 6.61%		584 8.25%		1,280 10.98%			
2020 Avg Household Income		\$85,854		\$98,189		\$109,688			
2020 Med Household Income		\$65,957		\$78,258		\$90,996			

Copyrighted report licensed to CoStar Group - 174239.

10/13/2020



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

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

~ **DEMOGRAPHICS** ~

129 KENT ROAD (Route 7)
NEW MILFORD, CT



TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com

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