

~ FOR SALE ~



TOWER REALTY CORP.

RESIDENTIAL LAND DEVELOPMENT



**129 Kent Road, (Route 7)
New Milford, CT
Price: \$720,000**

Great Route 7 location near shopping, restaurants, and medical offices. This site has feasibility studies in place for either 30 or 60 residential units.

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



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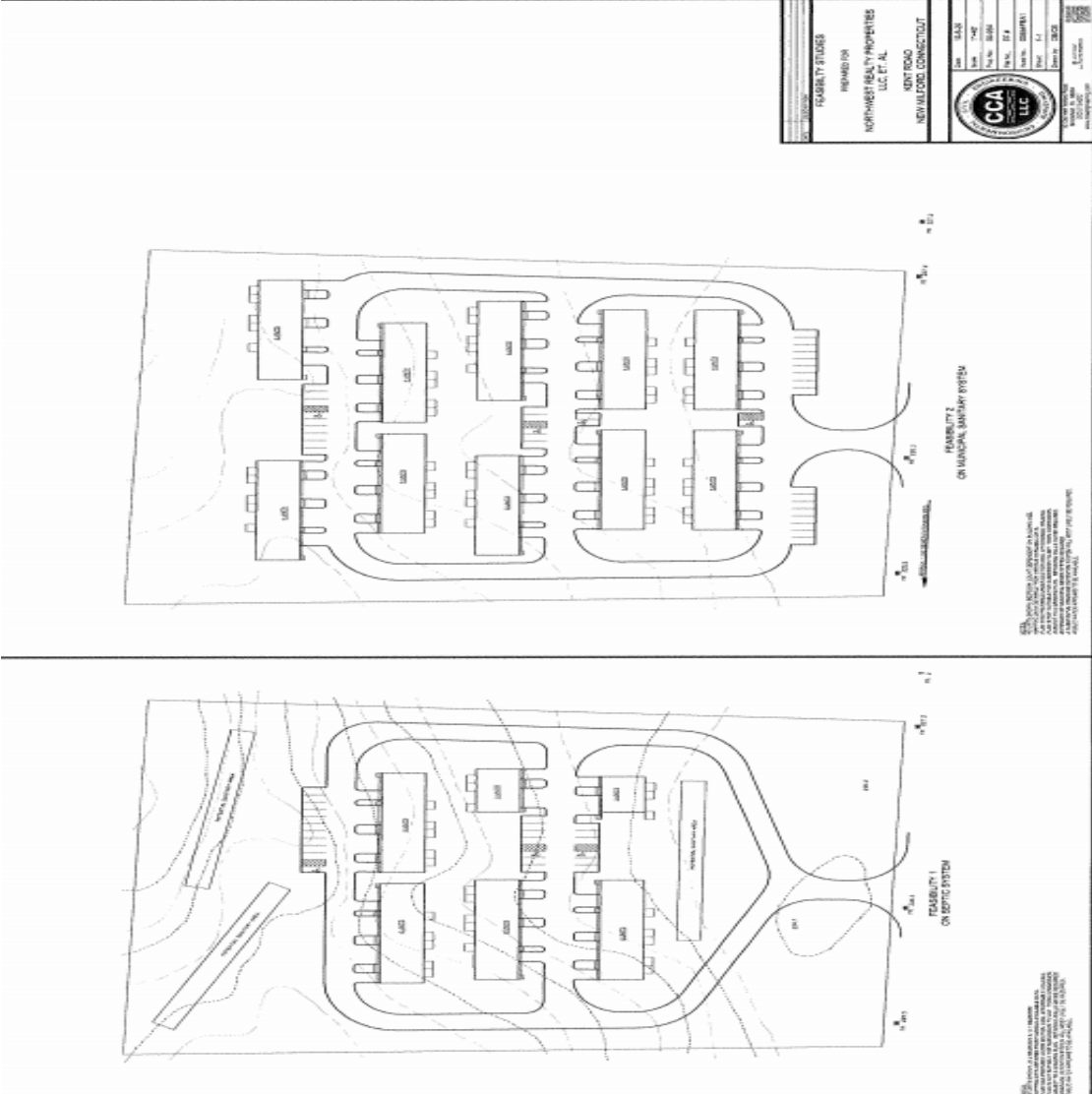
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~ FEASIBILITY STUDY ~

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



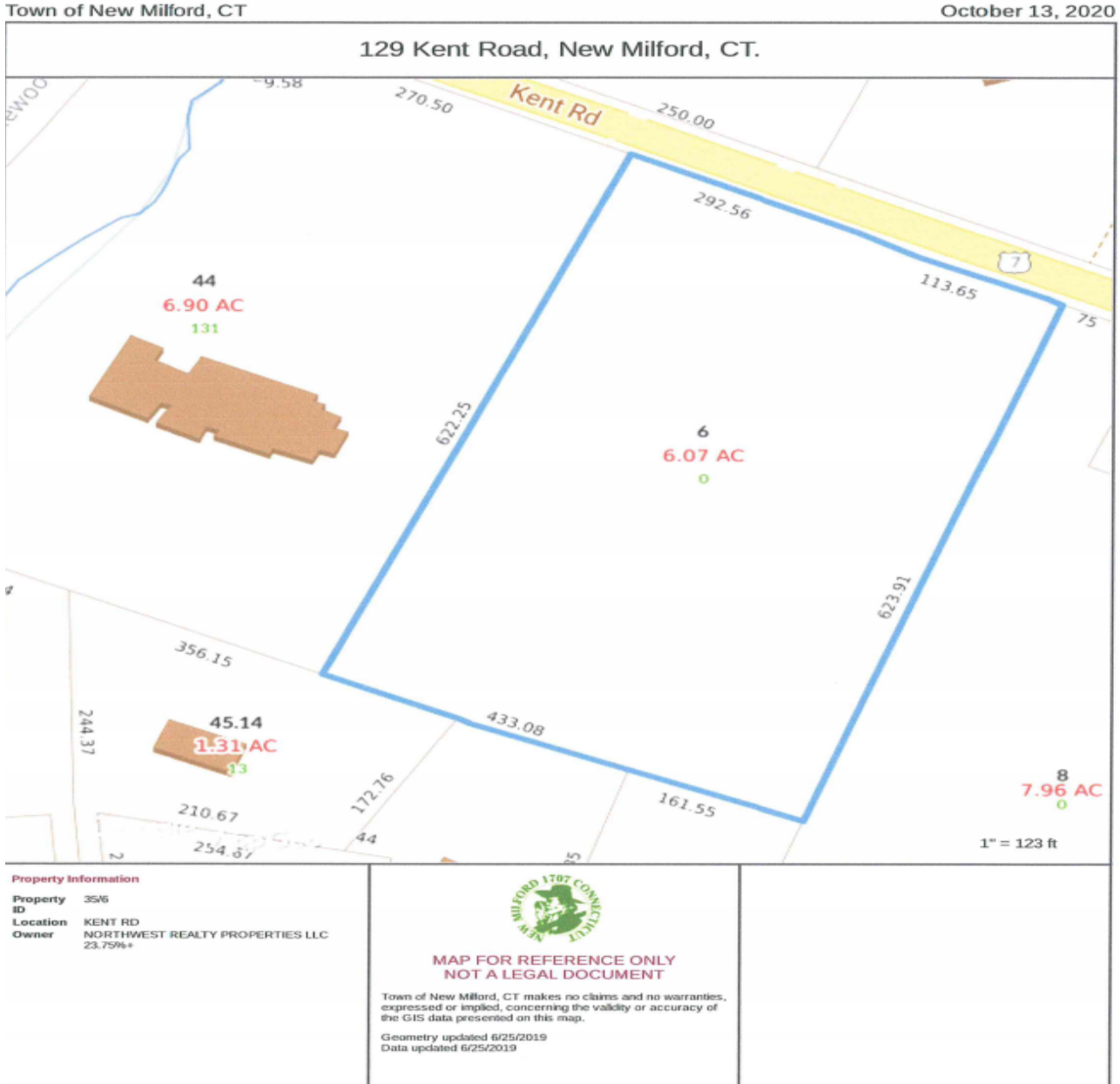
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~ SURVEY ~

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~ **DEMOGRAPHICS** ~

129 KENT ROAD (Route 7)
NEW MILFORD, CT



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	

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10/13/2020



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