

FOR SALE AND LEASE // 300 KENT ROAD, NEW MILFORD CT



PROPERTY DESCRIPTION

Free standing turn key restaurant on Route 7! Building has ample parking, large windows overlooking water, 90+ seats and includes all the equipment.

PROPERTY HIGHLIGHTS

- +/- 90 Seats
- Propane Heater
- Fully Equipped Kitchen
- +/- 50 Car Parking
- Septic, Well Water
- Central A/C
- Attic Access
- Security System Available
- Water View
- Large Windows

OFFERING SUMMARY

Sale Price:	\$495,000
Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	2,645 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	607	11,529	33,661
Total Population	1,401	29,675	89,736
Average HH Income	\$80,608	\$99,808	\$110,121



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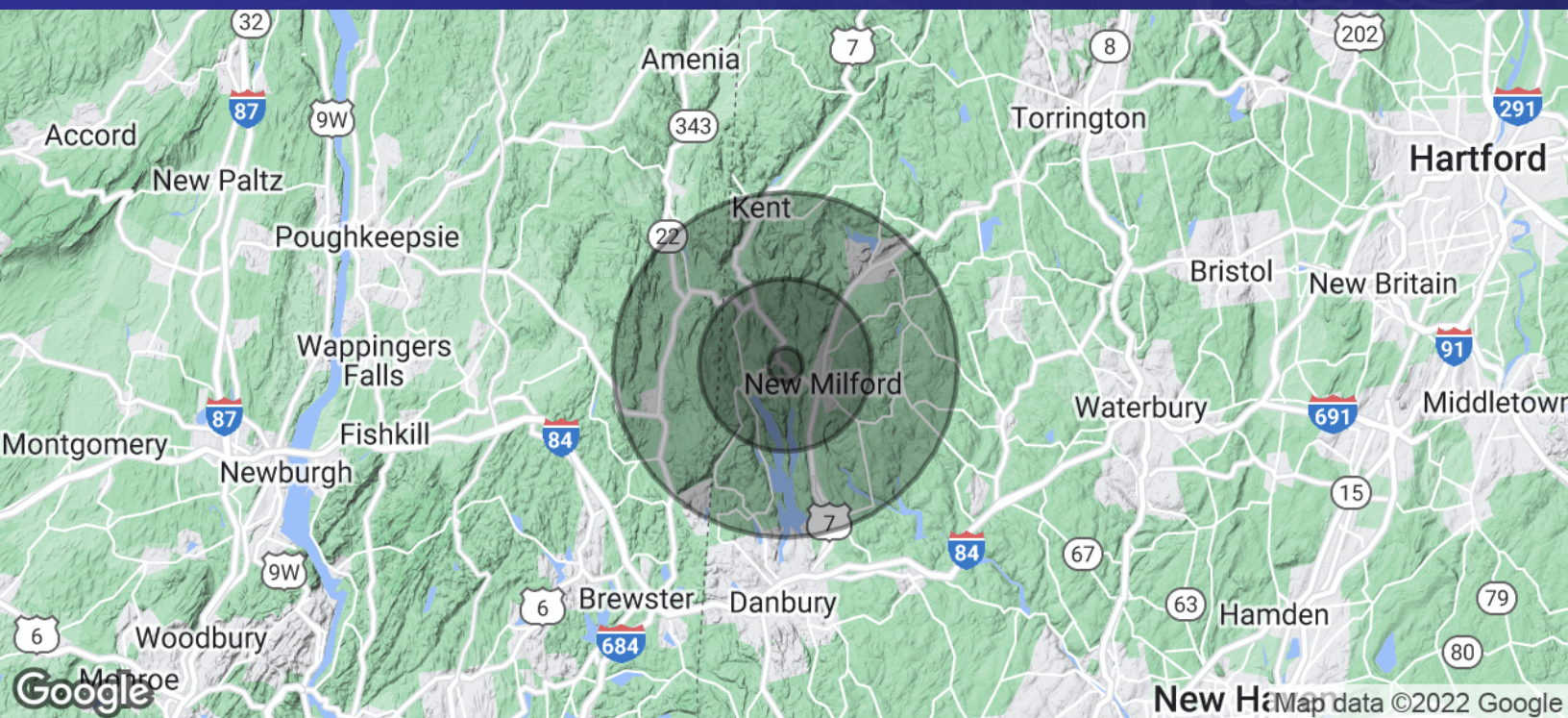
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,401	29,675	89,736
Average Age	39.8	41.2	42.2
Average Age (Male)	38.1	40.9	41.6
Average Age (Female)	42.0	41.5	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	607	11,529	33,661
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$80,608	\$99,808	\$110,121
Average House Value	\$270,600	\$359,376	\$438,070

* Demographic data derived from 2010 US Census



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