

FOR LEASE // 146 DANBURY ROAD, UNIT F, NEW MILFORD, CT



PROPERTY DESCRIPTION

Ideal space for retail, medical or office space. Be neighbors with Stop & Shop, Walmart, Kohl's, Home Goods, Panera, Staples, TJ Maxx and other major retailers. Located in strip center with great Route 7 exposure with excellent accessibility and signage.

PROPERTY HIGHLIGHTS

- I Zone (Commercial/ Industrial)
- +/- 25,125 Cars Daily (2022)
- Built 1987
- Electric Heat Pump
- Central AC
- City Water and Sewer
- End Unit

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,762 ; 2,250 or 4,012 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	845	13,737	47,879
Total Population	1,881	35,414	130,014
Average HH Income	\$73,977	\$104,085	\$109,591



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

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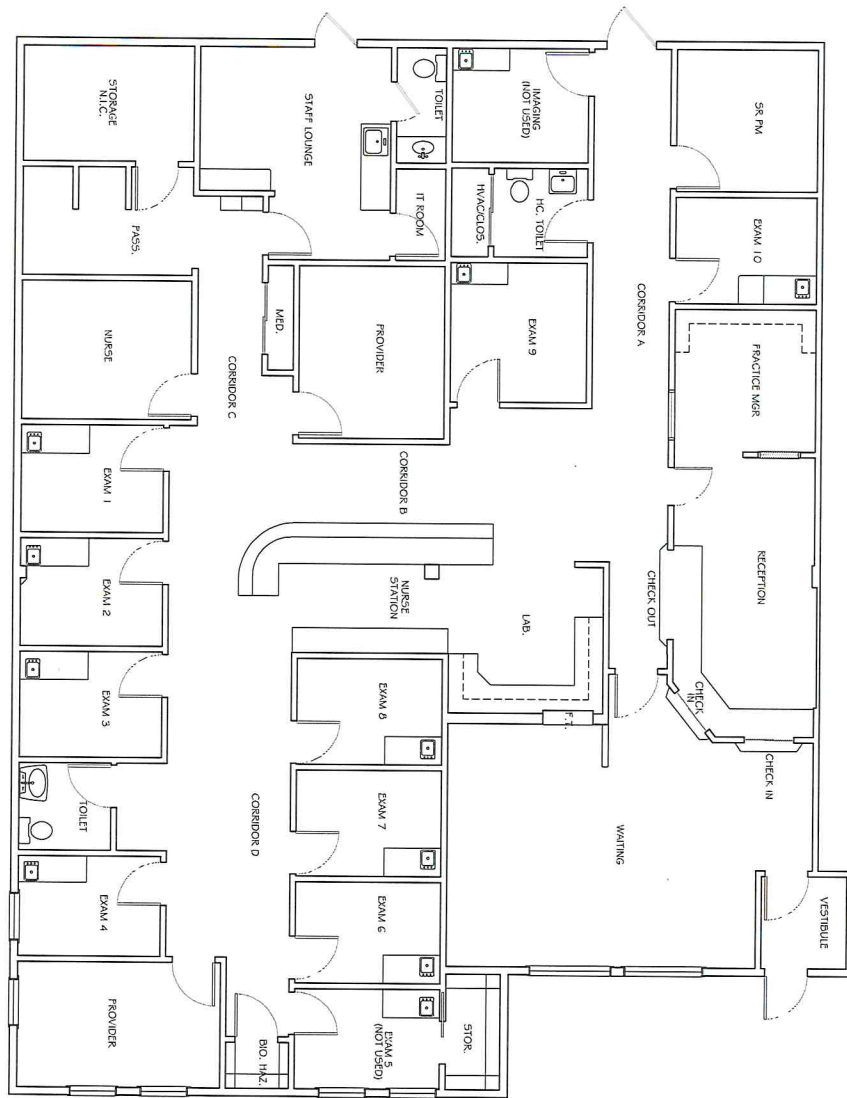


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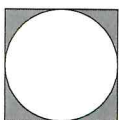
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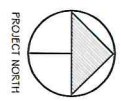


SCALE 1/4" = 1'-0"

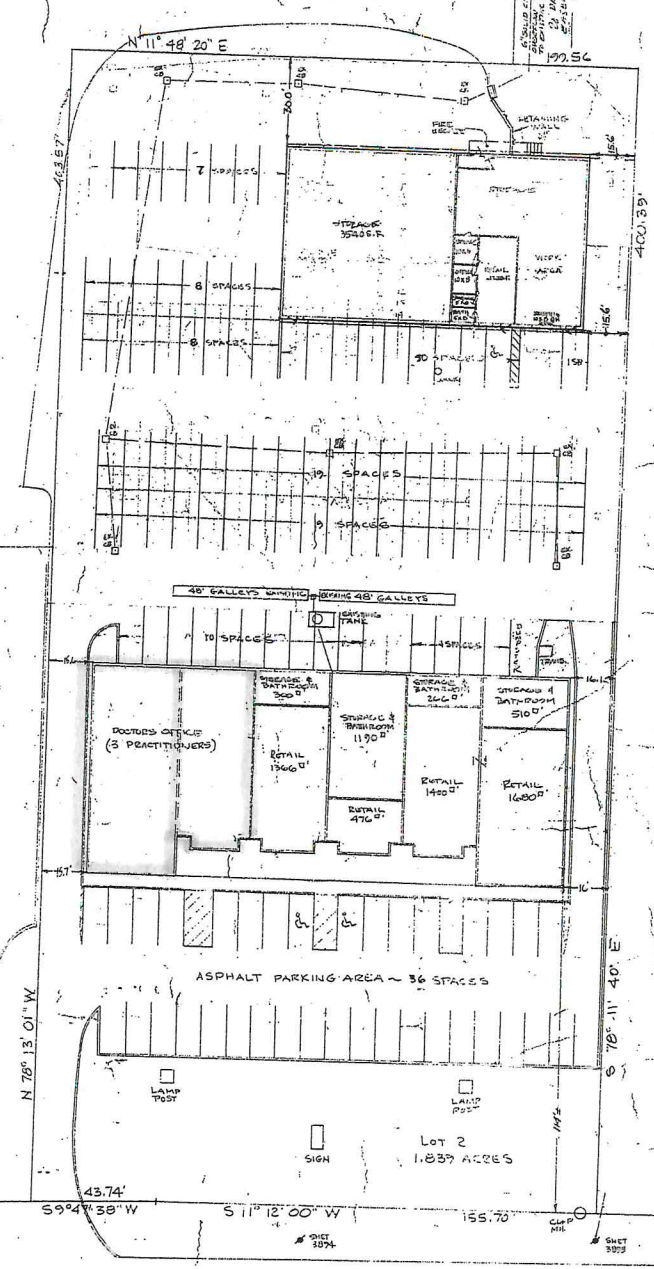
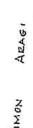
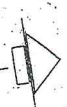


DATE: 03.25.2021
REVISIONS:
SCALE: 1/4" = 1'-0"
DWN BY: KC

PROHEALTH PHYSICIANS
Primary Care of New Milford
146 Danbury Road
New Milford, CT



6" SOLID CUP
ORIENTED STR
TO EXISTING CEILING FLOOR
C. W. B. 1000



RINGS, INC. INCORPORATED
LOT 3

- REAR BUILDING -
WAREHOUSE
MAIN FLOOR 6420 SF STORAGE 2 SPACES
BASEMENT 6410 SF STORAGE 2 SPACES

TOTAL PARKING REQUIRED = 82 SPACES
TOTAL PARKING PROVIDED = 125 SPACES

REAR BUILDING-NO CHANGE 4 SPACES REQ.
67 SPACES REQ.
123 SPACES PROVIDED

REAR BUILDING
PARKING DATA:
MAIN FLOOR 6450' 2 SPACES REQ.
LOWER FLOOR
2 EMPLOYEES 2 SPACES REQ.
14 LANES 14 SPACES REQ.
700' RETAIL 7 SPACES REQ.
PEOPLE WAITING
TO USE LANES 7 SPACES REQ.
77 SPACES REQ.
123 SPACES PROVIDED

REAR BUILDING
PARKING DATA:
MAIN FLOOR
RETAIL 420 SF - 5 SPACES REQ.
OFFICE 80 SF - 1 SPACE REQ.
WORK AREA 2 EMPLOYEES 2 SPACES REQ.
STORAGE AREA 140 SF 0 SPACES REQ.
REMAINDER 3540 SF - 23 SPACES

LOWER LEVEL
NO CHANGE 30 SPACES REQ.

23 SPACES REQ.
21 SPACES PERMITTED

CLASS A-2 SURVEY CERTIFIED SUBSTANTIALLY
CORRECT AND IN ACCORDANCE WITH THE CODE OF
RECOMMENDED PRACTICE FOR STANDARDS OF
ACCURACY OF SURVEYS AND MAPS APPROVED
BY THE STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS & LAND SURVEYORS.

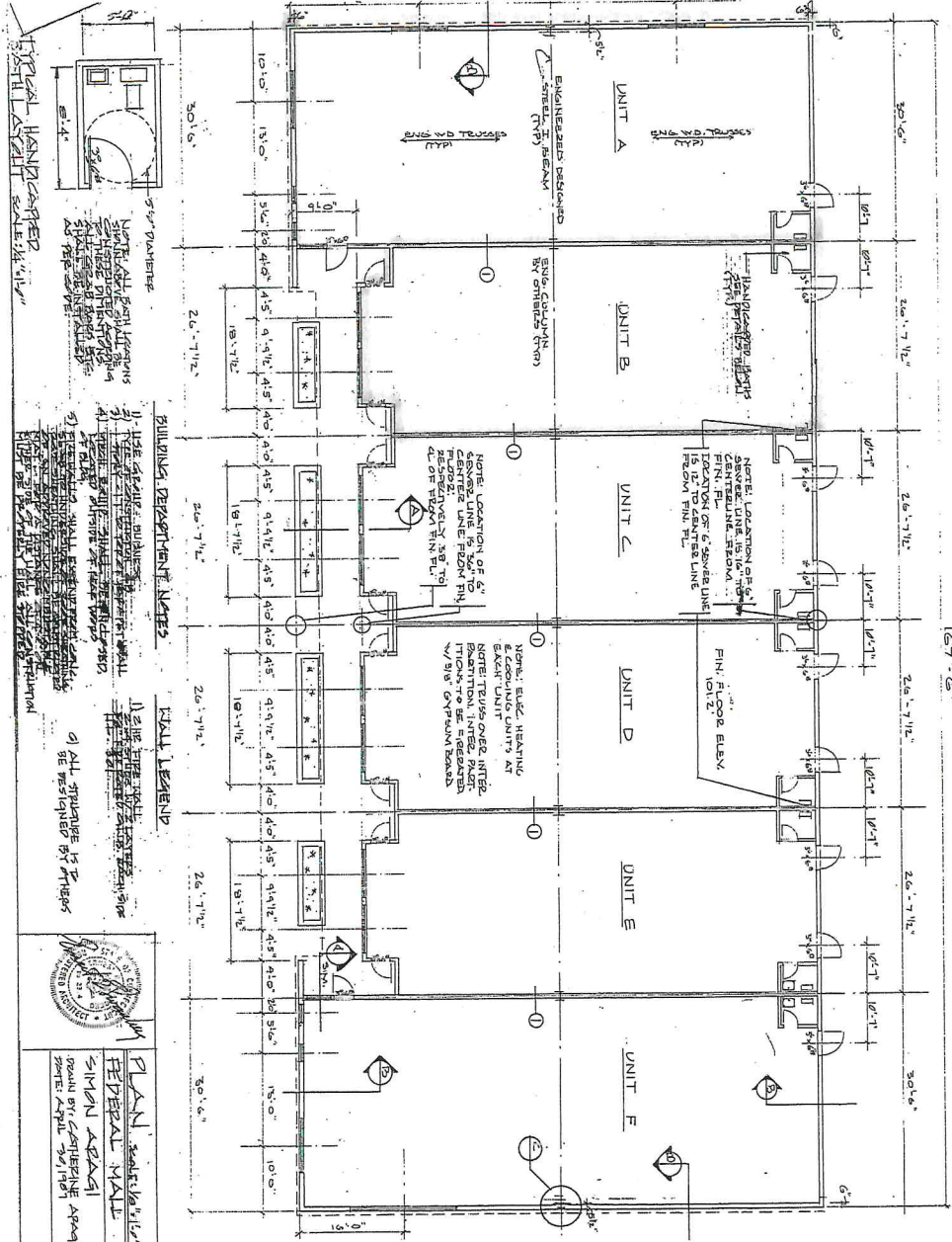
UPDATED AUGUST 22, 1999 TO SHOW FOUNDATION, REAR OF PROPERTY.

UPDATED JAN. 24, 1990 TO SHOW THE BUILDING IN REAR AND PARKING BETWEEN BUILDINGS.

UPDATED APRIL 27, 1993 TO SHOW SQUARE FOOTAGE OF METAL & STORAGE AREA AND DESIGN OF OFFICE.

UPDATED JUNE 16, 1993 TO SHOW SQUARE FOOTAGE OF LOWER USE CHANGING FROM STORAGE TO AGRICULTURE AND EQUINE RANCH.





PLAN, SCALE 1/8" = 1'-0"

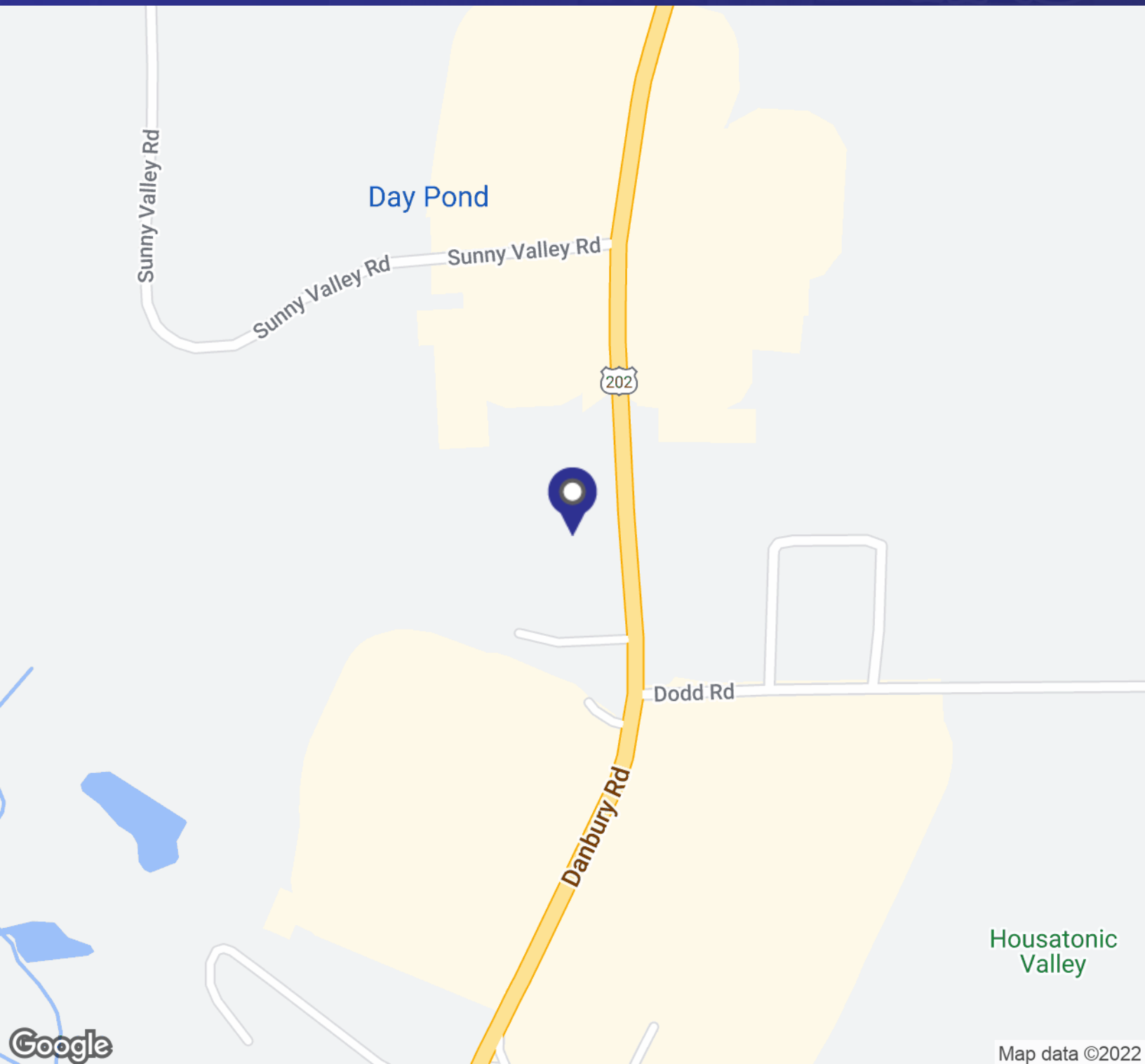
FEDERAL MAIL

SIMON ABRAHAM

ROOM 815, CENTERLINE APART

DATE: APRIL 30, 1981

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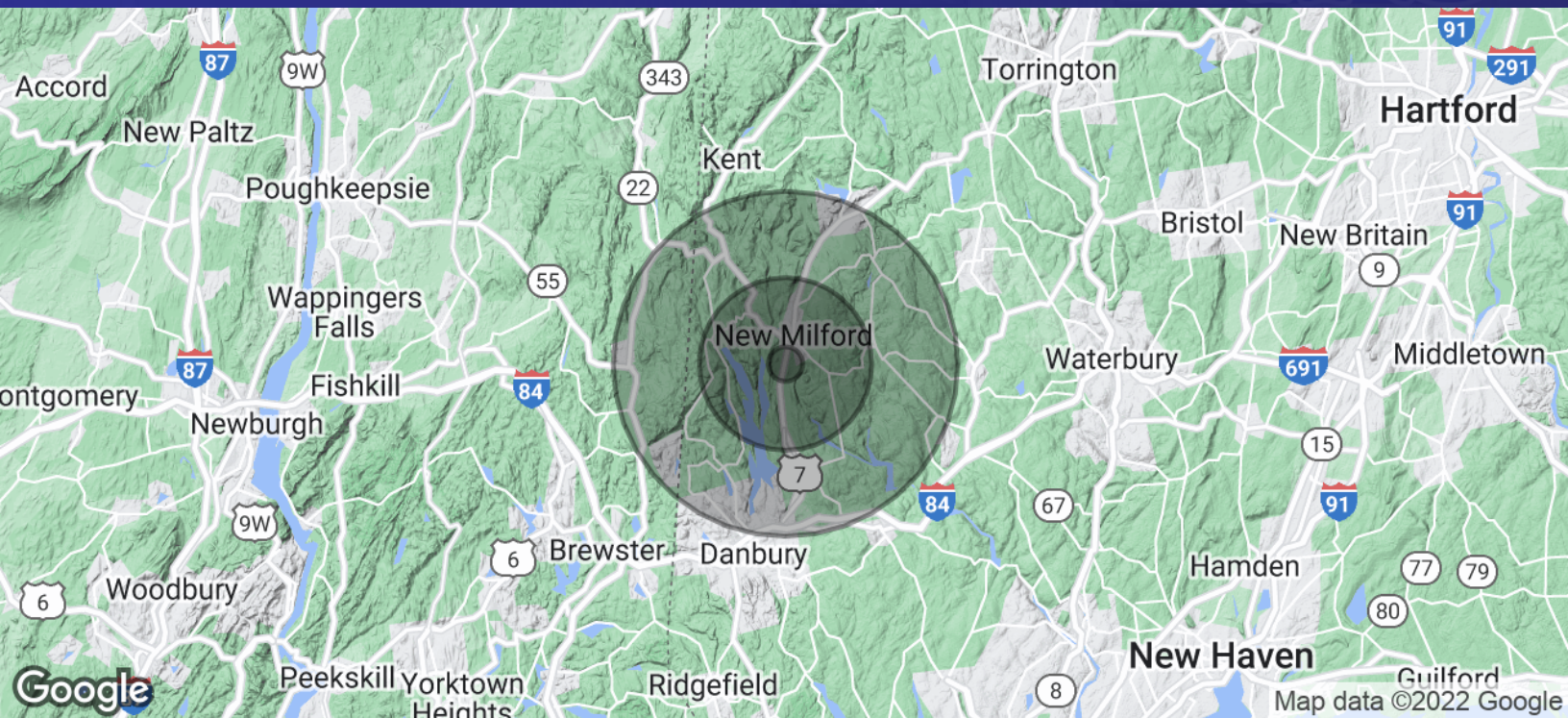
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,881	35,414	130,014
Average Age	38.6	41.5	41.7
Average Age (Male)	38.1	41.4	40.9
Average Age (Female)	39.8	41.7	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	845	13,737	47,879
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$73,977	\$104,085	\$109,591
Average House Value	\$288,297	\$411,091	\$439,106

* Demographic data derived from 2020 ACS - US Census



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