

# 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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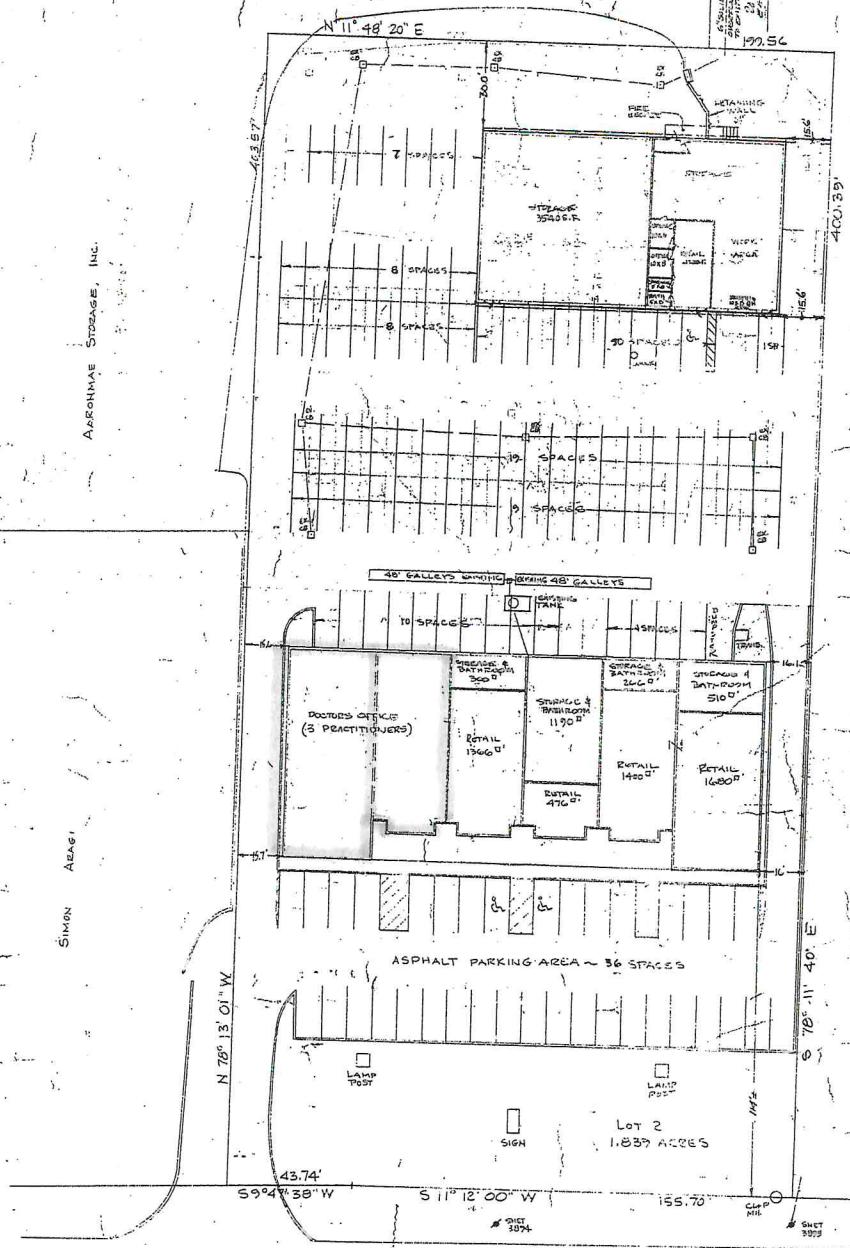
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ARONMAE STORAGE, INC.

SIMON ARAGI



FRONT BUILDING -  
PARKING DATA:  
BUILDING = 11600 SQ. FT.  
STORAGE, ETC. = 3867 SQ. FT.  
RETAIL = 7735 SQ. FT.  
PARKING REQUIRED = 74 SPACES

REAR BUILDING -  
WAREHOUSE  
MAIN FLOOR 6420 SF STORAGE 2 SPACES  
BASEMENT 4105 SF STORAGE 2 SPACES  
TOTAL PARKING REQUIRED = 82 SPACES  
TOTAL PARKING PROVIDED = 125 SPACES

FRONT BUILDING - APRIL 1993  
PARKING DATA:  
RETAIL AREA 49225 50 SPACES REQ.  
STORAGE AREA 22664 0 SPACES REQ.  
DOCTORS OFFICE (3 PRAC) 65 SPACES REQ.

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

FRONT BUILDING - JUNE 14, 1993  
NO CHANGE 65 SPACES REQ.

REAR BUILDING  
PARKING DATA:  
MAIN FLOOR 6420 SF 2 SPACES REQ.  
LOWER FLOOR  
2 EMPLOYEES 2 SPACES REQ.  
14 LANS 14 SPACES REQ.  
100' RETAIL 7 SPACES REQ.  
PEOPLE WAITING TO USE LANS 7 SPACES REQ.  
77 SPACES REQ.  
123 SPACES PROVIDED

FRONT BUILDING - APRIL 5, 1994  
NO CHANGE 65 SPACES REQ.

REAR BUILDING  
PARKING DATA:  
MAIN FLOOR  
RETAIL 400 SF - 5 SPACES REQ.  
OFFICE 80 SF - 1 SPACE REQ.  
WORK AREA 2 EMPLOYEES 2 SPACES REQ.  
STORAGE AREA 1470 SF 0 SPACES REQ.  
REMAINDER 2540 SF STORAGE 25 SPACES  
LOWER LEVEL  
NO CHANGE 30 SPACES REQ.  
104 SPACES (REQ.)  
121 SPACES PROVIDED

AS BUILT  
PREPARED FOR  
SIMON ARAGI  
DANBURY ROAD  
NEW MILFORD, CONNECTICUT  
SCALE 1" = 20' DECEMBER 7, 1987

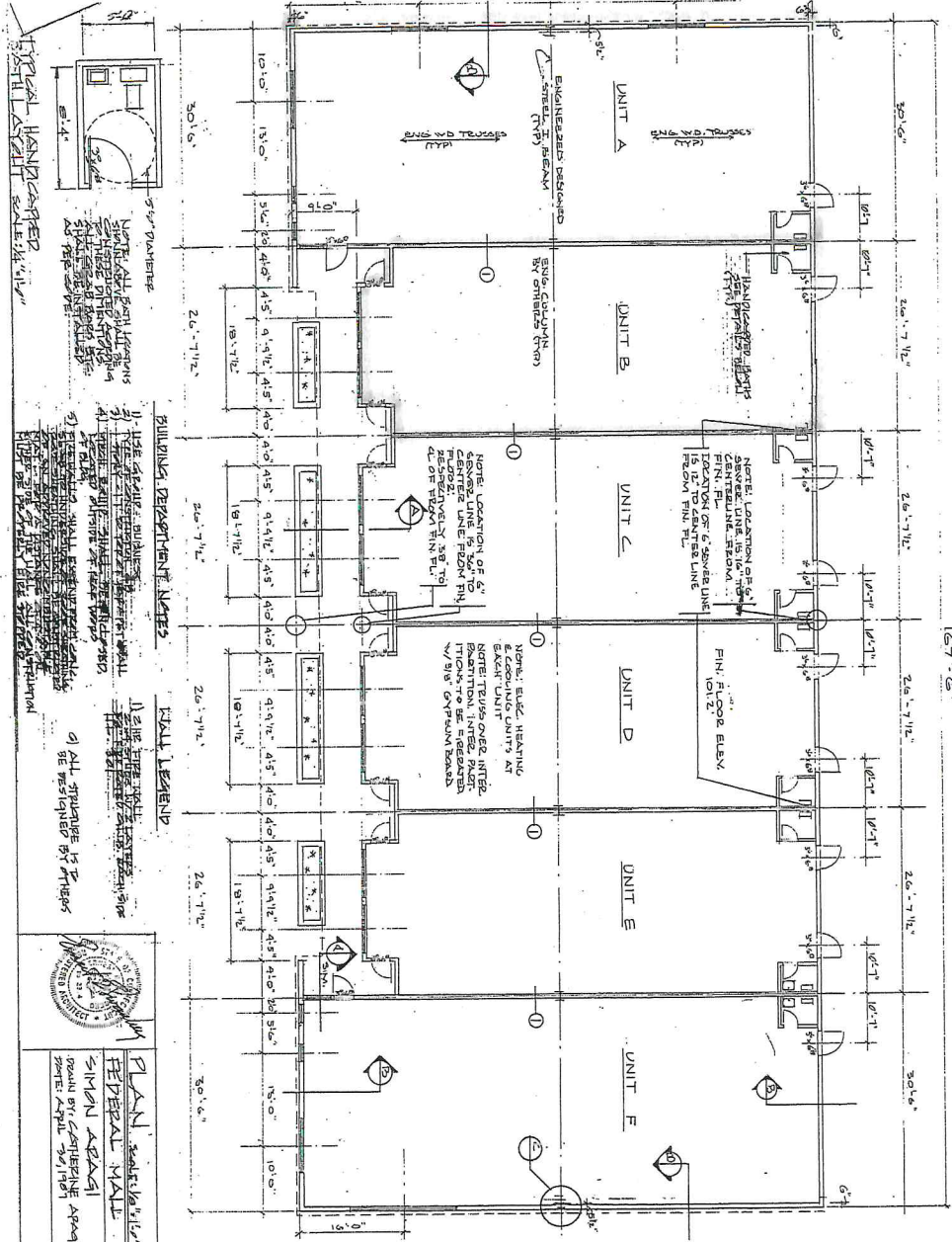
CLASS A SURVEY CERTIFIED SUBSTANTIALLY  
CORRECT AND IN ACCORDANCE WITH THE CODE OF  
RECOMMENDED PRACTICE FOR STANDARDS OF  
ACCURACY OF SURVEYS AND MAPS APPROVED  
BY THE STATE BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

C. JAMES OSBORNE, JR.  
NEW MILFORD, CONNECTICUT



UPDATED AUGUST 19, 1990 TO SHOW  
FOUNDATION FOR REAR BUILDING  
UPDATED JAN. 24, 1993 TO SHOW THE  
BUILDING IN REAR AND PARKING  
BETWEEN BUILDINGS.  
UPDATED APRIL 27, 1993 TO SHOW SQUARE  
FOOTAGE OF RETAIL, STORAGE AREAS AND  
DOCTORS OFFICE.  
UPDATED JUNE 16, 1993 TO SHOW SQUARE  
FOOTAGE OF LANS AND USE CHANGES FROM  
STORAGE TO EMPLOYEES AND WAITING LANS.

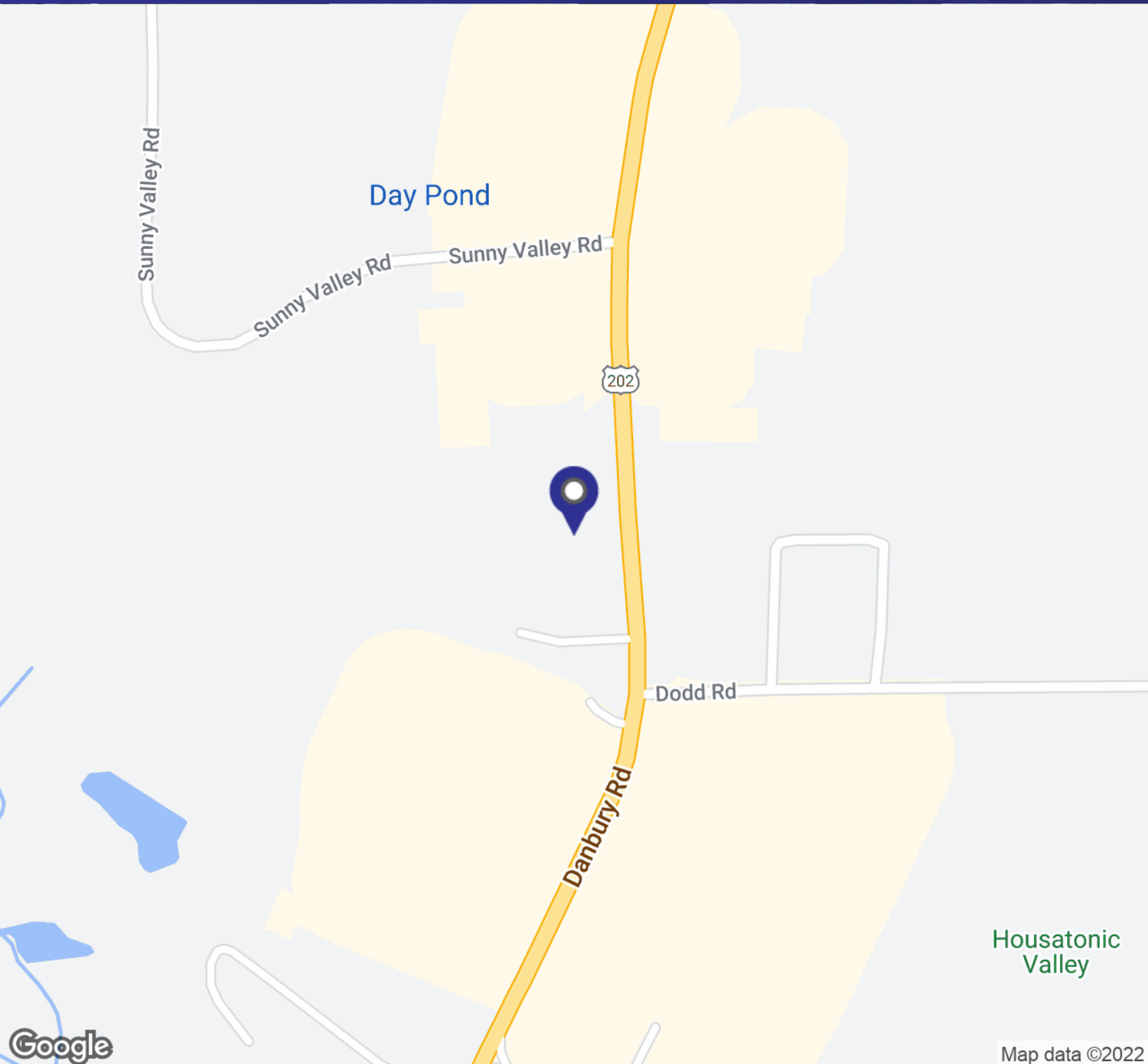
INDUSTRIAL



- BUILDING DEPARTMENT NOTES**
1. USE GRADE 2 BUILDING
  2. USE TYPE 1000
  3. USE 1/2\"/>
- PLAN LEGEND**
1. ALL STRUCTURE IS TO BE DESIGNED BY THESES

**PLAN SCALE 1/8\"/>**

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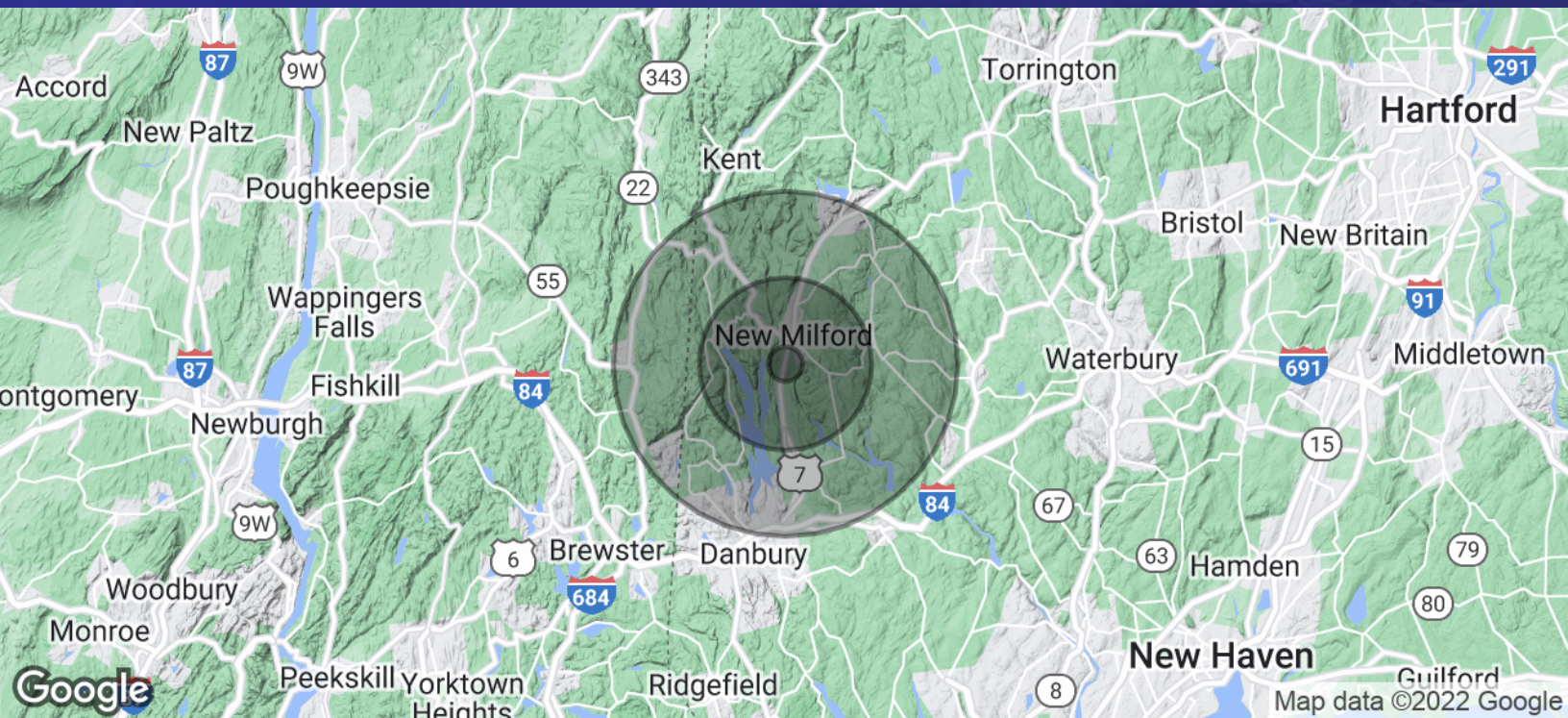
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,881	35,414	130,014
Average Age	38.6	41.5	41.7
Average Age (Male)	38.1	41.4	40.9
Average Age (Female)	39.8	41.7	42.2

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 2010 US Census



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