

FOR LEASE // 199 PICKET DISTRICT, NEW MILFORD CT



PROPERTY DESCRIPTION

Industrial space in Southern New Milford with easy access to route 7 and I84. Each unit had drive in door and private bath. Ideal for storage or light industrial uses with outside storage possible. Building will have new roof, new drive in doors, new led lighting and propane heat.

PROPERTY HIGHLIGHTS

- Units can be Combined
- Outside Storage Available
- RI Zone (Industrial)
- Propane Heat
- Private Bath
- City Water, Septic
- Can Add Additional Doors to Unit 3
- Unit 4: 13-6' Ceiling w/ 3 - 12' Drive in Doors
- Unit 3: 9' Ceilings w/ 8' Drive in Door

OFFERING SUMMARY

Unit 3:	1,320 SF
Unit 3 Pricing:	\$1,500 Per Month
Unit 4:	2,300 SF
Unit 4 Pricing:	\$2,500 Per Month

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	916	3,561	6,463
Total Population	2,220	7,623	13,973
Average HH Income	\$96,327	\$97,684	\$106,966



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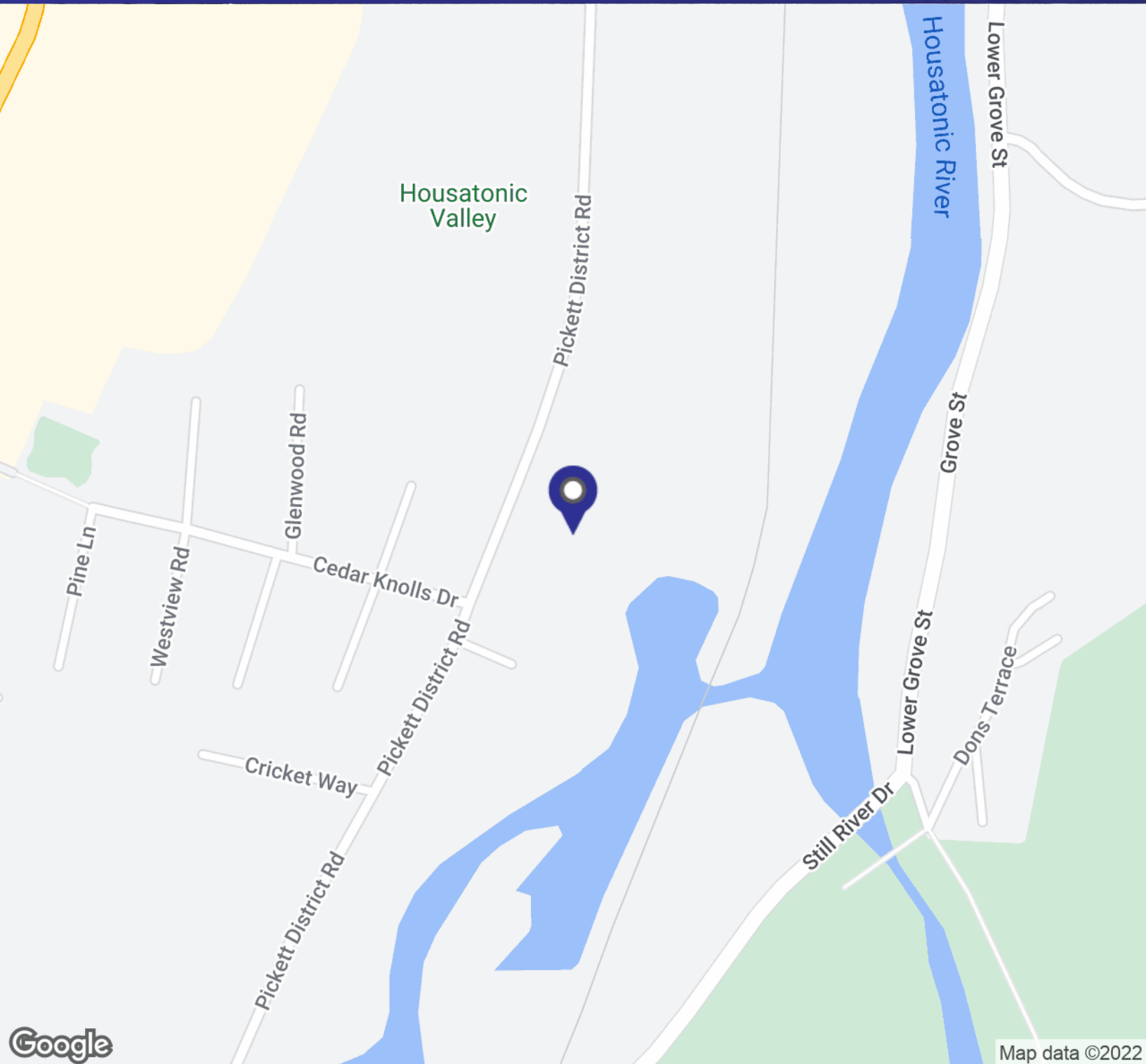
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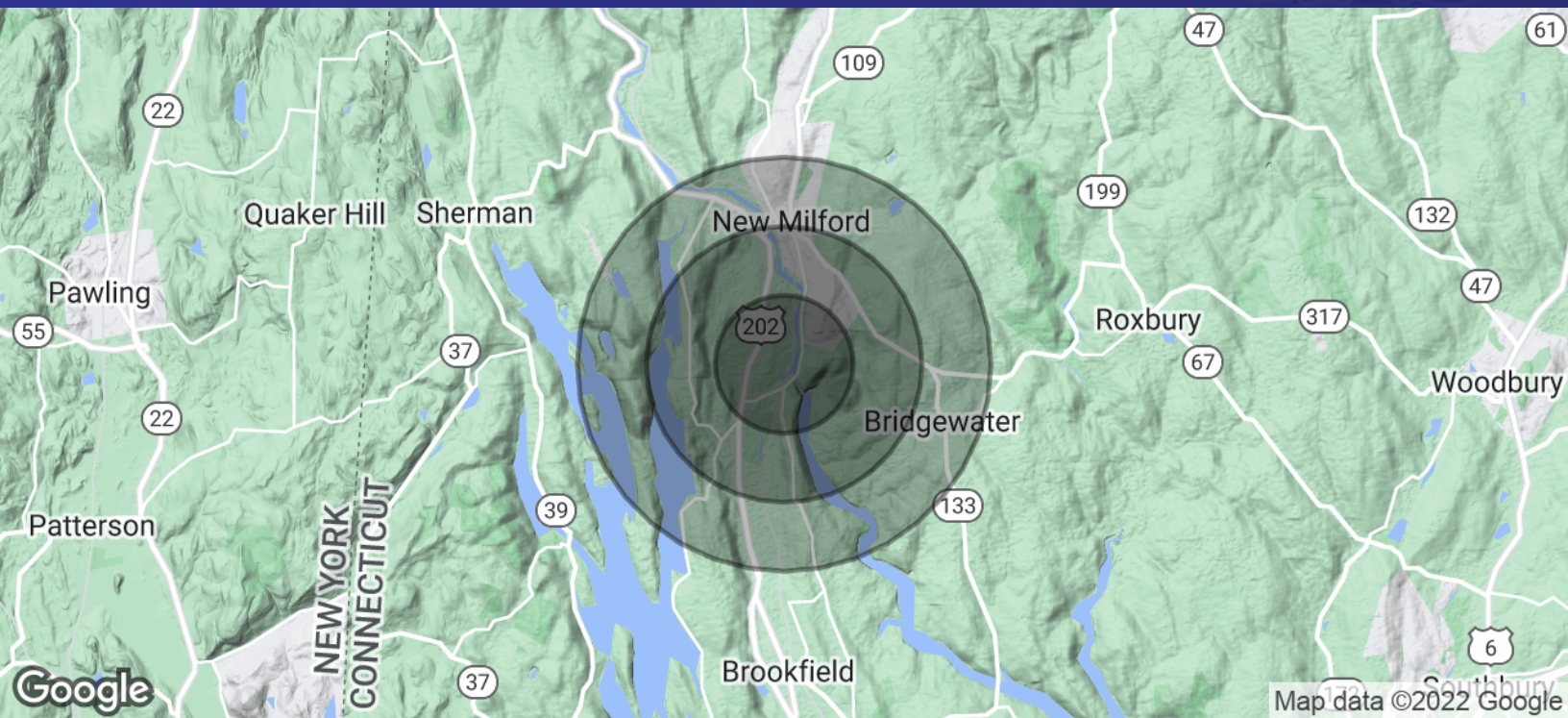
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,220	7,623	13,973
Average Age	39.9	40.8	42.7
Average Age (Male)	36.7	38.4	41.0
Average Age (Female)	39.5	42.2	43.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	916	3,561	6,463
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$96,327	\$97,684	\$106,966
Average House Value	\$264,605	\$289,661	\$319,216

* Demographic data derived from 2020 ACS - US Census



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