

FOR LEASE // 40 DANBURY ROAD, UNIT D,



PROPERTY DESCRIPTION

Formerly New Milford Deli & Catering. Ideal space for retail, medical or professional space. Great retail location on Route 7 with super visibility and surrounded by major retailers! Located just North of Walmart and Home Depot.

PROPERTY HIGHLIGHTS

- Zone: B2 (Retail/Office)
- Traffic Count: +/- 31,900 (2022)
- Heating: Electric Heat Pump
- Cooling: Central A/C
- Utilities: City, Water, Sewer, and Gas

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,516 SF
Building Size:	2,516 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,566	4,644	7,450
Total Population	3,198	10,016	16,689
Average HH Income	\$77,979	\$89,730	\$97,808



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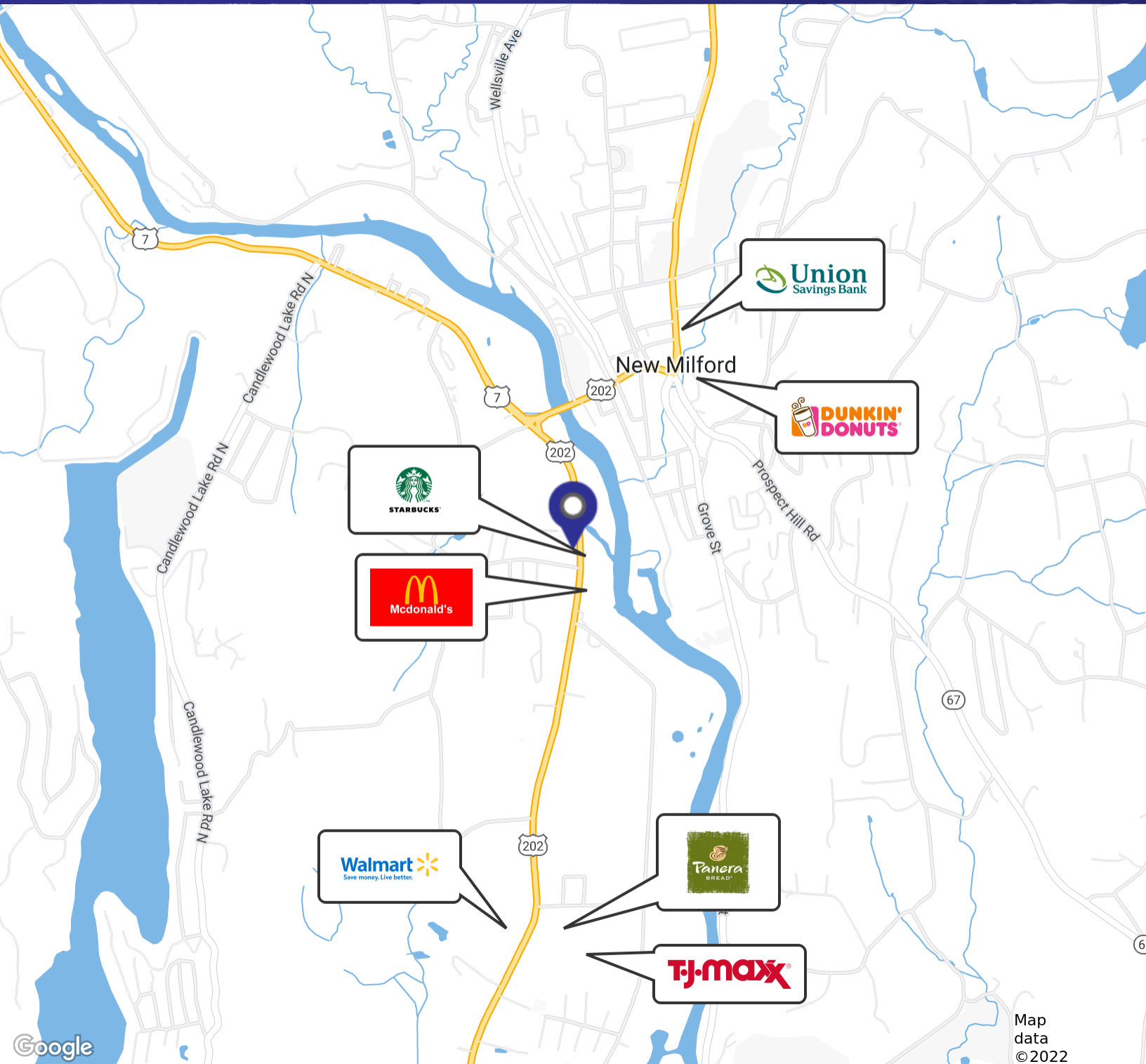


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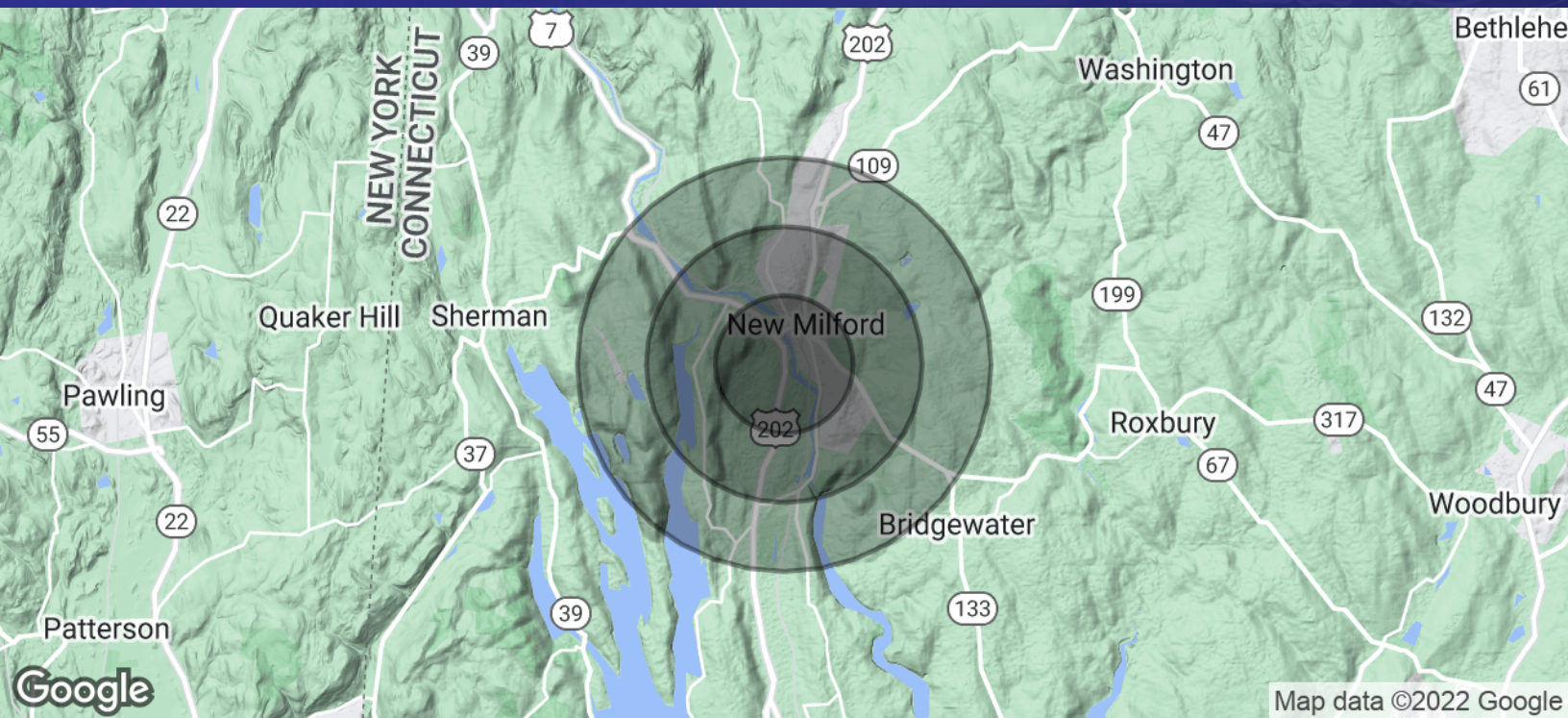
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,198	10,016	16,689
Average Age	39.6	41.4	43.0
Average Age (Male)	35.9	38.9	41.3
Average Age (Female)	41.5	42.4	43.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,566	4,644	7,450
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$77,979	\$89,730	\$97,808
Average House Value	\$242,278	\$273,079	\$297,923

* Demographic data derived from 2020 ACS - US Census



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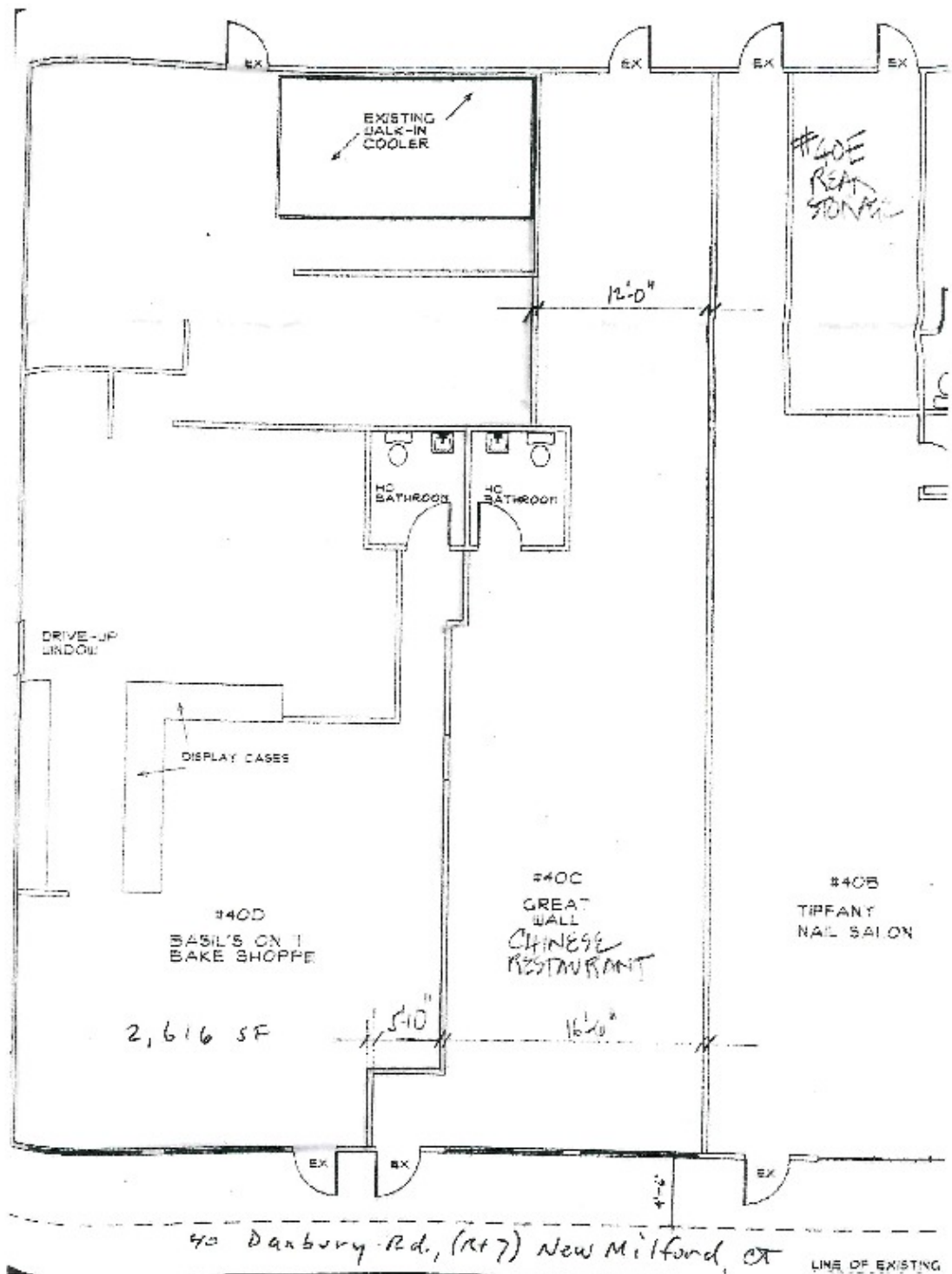
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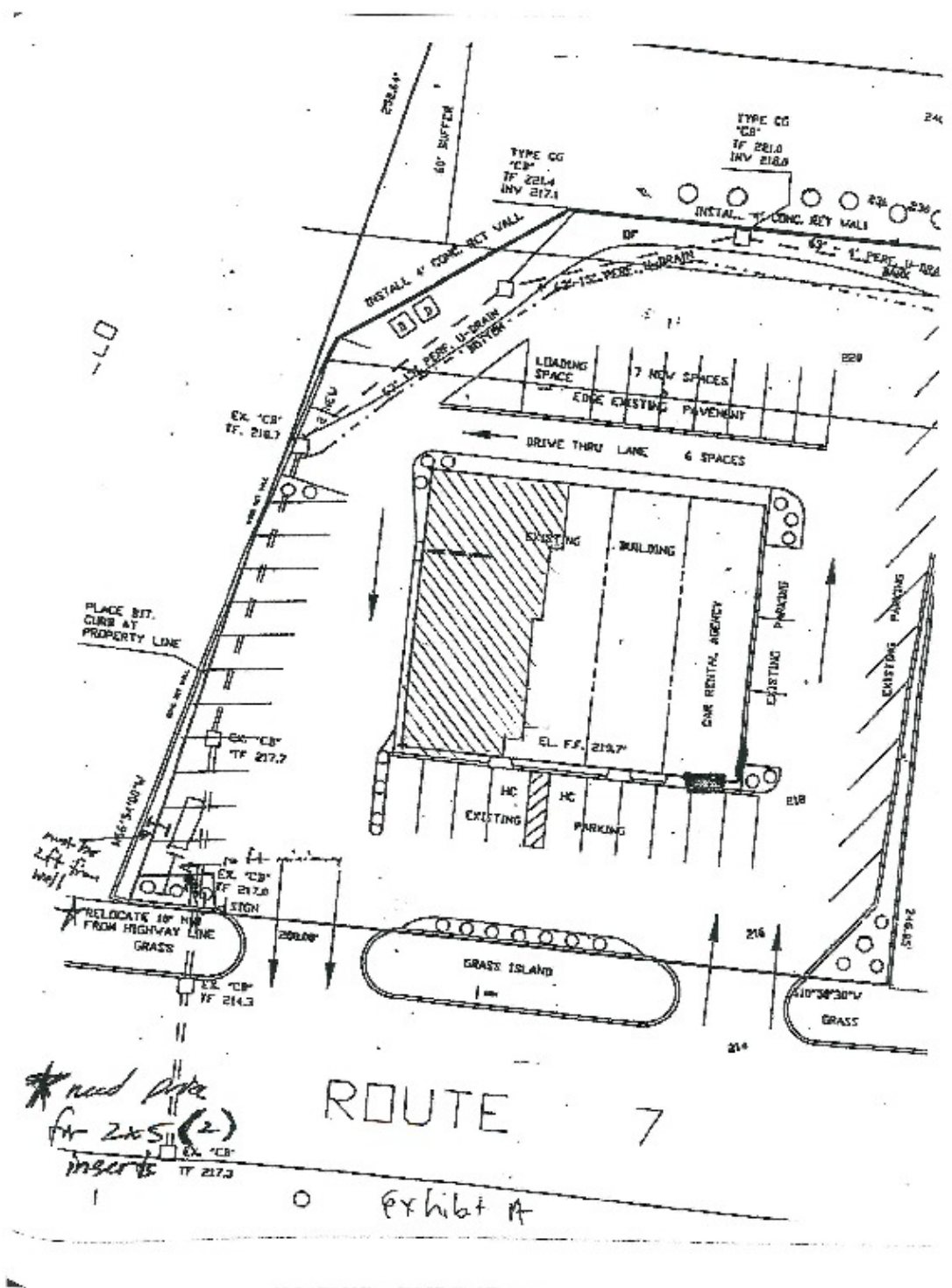
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