

FOR LEASE // 146 DANBURY ROAD, UNIT E, 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

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,700 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,142	3,852	6,996
Total Population	2,722	8,181	14,982
Average HH Income	\$92,663	\$95,535	\$103,196



MICK CONSALVO

Broker

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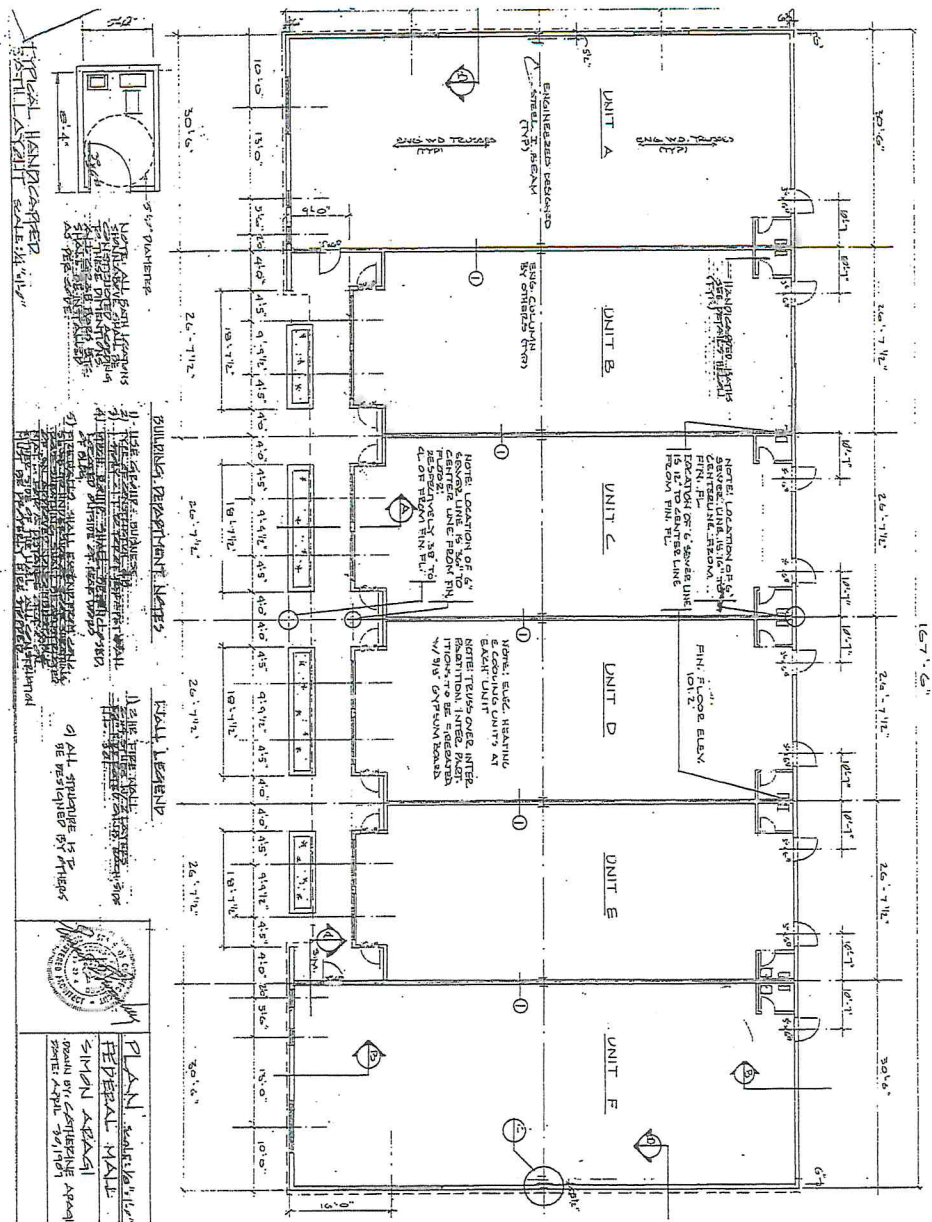


TOMMY CONSALVO

Broker

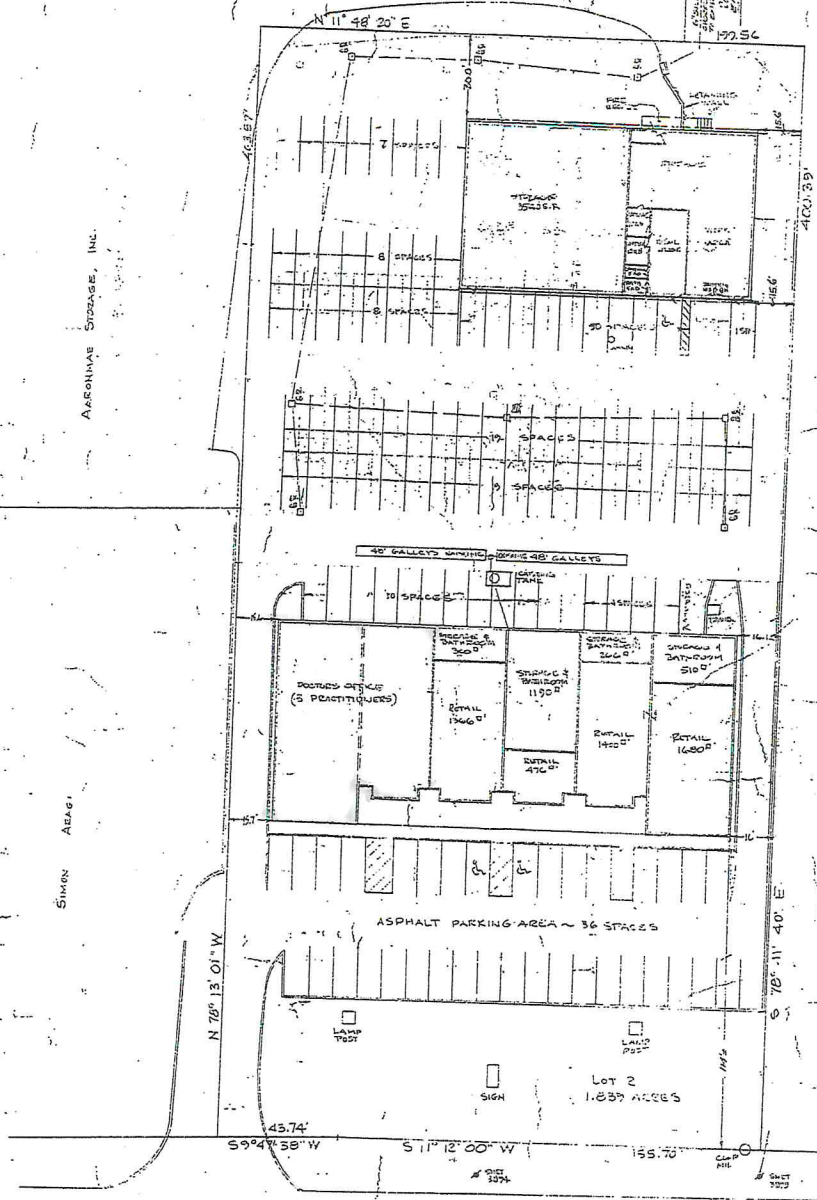
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ARONMAE STORAGE, INC.

SIMON ARAGI



FRONT BUILDING -
PARKING DATA:
BUILDING - 11600 SQ. FT.
STORAGE, ETC. - 3867 SQ. FT.
RETAIL - 7735 SQ. FT.
PARKING REQUIRED - 78 SPACES

REAR BUILDING -
WAREHOUSE
MAIN FLOOR - 6420 SQ. FT. STORAGE 2 SPACES
BASEMENT - 6420 SQ. FT. STORAGE 2 SPACES
TOTAL PARKING REQUIRED - 82 SPACES
TOTAL PARKING PROVIDED - 125 SPACES

FRONT BUILDING - APRIL 1993
PARKING DATA:
RETAIL AREA - 4922 SF - 50 SPACES REQ.
STORAGE AREA - 2266 SF - 0 SPACES REQ.
DOCTORS OFFICE (3 PRAC.) - 15 SPACES REQ.
68 SPACES REQ.

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

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

REAR BUILDING
PARKING DATA:
MAIN FLOOR - 6420' 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

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

CLAM AS SURVEY CERTIFIED SUBSTANTIALLY
CORRECT AND IN ACCORDANCE WITH THE CODE OF
RECOMMENDED PRACTICE FOR STANDARDS OF
PRACTICE OF SURVEYING AND MAP MAKING
PUBLISHED BY THE STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND SURVEYORS
OF CONNECTICUT

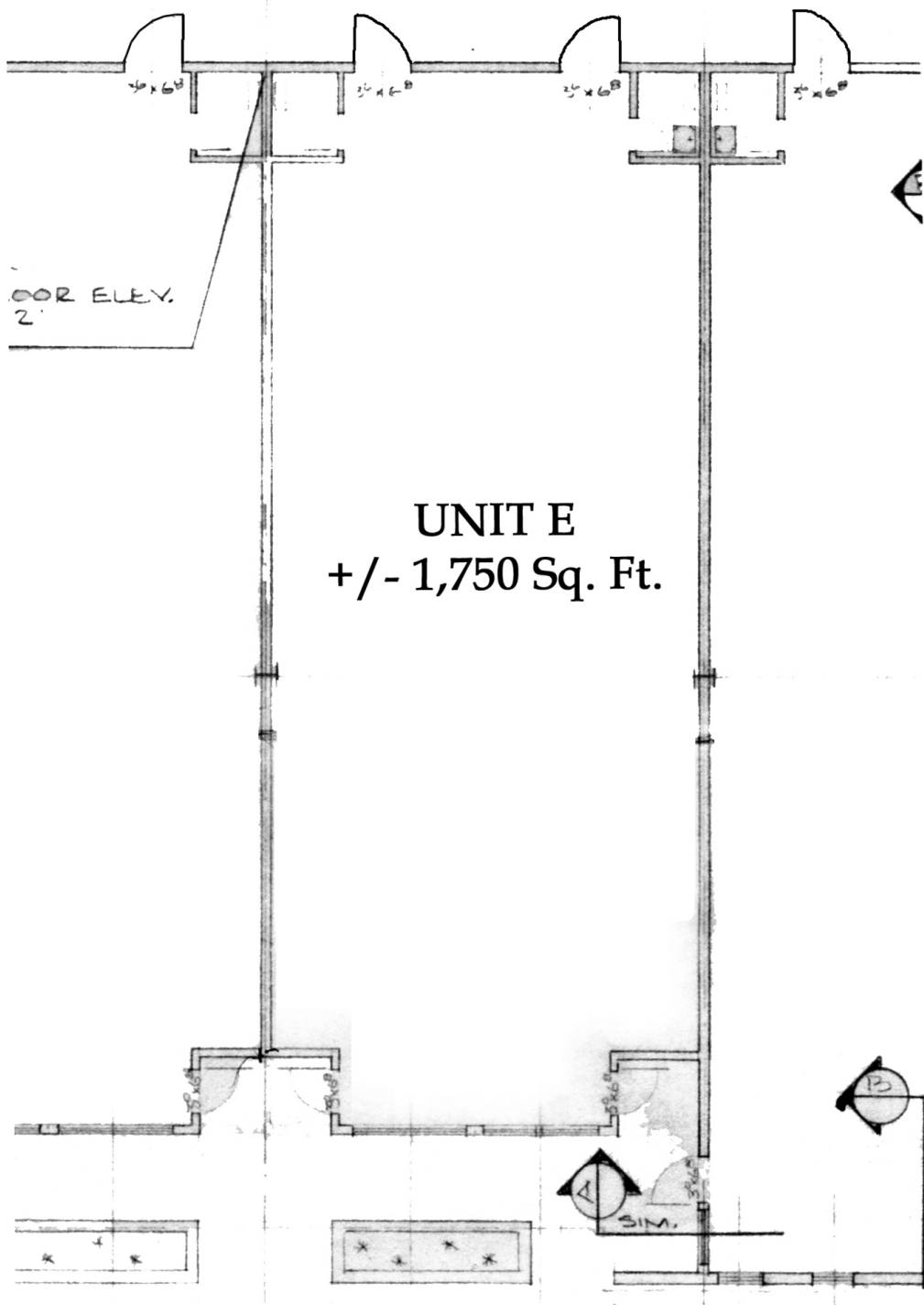


FRONT BUILDING - APRIL 5, 1974
NO CHANGE - 65 SPACES REQ.

REAR BUILDING
PARKING DATA:
MAIN FLOOR
RETAIL 4200 SF - 5 SPACES REQ.
OFFICE 80 SF - 1 SPACE REQ.
WORKAREA 2 EMPLOYEES 2 SPACES REQ.
STORAGE AREA 1470 SF - 0 SPACES REQ.
REMAINING 3540 SF - STORAGE 25 SPACES
LOWER LEVEL
NO CHANGE - 30 SPACES REQ.
100 SPACES REQ.
121 SPACES PROVIDED

UPDATED AUGUST 1990 TO SHOW
FOUNDATION - 10' DEEP FOR FRONT BUILDING
UPDATED JAN. 24, 1993 TO SHOW THE
BUILDING IN REAR AND PARKING
BETWEEN BUILDINGS.
UPDATED APRIL 1993 TO SHOW SOME
PORTING OF LOT 2A TO REAR AND
DEVELOP OFFICE.
UPDATED JULY 1993 TO SHOW SOME
PORTING OF LOT 2A TO REAR AND
STORAGE - 10' DEEP AND 10' DEEP, 10' DEEP
INDUSTRIAL

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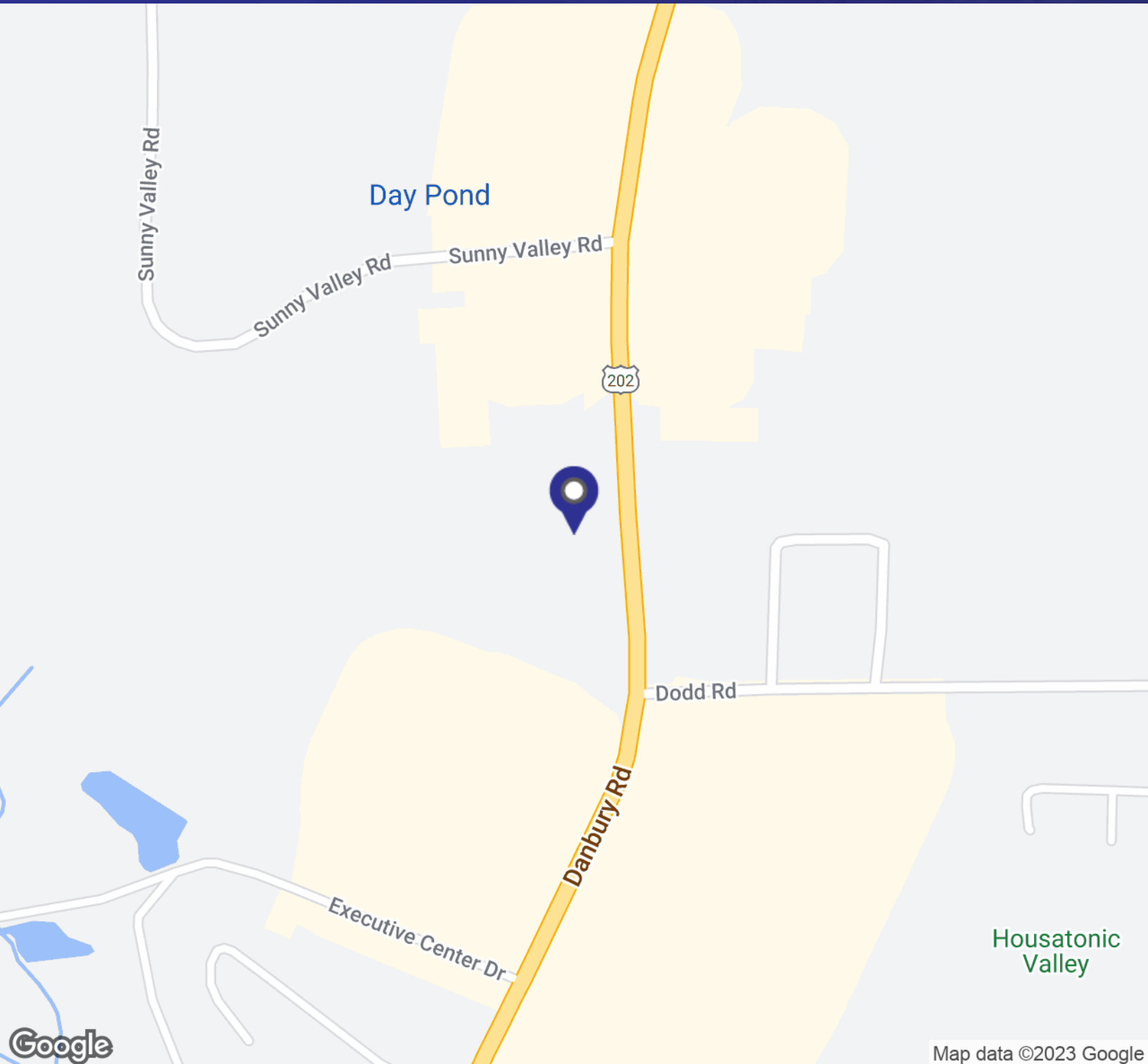
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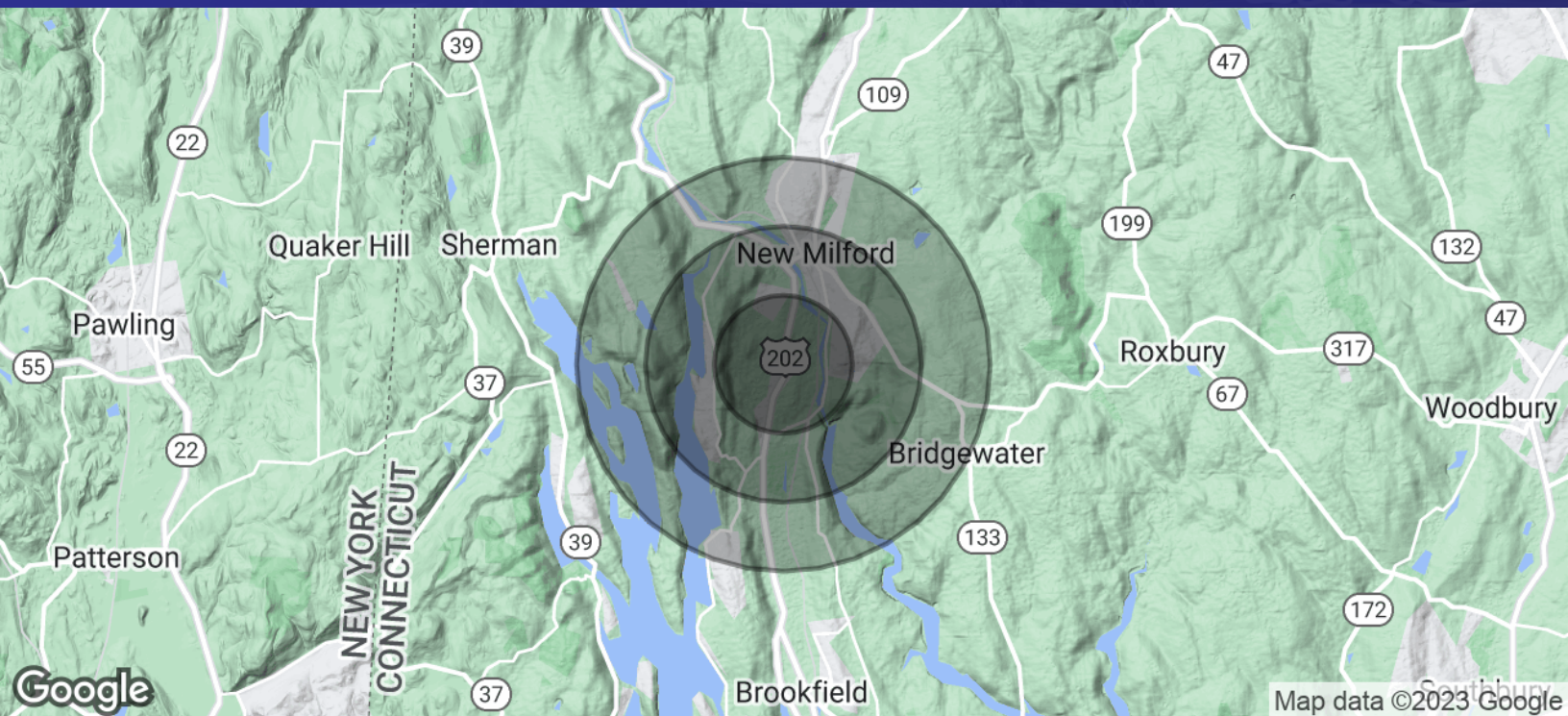
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,722	8,181	14,982
Average Age	39.9	40.9	42.9
Average Age (Male)	36.2	38.6	41.3
Average Age (Female)	40.4	42.4	44.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,142	3,852	6,996
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$92,663	\$95,535	\$103,196
Average House Value	\$243,977	\$281,401	\$305,369

* Demographic data derived from 2020 ACS - US Census



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