

# FOR LEASE // 94 DANBURY RD, NEW MILFORD CT



## PROPERTY DESCRIPTION

New storage units on Route 7. Ideal for contractor, car/boat storage or industrial uses. Unit comes with small office, bath, 200 amp power and two 14 Ft overhead doors.

## PROPERTY HIGHLIGHTS

- B2 Zone
- +/- 16 Ft Ceilings
- Two 14' Drive in Doors
- 200 Amp, 3 Phase Power
- Propane in Warehouse
- Electric in Office
- Handicap Bath
- Well and Septic

## OFFERING SUMMARY

|               |                              |
|---------------|------------------------------|
| Lease Rate:   | \$3,000.00 per month (Gross) |
| Available SF: | 2,500 SF                     |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 287       | 1,463    | 2,856     |
| Total Population  | 702       | 3,140    | 6,106     |
| Average HH Income | \$82,934  | \$80,471 | \$88,107  |



### JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



### MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



**FOR LEASE // 94 DANBURY RD, NEW MILFORD CT**



**JOE DIMYAN**

*Broker*

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)



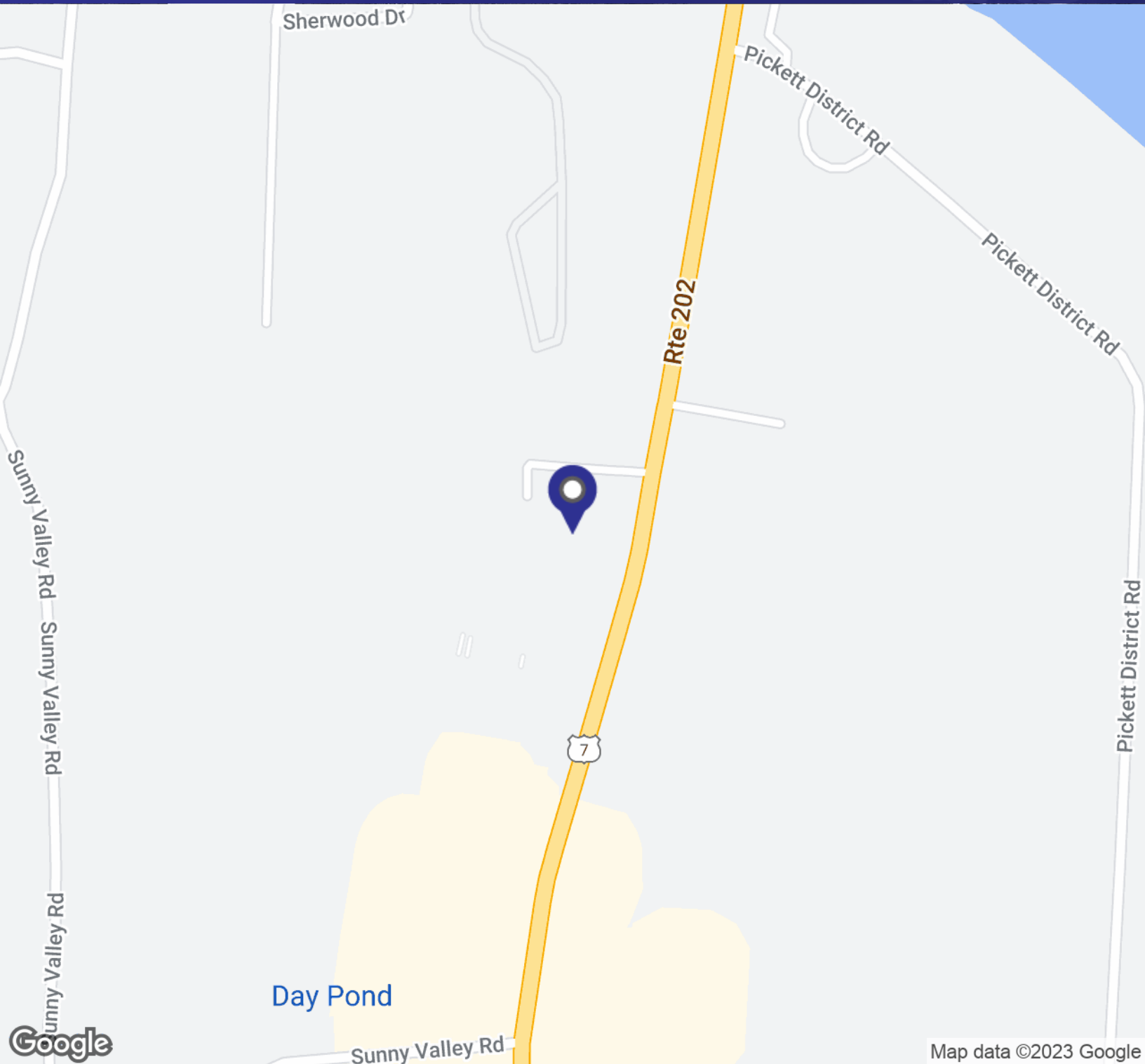
**MICK CONSALVO**

*Broker*

203.241.5188

[mconsalvo@towercorp.com](mailto:mconsalvo@towercorp.com)

**FOR LEASE // 94 DANBURY RD, NEW MILFORD CT**



**JOE DIMYAN**

*Broker*

203.313.3920

[jdimyan@towercorp.com](mailto:jdimyan@towercorp.com)



**MICK CONSALVO**

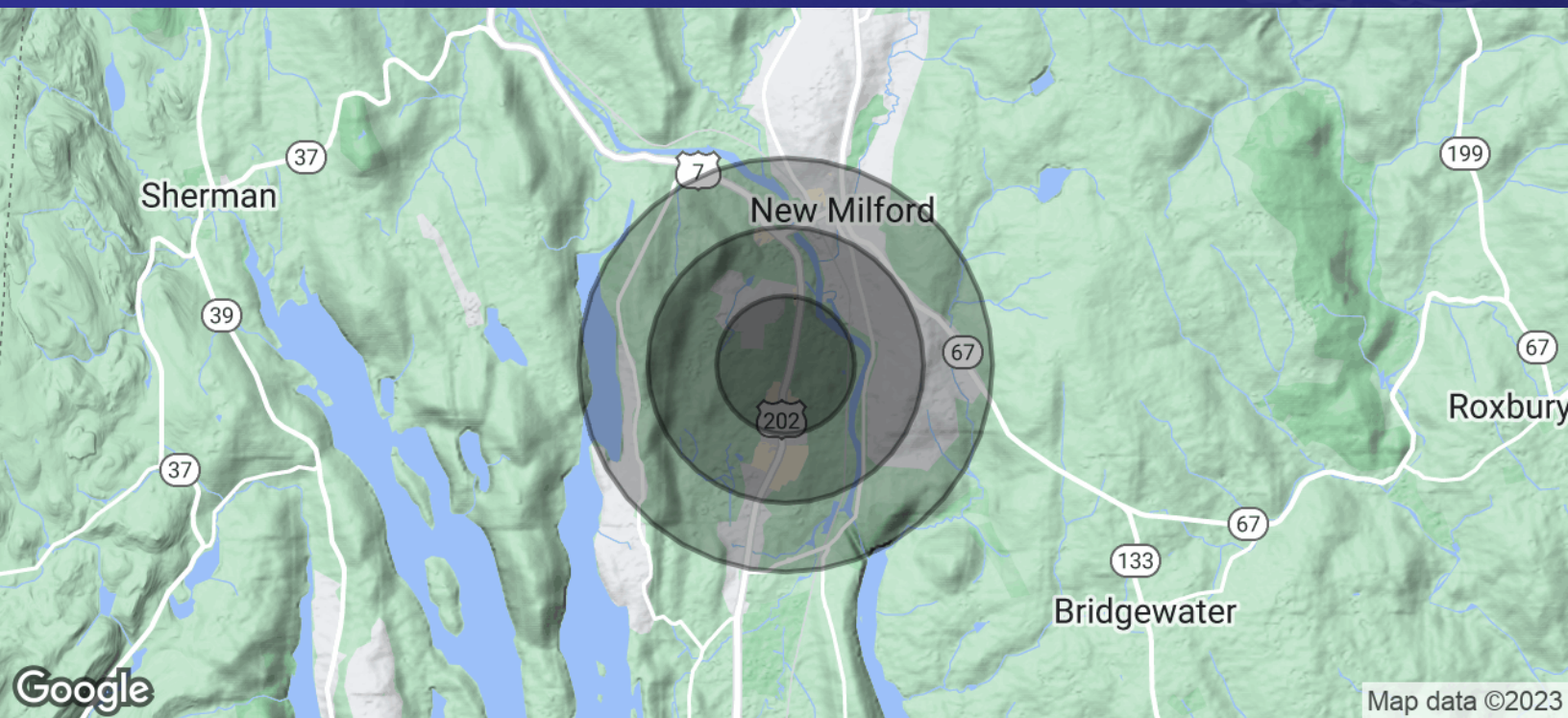
*Broker*

203.241.5188

[mconsalvo@towercorp.com](mailto:mconsalvo@towercorp.com)



# FOR LEASE // 94 DANBURY RD, NEW MILFORD CT



| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 702       | 3,140  | 6,106     |
| Average Age          | 39.6      | 38.8   | 39.9      |
| Average Age (Male)   | 32.0      | 35.4   | 37.1      |
| Average Age (Female) | 43.1      | 39.9   | 40.6      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 287       | 1,463     | 2,856     |
| # of Persons per HH | 2.4       | 2.1       | 2.1       |
| Average HH Income   | \$82,934  | \$80,471  | \$88,107  |
| Average House Value | \$233,496 | \$233,403 | \$256,489 |

\* Demographic data derived from 2020 ACS - US Census



## JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com



## MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com