

**FOR LEASE // 223 KENT ROAD, NEW MILFORD, CT**



**PROPERTY DESCRIPTION**

1,800 Sq. ft. space on Route 7 located 1.4 miles north of the bridge. Space offers 200 amp 3 phase power and 12' drive-in doors. Ideal for any industrial or storage use.

**PROPERTY HIGHLIGHTS**

- Zone: I (Industrial)
- Loading: 12" Drive-In Door
- Power: 200 Amp, 3 Phase
- Ceiling Height: 14 ft
- Year Built: 2003
- Heating: Propane -- New Furnace
- Sprinkler: Yes
- Plumbing: 1 Bath
- Utilities: Septic and Well

**OFFERING SUMMARY**

Lease Rate:	\$1,900/month + utils
Available SF:	1,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	630	7,079	12,568
Total Population	1,303	15,525	28,333
Average HH Income	\$92,114	\$98,863	\$109,754



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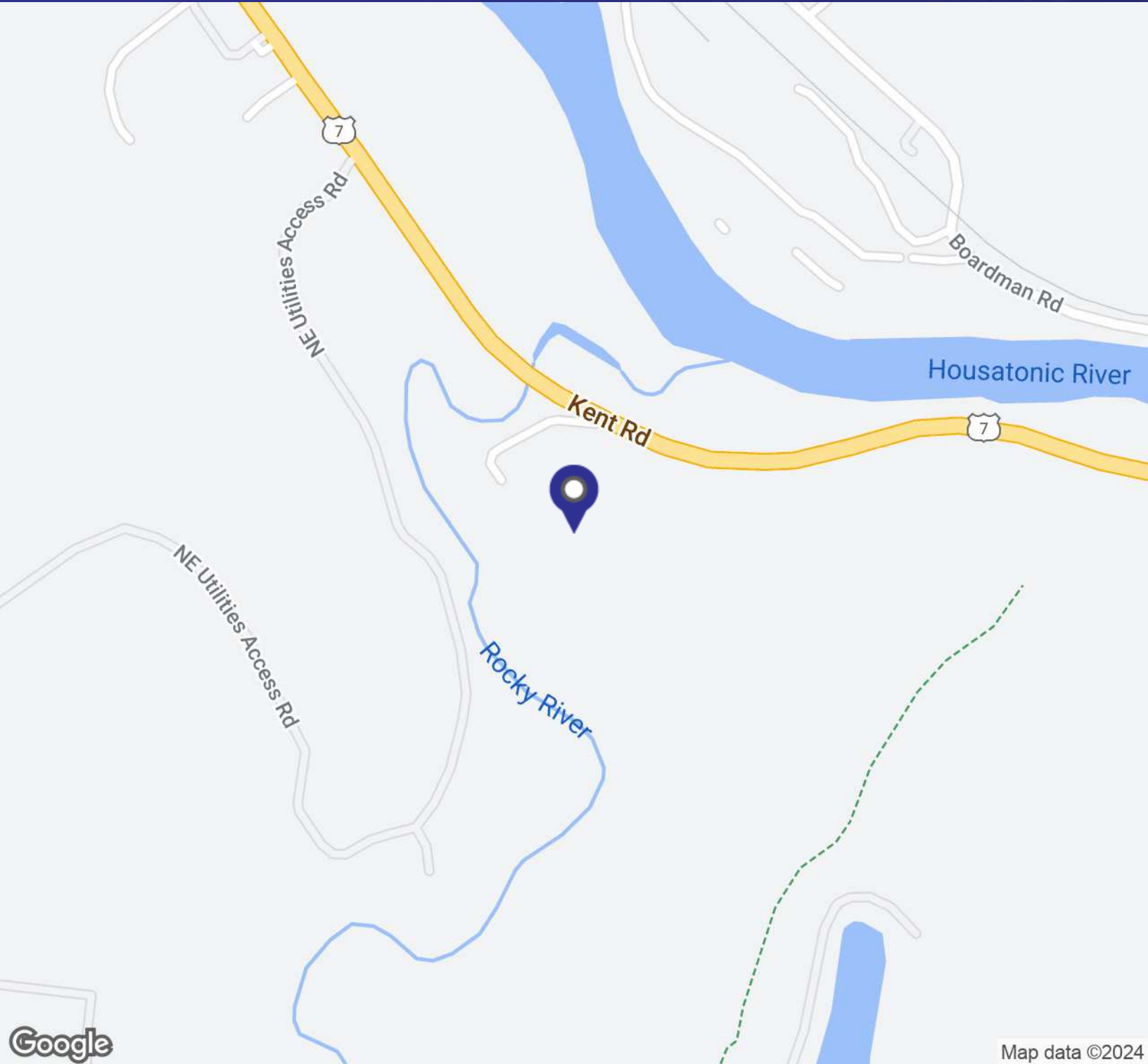
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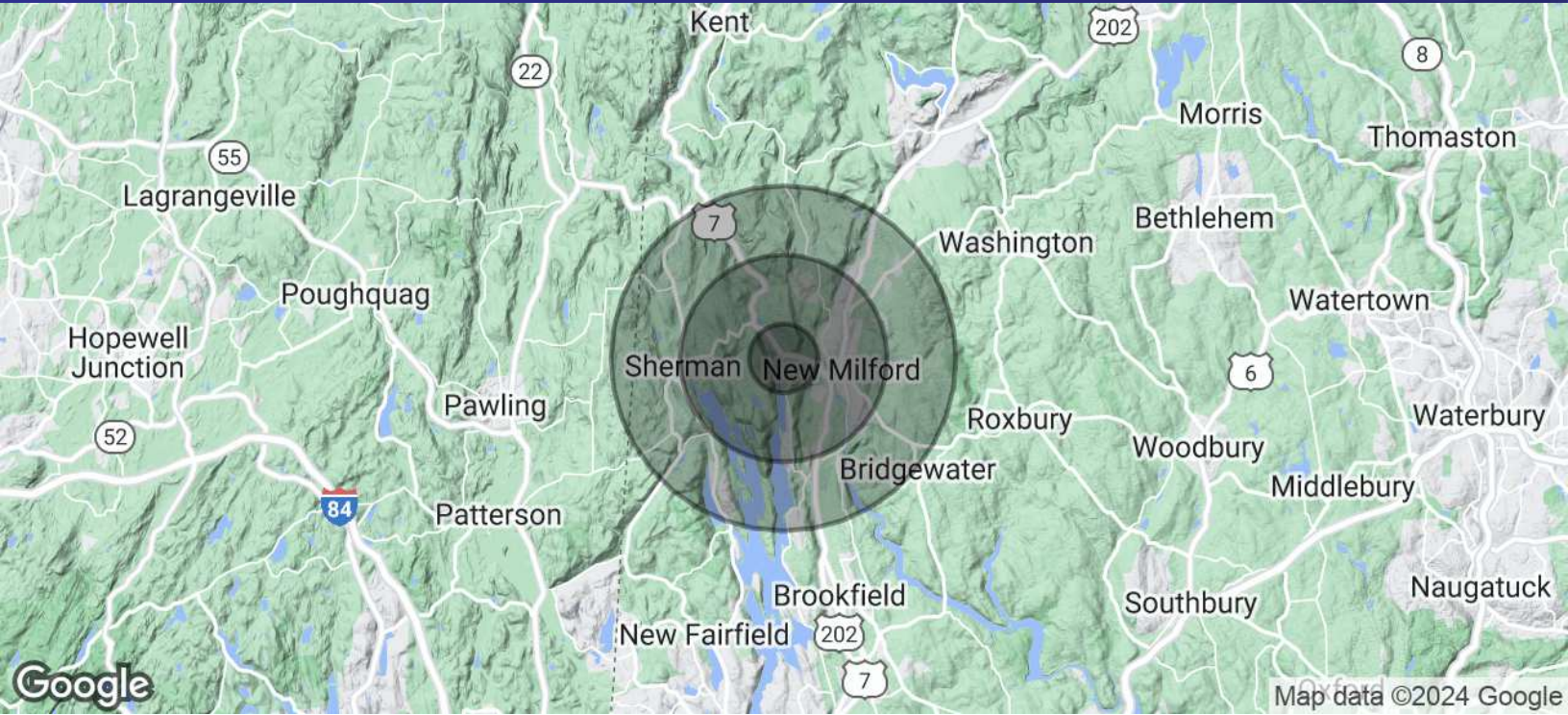


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,303	15,525	28,333
Average Age	44.3	44.1	45.2
Average Age (Male)	45.0	43.0	44.6
Average Age (Female)	45.3	44.1	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	630	7,079	12,568
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$92,114	\$98,863	\$109,754
Average House Value	\$288,005	\$290,089	\$327,987

2020 American Community Survey (ACS)



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