

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



PROPERTY DESCRIPTION

1,240 Sq. Ft & 2,881 Sq. ft. space on Route 7 located 1.4 miles north of the bridge. Space can be combined for 4,121 Sq. Ft. 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: 5 12" Drive-In Doors
- 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
- Slob Sink

OFFERING SUMMARY

| | |
|---------------|---|
| Lease Rate: | \$1,300/month + utils & \$3,000/month + utils |
| Available SF: | 1,240 SF & 2,881 SF Options |

| 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 |

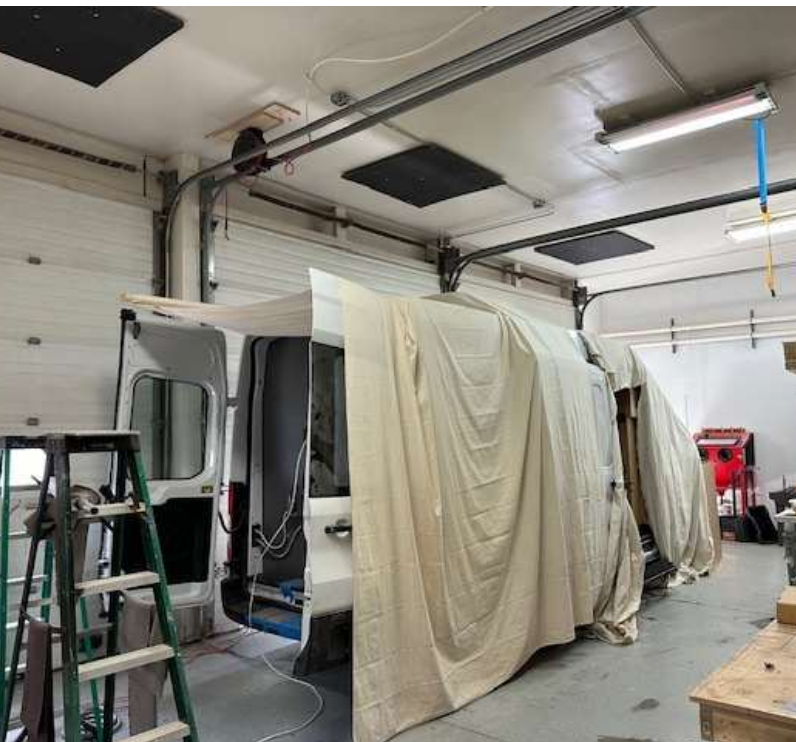


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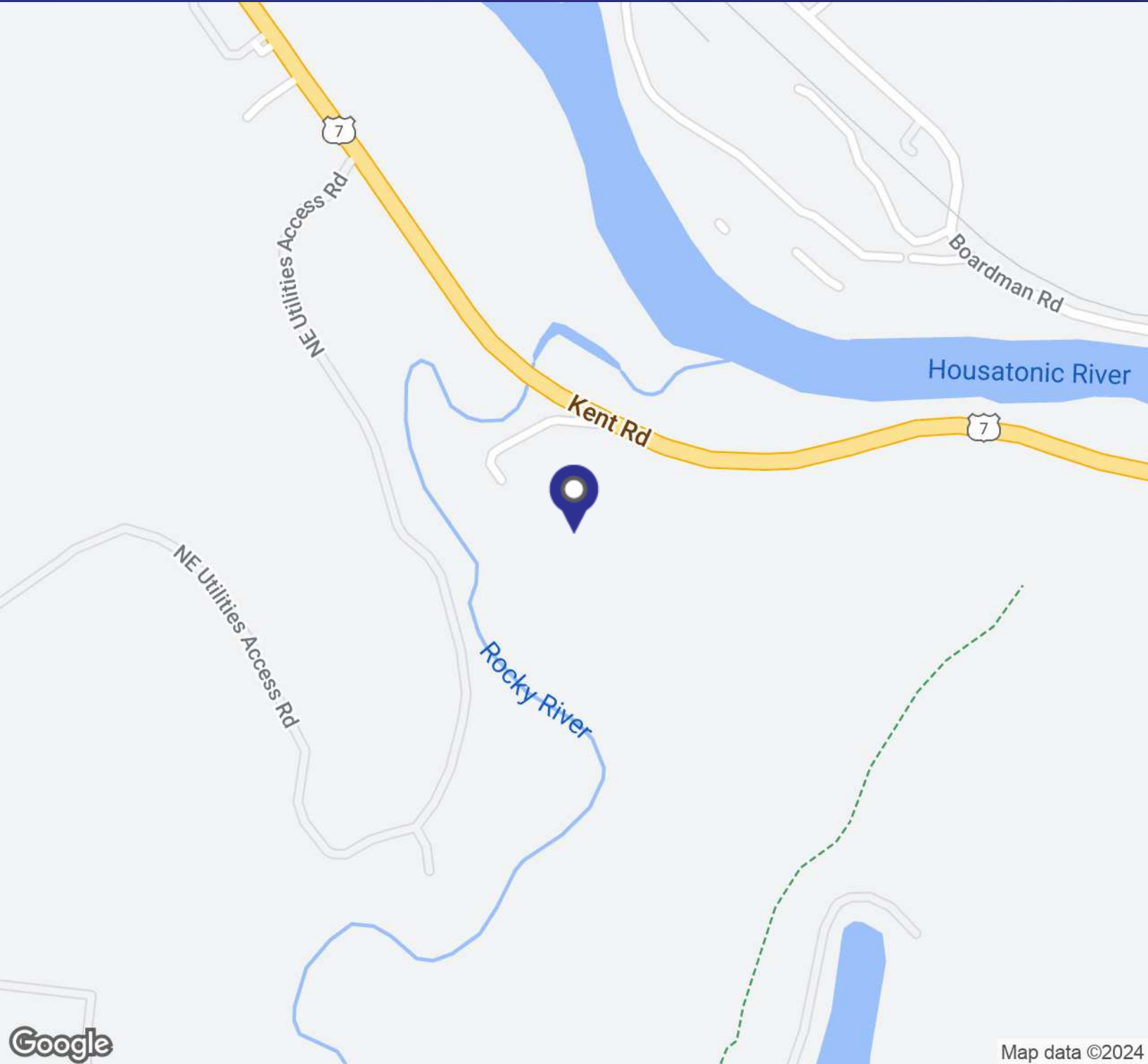


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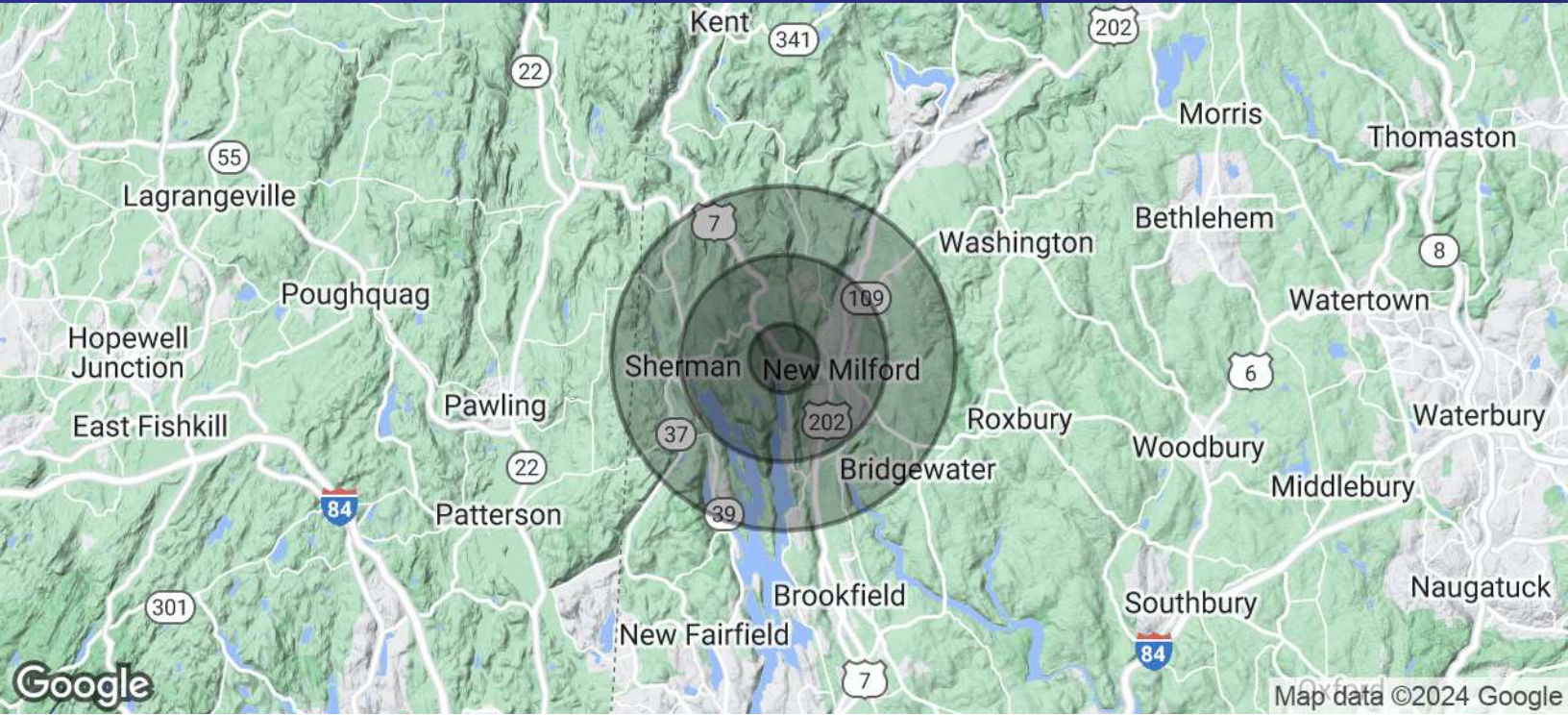
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,303 | 15,525 | 28,333 |
| Average Age | 44.3 | 44.1 | 45.2 |
| Average Age (Male) | 45.0 | 43.0 | 44.6 |
| Average Age (Female)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