

FOR LEASE // OFFICE/RETAIL SPACE



PROPERTY DESCRIPTION

First Floor Office or Retail Space on Rt. 202 w/ Signage Windows + Parking Ideal Uses Include: Professional Office, Retail Store or Medical Office. Current Layout: Open Bullpen, 3 Private Offices, Private Bath + Kitchenette.

PROPERTY HIGHLIGHTS

- Ample Parking
- Utilities: City Water and Septic
- Heating: Electric
- Plumbing: 1 Bath + Kitchenette
- Cooling: Two Wall A/C Units
- Signage on Road
- Lot Size: .92 Acres

123 LITCHFIELD RD (RT. 202), NEW MILFORD, CT

Lease Rate:	\$1,300/month + Utilities
Available SF:	1,200 SF - First Floor
Building Size:	4,096 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	255	825
Total Population	229	580	2,076
Average HH Income	\$113,756	\$112,943	\$127,176

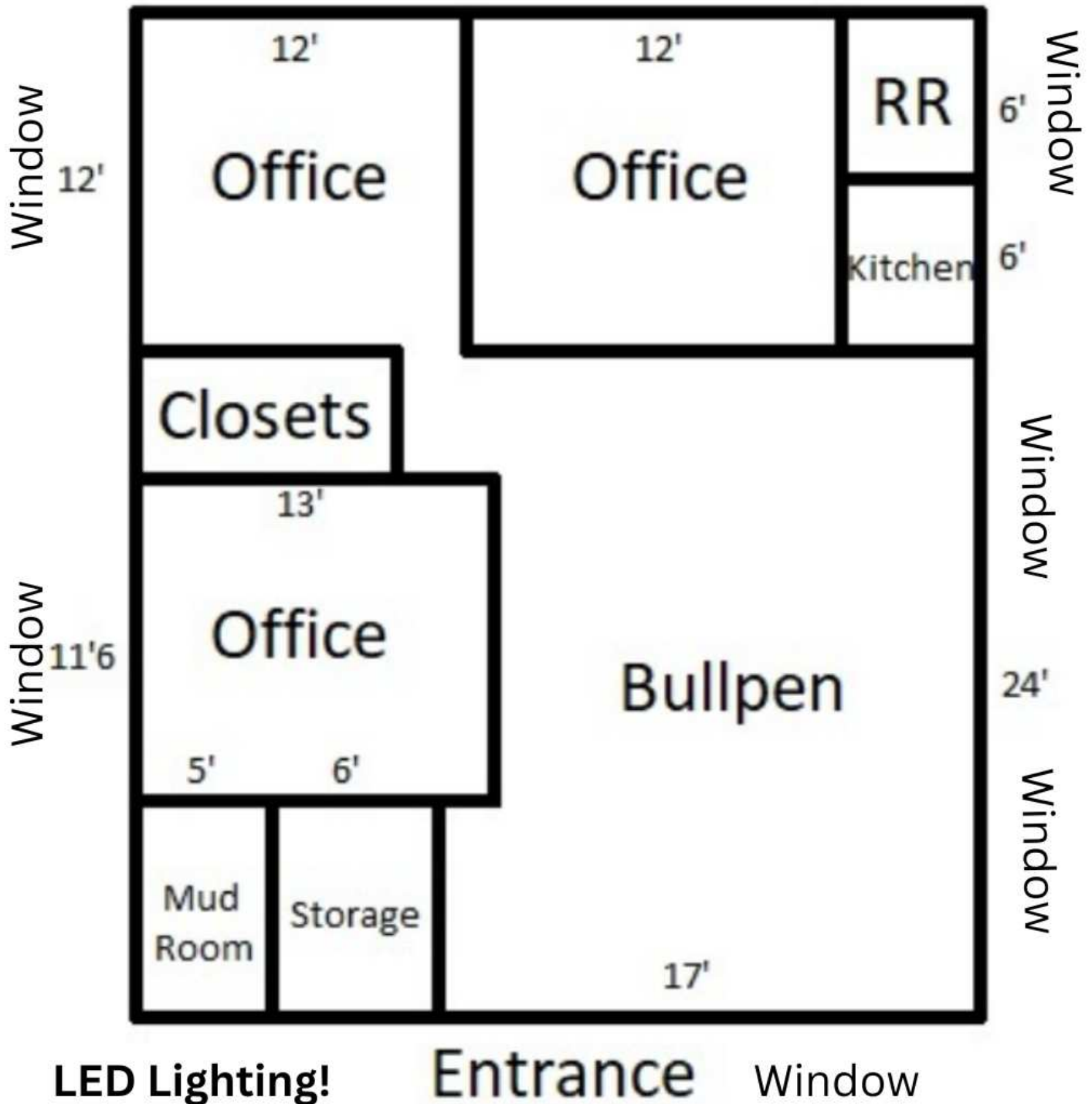


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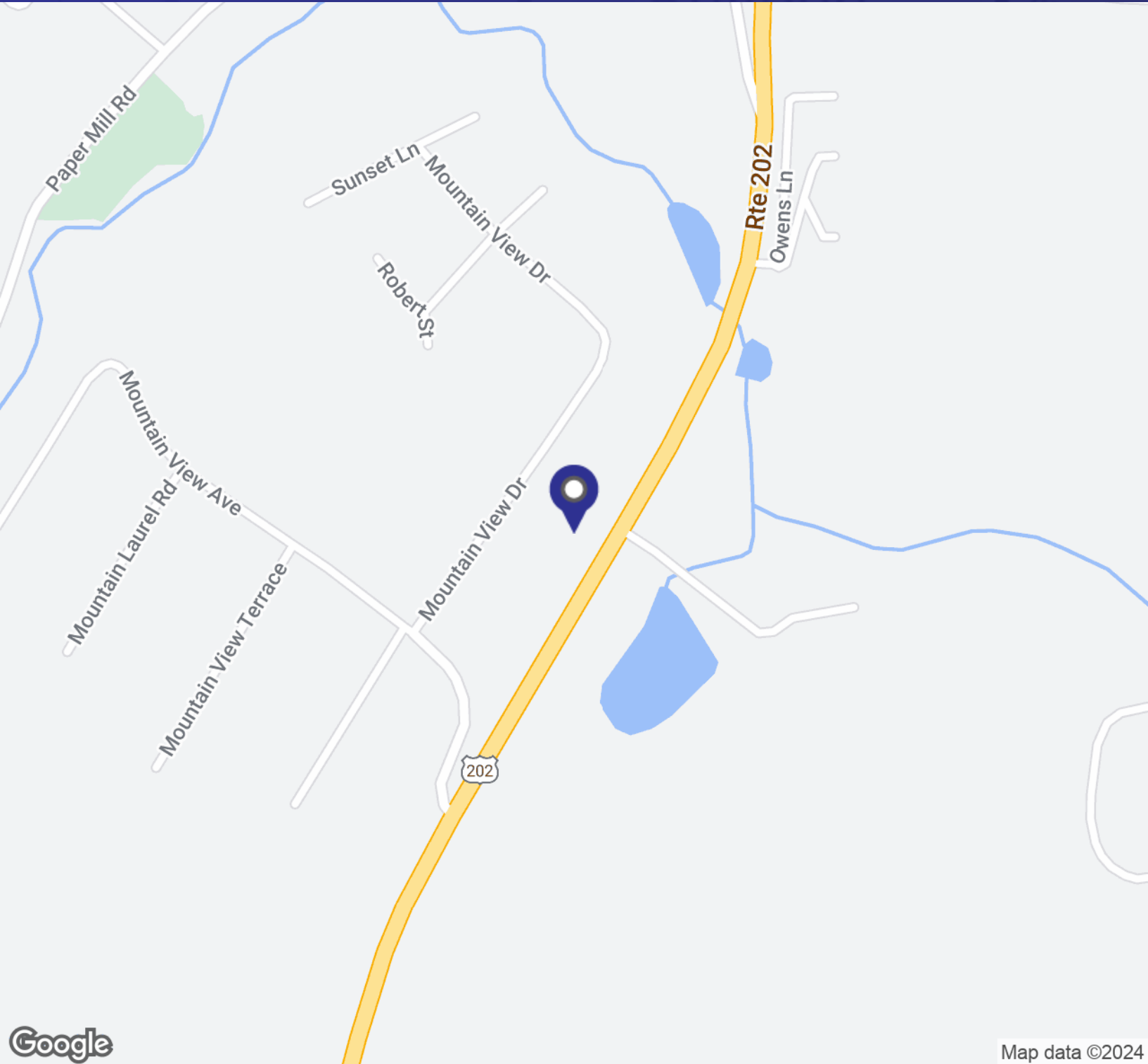


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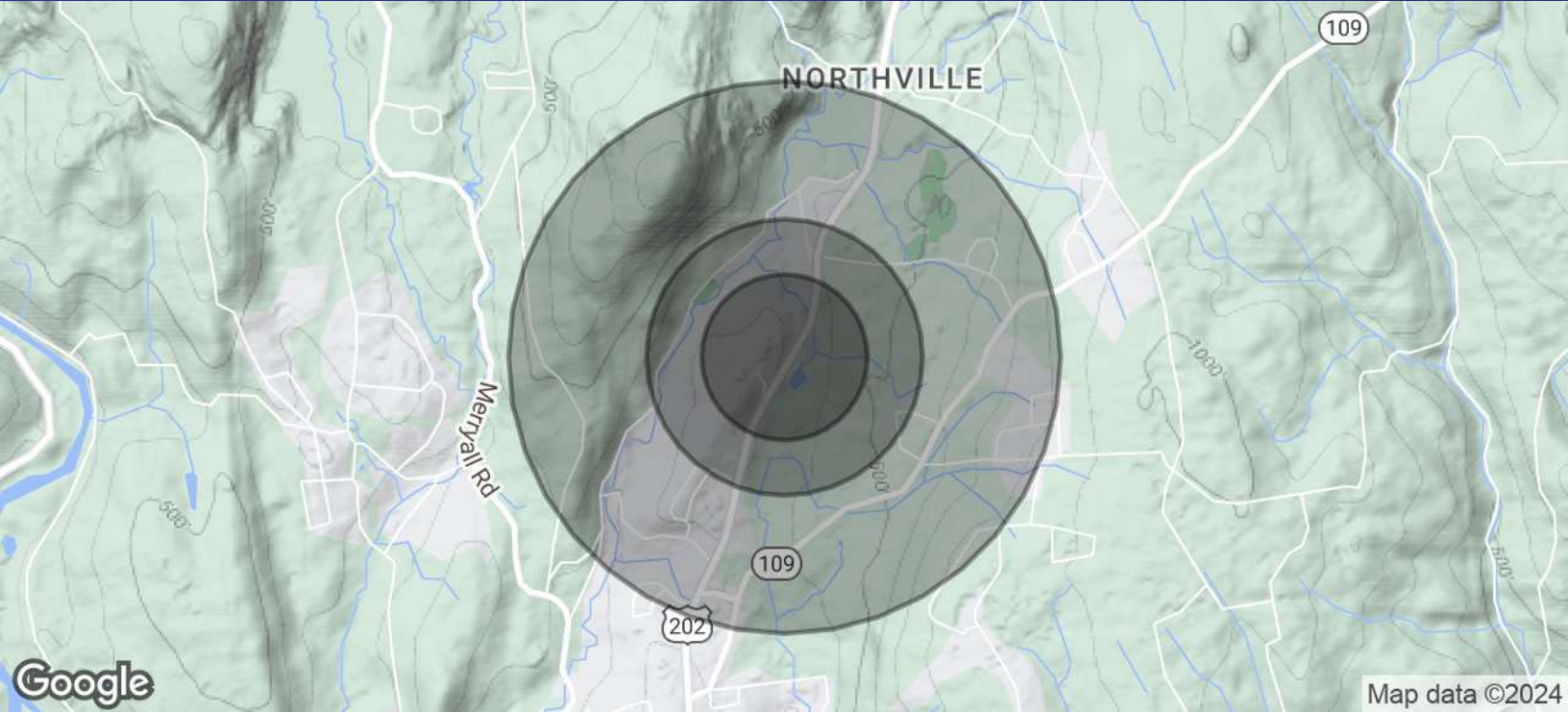
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	580	2,076
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	255	825
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$113,756	\$112,943	\$127,176
Average House Value	\$586,042	\$580,029	\$551,369

Demographics data derived from AlphaMap



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