

FOR LEASE // 199 PICKETT DISTRICT RD, UNIT 2, NEW MILFORD CT



PROPERTY DESCRIPTION

Brand new storage units in Southern New Milford. Ideal for contractor, car/boat storage or light industrial uses. 1,200 Sq Ft available. Easy access to Route 7 and I84.

PROPERTY HIGHLIGHTS

- 10 Ft Drive in Door
- 100 amp, Single Phase Power
- Well and Septic
- LED Lighting
- 12 - 16' Ceilings
- Separately Metered for Propane Heat
- Handicap Bath for Each Unit

OFFERING SUMMARY

Lease Rate:	\$1,600 Per Month + Util
Unit	2
Available SF:	+/- 1,200

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	274	982	2,038
Total Population	680	2,378	4,742
Average HH Income	\$87,123	\$96,027	\$98,611



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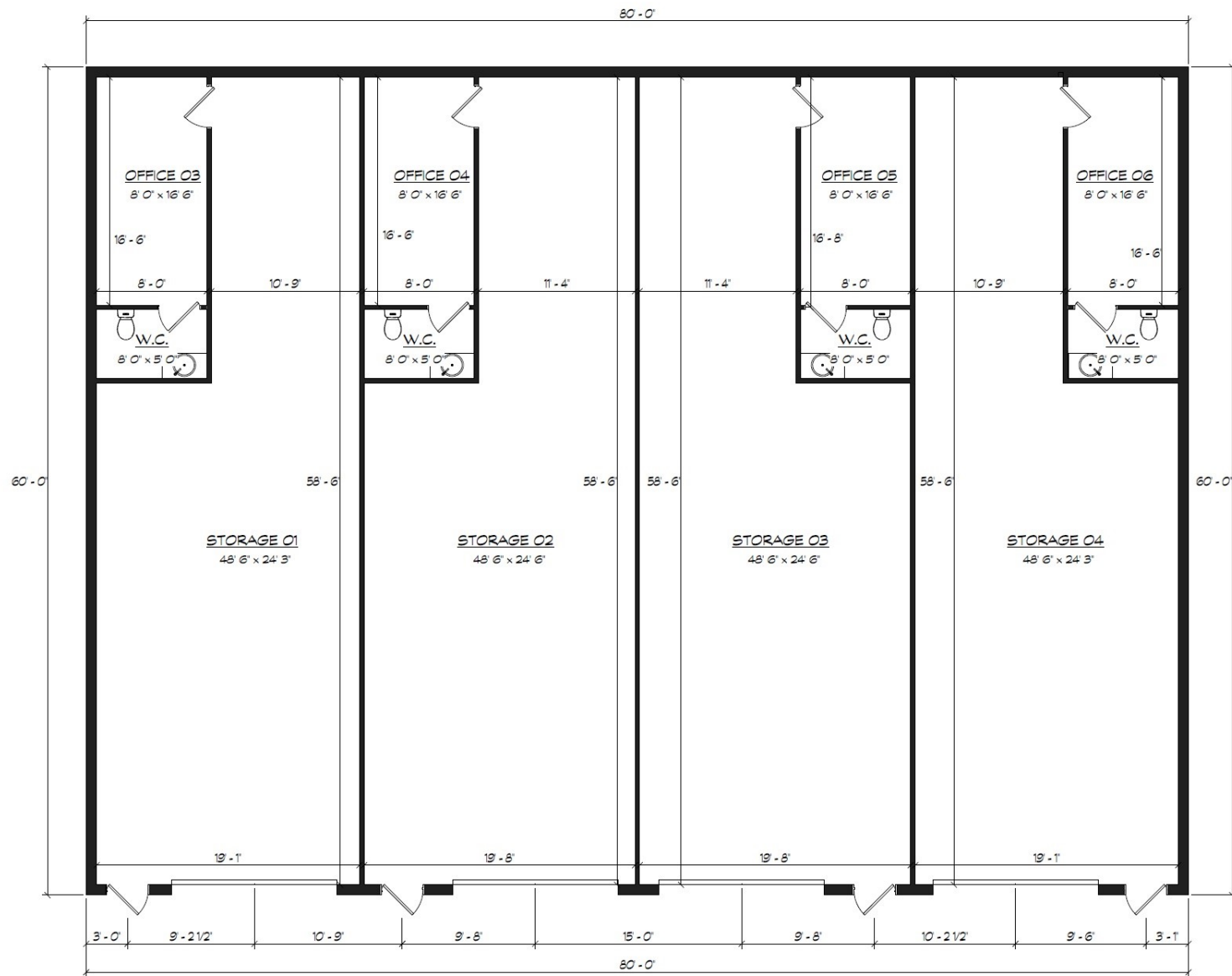


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MAIN FLOOR AREA	
NAME	AREA
Office 03	132 sf
W.C.	55 sf
Storage 01	932 sf
Office 04	132 sf
W.C.	55 sf
Storage 02	966 sf
Office 05	132 sf
W.C.	55 sf
Storage 03	966 sf
Office 06	132 sf
W.C.	55 sf
Storage 04	934 sf

TOTAL FLOOR AREA	
4,800	sf

FLOOR PLAN
PROGRESSIVE PRINT

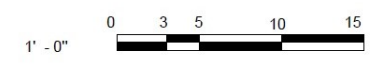
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SCALE	
REVISIONS	

2 UPPER LEVEL

SM01645 - Bruzzi Real Estate

Rev Date: July 6th 2021

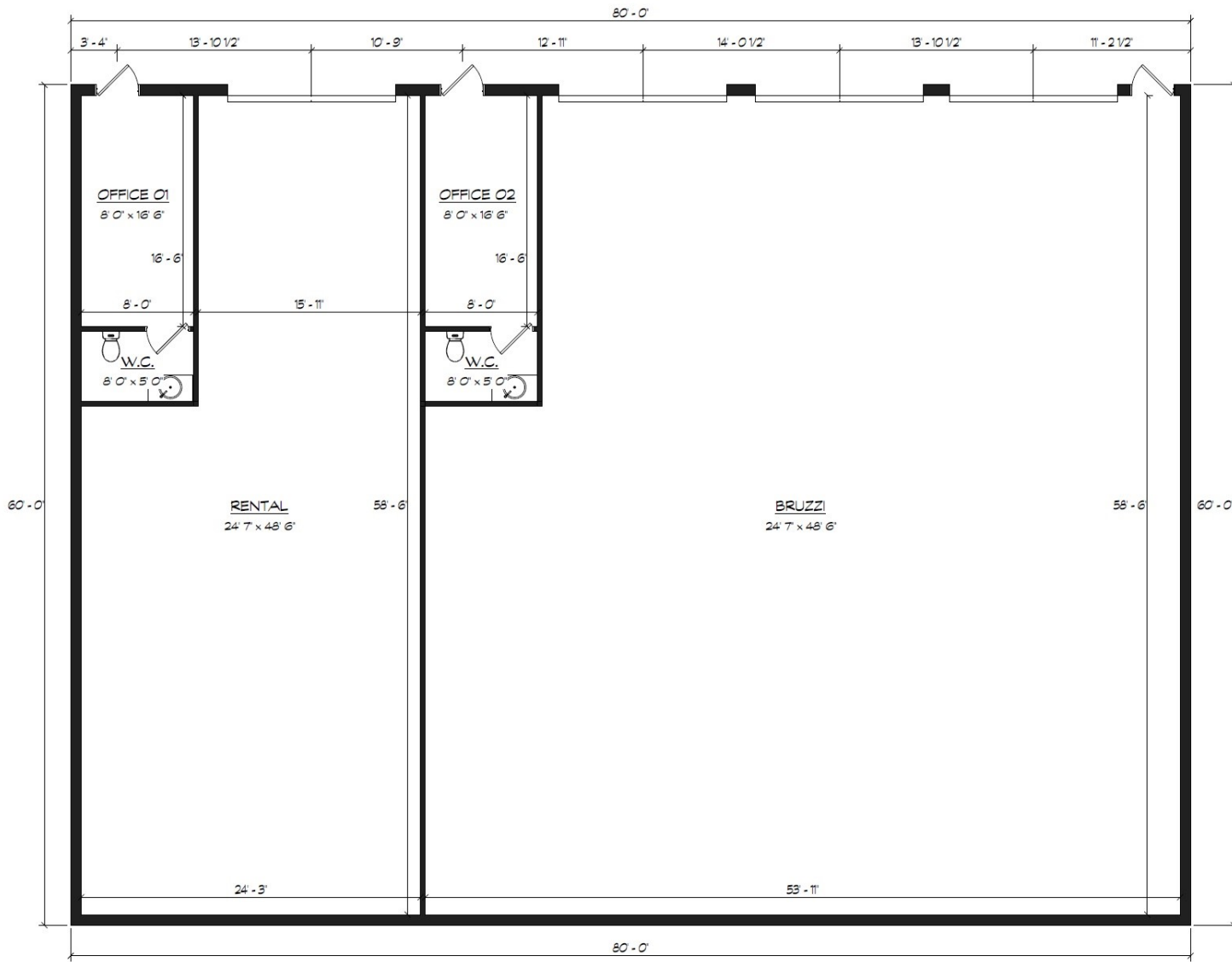
GRAPHIC SCALE:



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MAIN FLOOR AREA	
NAME	AREA

Office 01	132 sf
W.C.	40 sf
Rental	1234 sf
Office 02	132 sf
W.C.	40 sf
Bruzzi	2969 sf

TOTAL FLOOR AREA	
4,800	sf

FLOOR PLAN
PROGRESSIVE PRINT

DRAWN	
APPROVED	
DATE	
SCALE	

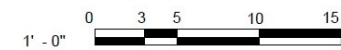
REVISIONS

1 PRELIMINARY FLOOR PLAN

SM01645 - Bruzzi Real Estate

Rev Date: July 6th 2021

GRAPHIC SCALE:

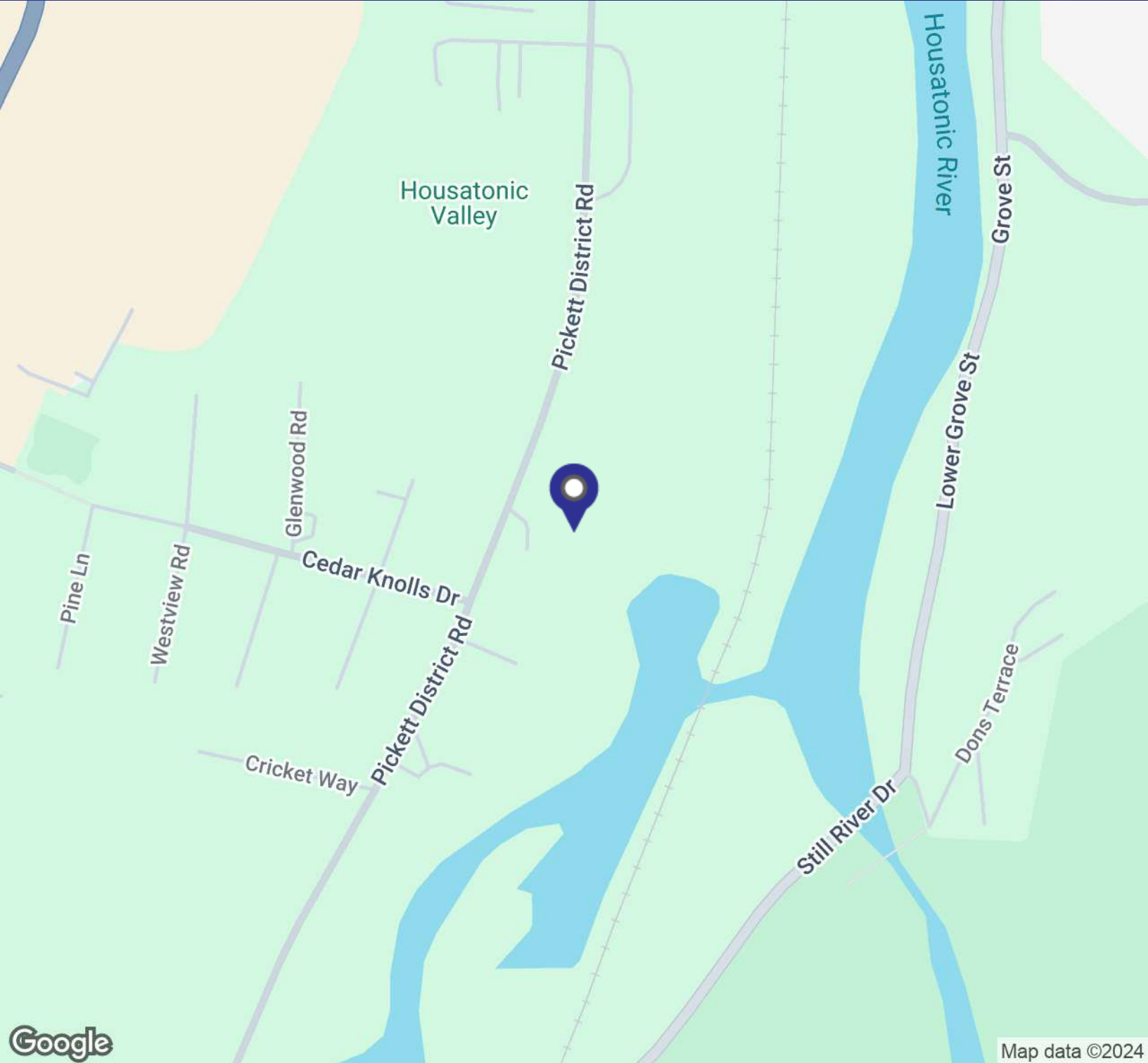


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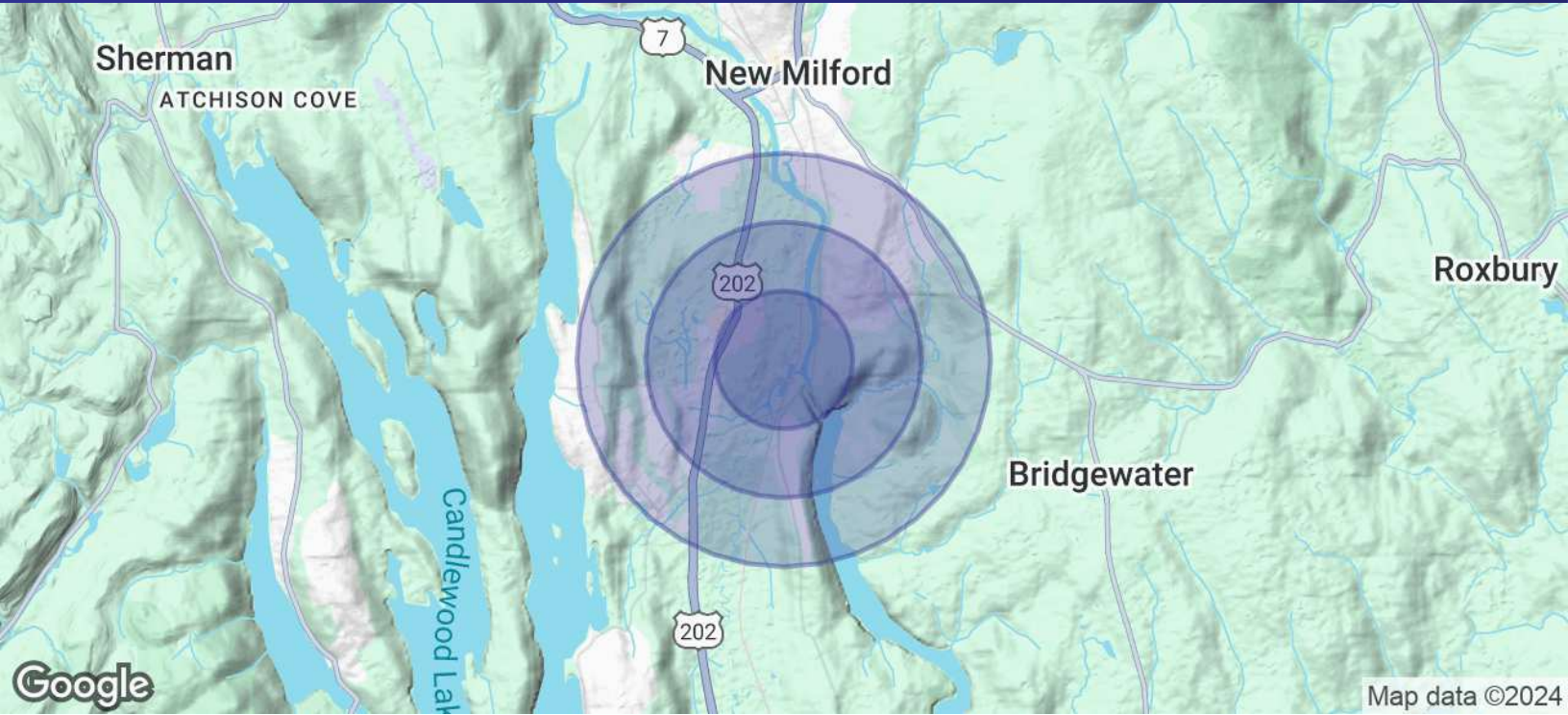
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	680	2,378	4,742
Average Age	39.2	39.9	40.2
Average Age (Male)	33.1	36.6	37.8
Average Age (Female)	40.4	39.6	40.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	274	982	2,038
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$87,123	\$96,027	\$98,611
Average House Value	\$250,224	\$263,312	\$273,053

2020 American Community Survey (ACS)



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