

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 14 Ft overhead doors.

PROPERTY HIGHLIGHTS

- B2 Zone
- +/- 16 Ft Ceilings
- Unit 1 - Two 14' Drive in Doors
- Unit 3 - One 14' Drive in Doors
- 200 Amp, 3 Phase Power
- Propane in Warehouse
- Electric in Office
- Handicap Bath
- Well and Septic

OFFERING SUMMARY

Unit 1:	\$3,000.00 Per Month + Util.
Unit 1:	2,500 SF
Unit 3:	\$1,600 Per Month + Util
Unit 3:	1,250 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



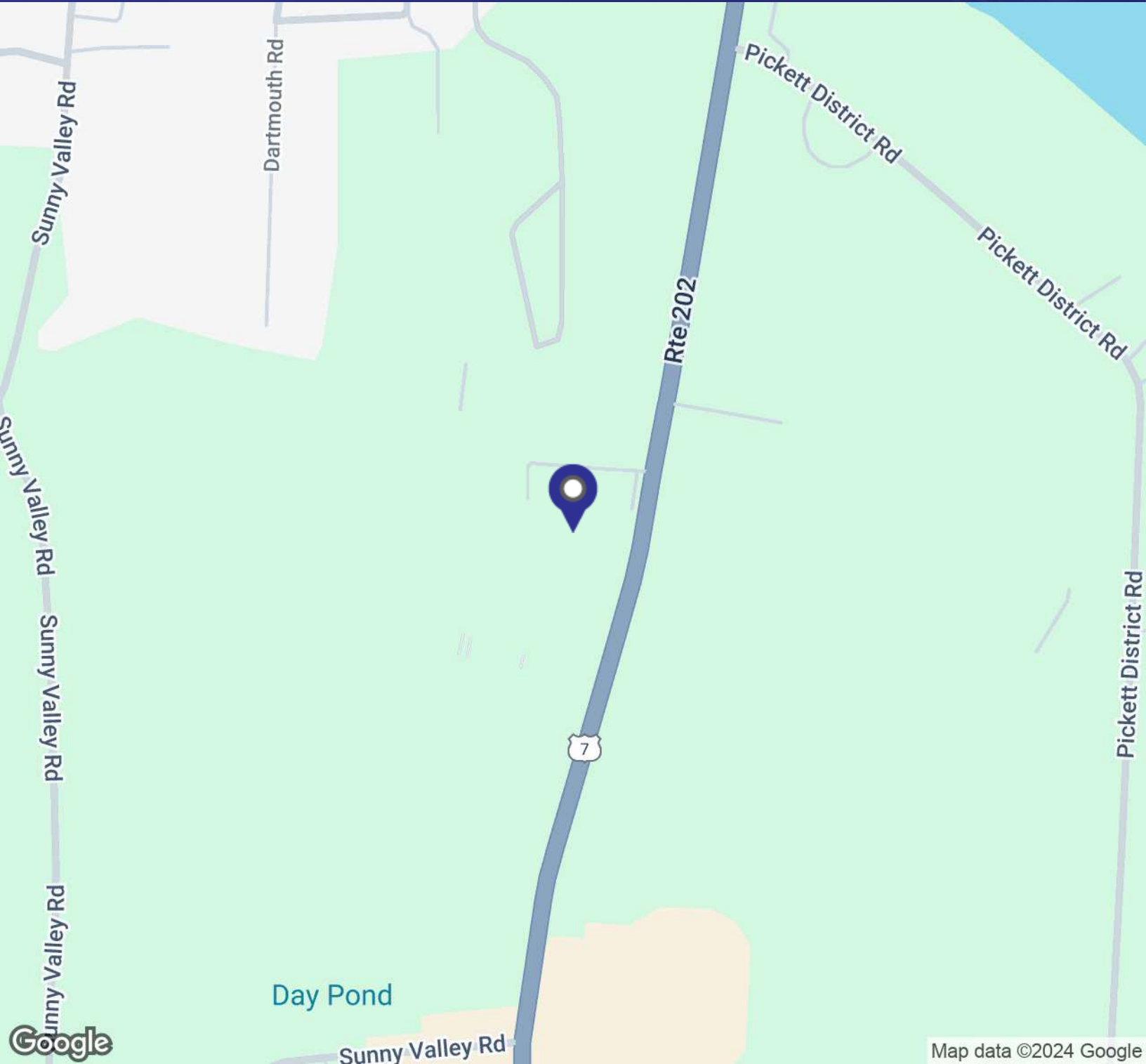
MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

FOR LEASE // 94 DANBURY RD, NEW MILFORD CT



JOE DIMYAN

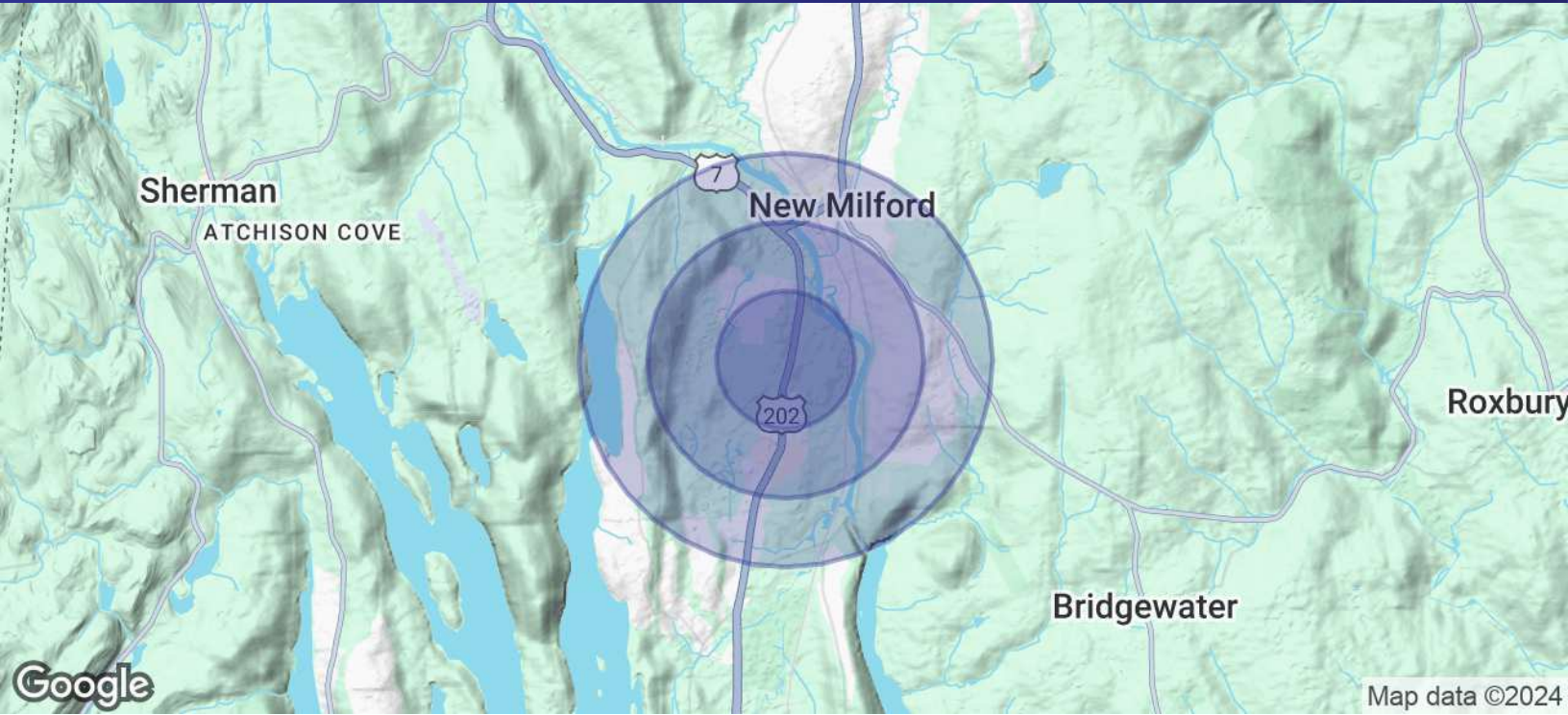
Broker
203.313.3920
jdimyan@towercorp.com



MICK CONSALVO

Broker
203.241.5188
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

2020 American Community Survey (ACS)



JOE DIMYAN

Broker
203.313.3920
jdimyan@towercorp.com



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com