

**FOR LEASE // 146 DANBURY ROAD, UNIT F, NEW MILFORD, CT**



**PROPERTY DESCRIPTION**

Currently built out as turnkey medical space. Other potential uses include retail, professional office, and personal service businesses. Be neighbors with Stop & Shop, Walmart, Kohl's, HomeGoods, Panera, Staples, TJ Maxx, and other major retailers. Located in a strip center with great Route 7 exposure, offering excellent accessibility and signage. Interior and exterior updates were completed in 2023!

**PROPERTY HIGHLIGHTS**

- I Zone (Commercial/ Industrial)
- +/- 25,125 Cars Daily (2025)
- Built 1987
- Electric Heat Pump
- Central AC
- City Water and Sewer
- End Unit

**OFFERING SUMMARY**

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,762 ; 2,250 or 4,012 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	845	13,737	47,879
Total Population	1,881	35,414	130,014
Average HH Income	\$73,977	\$104,085	\$109,591



**MICK CONSALVO**  
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 203.241.5188  
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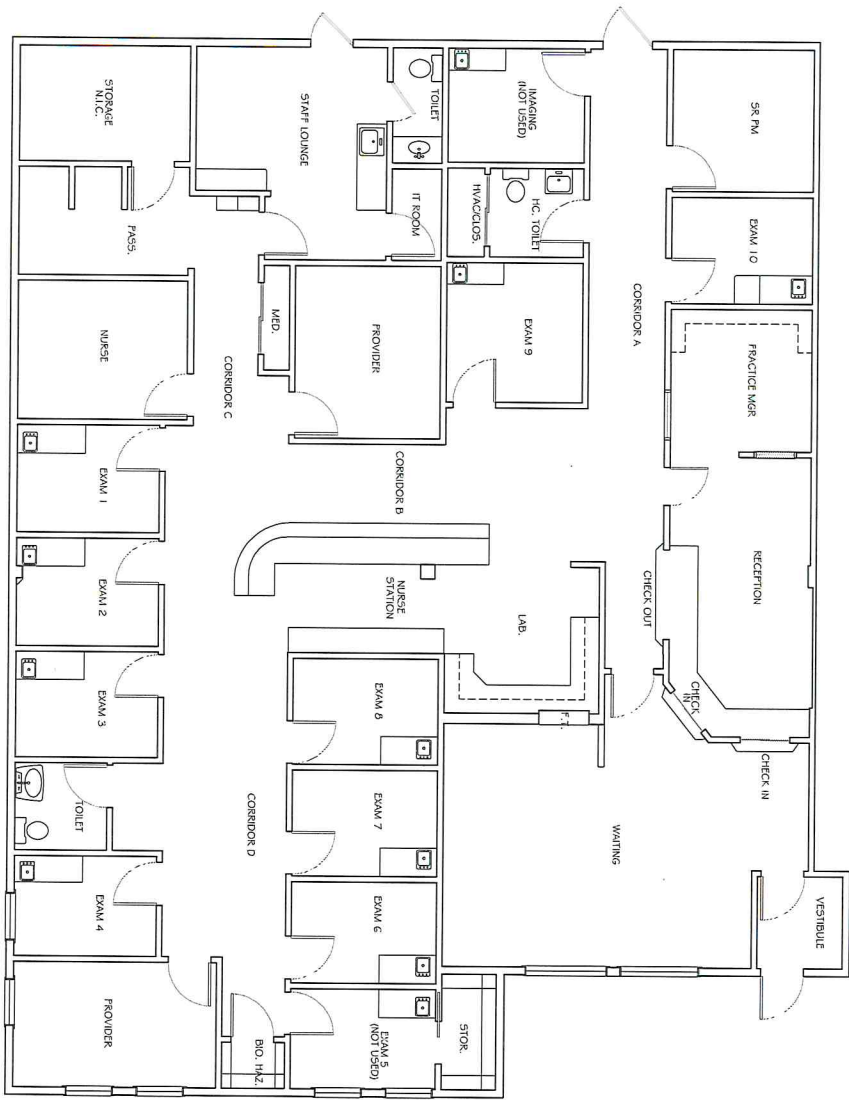
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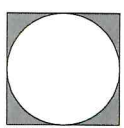
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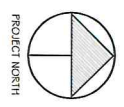
SCALE 1/4" = 1'-0"

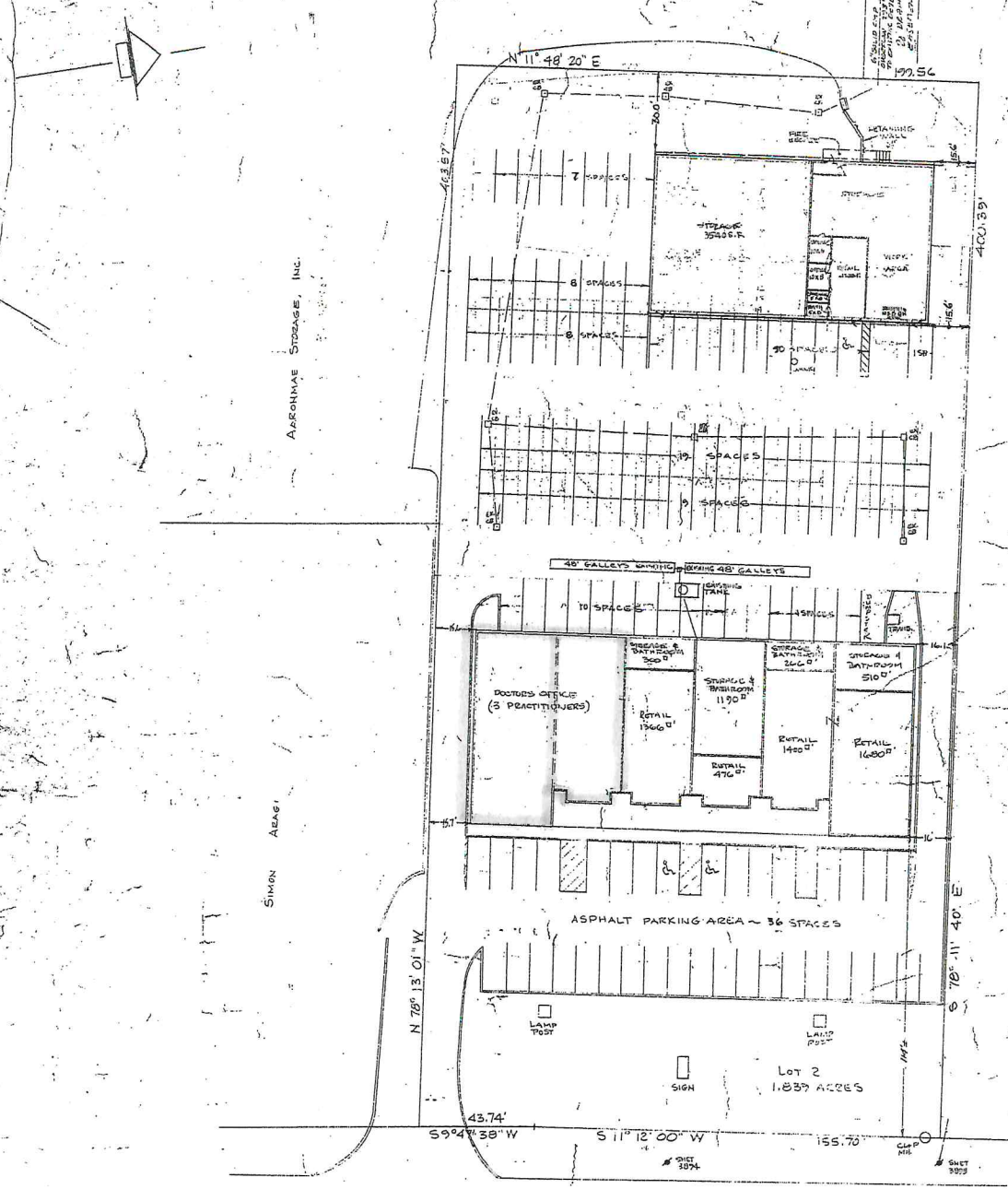


DATE: 03.25.2021  
 REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SCALE: 1/4" = 1'-0"  
 DWN BY: KC

**PROHEALTH PHYSICIANS**  
 Primary Care of New Milford  
 146 Danbury Road  
 New Milford, CT

PERIOD DESIGN  
 146 GARDEN STREET  
 WETHERSFIELD, CT 06109  
 860.571.0101





- FRONT BUILDING -  
PARKING DATA:  
BUILDING = 11600 SQ. FT.  
STORAGE, ETC. = 3867 SQ. FT.  
RETAIL = 7735 SQ. FT.  
PARKING REQUIRED = 78 SPACES

- REAR BUILDING -  
WAREHOUSE  
MAIN FLOOR 6420 SF STORAGE 2 SPACES  
BASEMENT 6405 SF STORAGE 2 SPACES  
TOTAL PARKING REQUIRED = 82 SPACES  
TOTAL PARKING PROVIDED = 125 SPACES

FRONT BUILDING - APRIL 1993  
PARKING DATA:  
RETAIL AREA 4922 SF 50 SPACES REQ.  
STORAGE AREA 2266 SF 19 SPACES REQ.  
DOCTORS OFFICE (3 PRAC.) 68 SPACES REQ.

REAR BUILDING - NO CHANGE 4 SPACES REQ.  
67 SPACES REQ.  
123 SPACES PROVIDED

FRONT BUILDING - JUNE 14, 1993  
NO CHANGE 65 SPACES REQ.

REAR BUILDING  
PARKING DATA:  
MAIN FLOOR 6420 SF 2 SPACES REQ.  
LOWER FLOOR:  
2 EMPLOYEES 2 SPACES REQ.  
14 LANES 14 SPACES REQ.  
100' RETAIL 7 SPACES REQ.  
PEOPLE WAITING TO USE LANES 7 SPACES REQ.  
77 SPACES REQ.  
123 SPACES PROVIDED

FRONT BUILDING - APRIL 5, 1994  
NO CHANGE 65 SPACES REQ.

REAR BUILDING  
PARKING DATA:  
MAIN FLOOR:  
RETAIL 420 SF - 5 SPACES REQ.  
OFFICE 80 SF - 1 SPACE REQ.  
WORK AREA 2 EMPLOYEES 2 SPACES REQ.  
STORAGE AREA 1470 SF 0 SPACES REQ.  
REMAINDER 2540 SF STORAGE 23 SPACES  
LOWER LEVEL 30 SPACES REQ.  
NO CHANGE 121 SPACES PROVIDED

AS BUILT  
PREPARED FOR  
SIMON ARAGI  
DANBURY ROAD  
NEW MILFORD, CONNECTICUT  
SCALE 1" = 20' DECEMBER 7, 1987

CLASS A SURVEY CERTIFIED SUBSTANTIALLY  
CORRECT AND IN ACCORDANCE WITH THE CODE OF  
RECOMMENDED PRACTICE FOR STANDARDS OF  
PRACTICE OF SURVEYS AND MAPS APPROVED  
BY THE STATE BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND SURVEYORS.

C. James Osborne, Jr.  
C. JAMES OSBORNE, JR.  
NEW MILFORD, CONNECTICUT



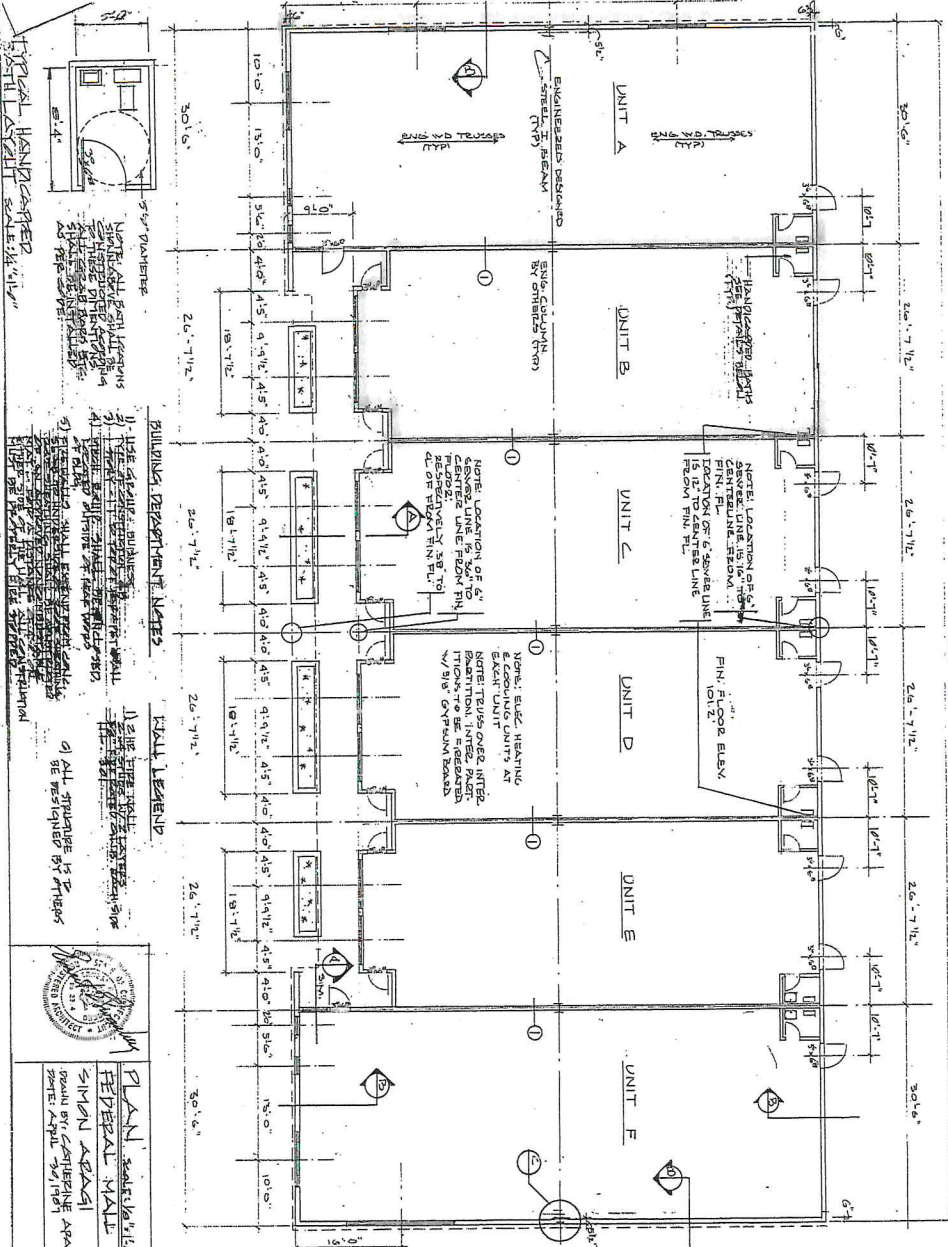
UPDATED FEBRUARY 20, 1990 TO SHOW THE  
FOUNDATION FOR REAR BUILDING.

UPDATED JAN. 24, 1990 TO SHOW THE  
BUILDING IN REAR AND PARKING  
BETWEEN BUILDINGS.

UPDATED APRIL 27, 1993 TO SHOW SQUARE  
FOOTAGE OF RETAIL, STORAGE AREAS AND  
DOCTORS OFFICE.

UPDATED JUNE 16, 1993 TO SHOW SQUARE  
FOOTAGE OF RETAIL, STORAGE AREAS AND  
DOCTORS OFFICE AND CHANGES FROM A  
PREVIOUS SURVEY AND REVISIONS.

INDUSTRIAL



**GENERAL HANDICAPPED ACCESSIBLE**

1. USE OF ALL ELEVATORS SHALL BE AS REQUIRED BY THE 1990 ADA AND 2010 ADA AMENDMENTS.

2. ALL NEW AND EXISTING ELEVATORS SHALL BE AS REQUIRED BY THE 1990 ADA AND 2010 ADA AMENDMENTS.

3. ALL STRUCTURE IS TO BE DESIGNED BY OTHERS.

**BUILDING DEPARTMENT NOTES**

1. USE OF ALL ELEVATORS SHALL BE AS REQUIRED BY THE 1990 ADA AND 2010 ADA AMENDMENTS.

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**MALL LEASING**

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**PLAN SCALE: 1/4" = 1'-0"**

**FEDERAL MALL**

**SIMON ABRAMS**

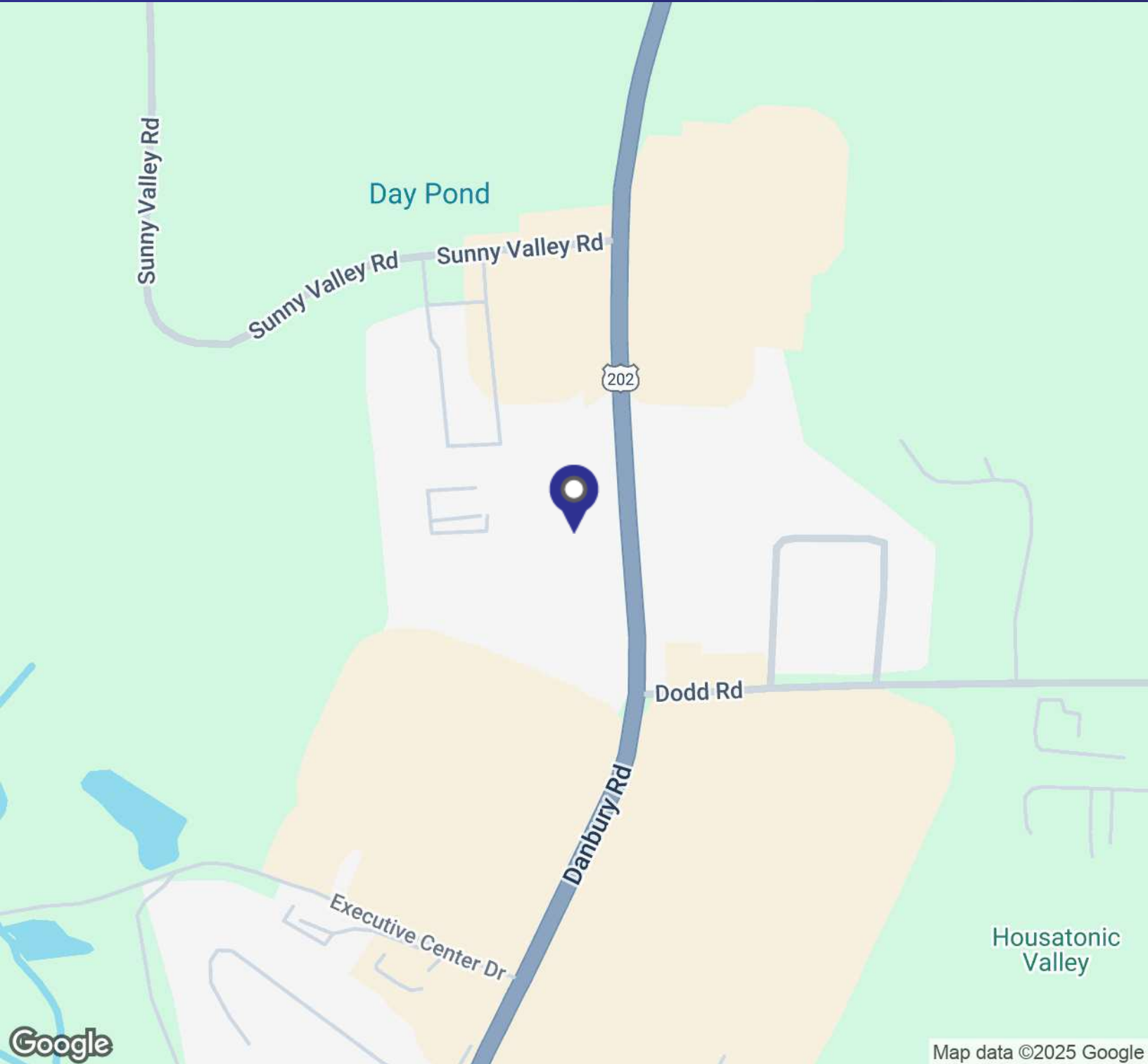
REGISTERED PROFESSIONAL ARCHITECT

STATE OF CALIFORNIA

NO. 40041

DATE: APRIL 30, 1989

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**MICK CONSALVO**

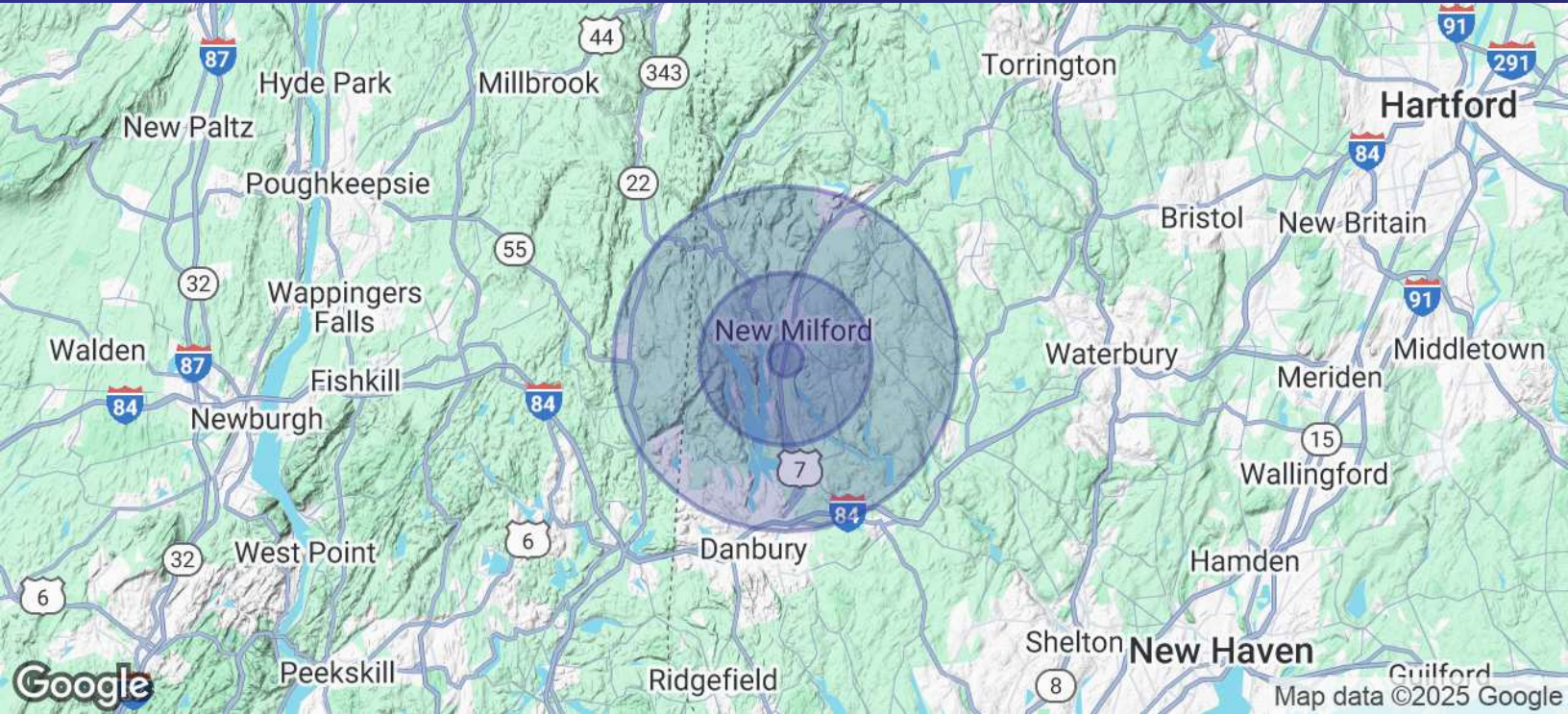
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,881	35,414	130,014
Average Age	38.6	41.5	41.7
Average Age (Male)	38.1	41.4	40.9
Average Age (Female)	39.8	41.7	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	845	13,737	47,879
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$73,977	\$104,085	\$109,591
Average House Value	\$288,297	\$411,091	\$439,106

\* Demographic data derived from 2020 ACS - US Census



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