

FOR LEASE // 103 DANBURY RD, NEW MILFORD CT



PROPERTY DESCRIPTION

Be neighbors with Home Depot, Staples, TJ Maxx, Aldi's Super Market and much more! Property has 256 ft. of frontage on route 7, city water, sewer and gas. Fantastic location and great visibility. Ideal for any retail use.

PROPERTY HIGHLIGHTS

- +/- 1.31 Acres
- +/- 256 Ft of Road Frontage
- Built 2003
- B2 Zone
- Gas Heat
- Central AC
- City Water, Sewer and Gas

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,250 - 2,500 SF
Units:	3 & 4

DEMOGRAPHICS	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,446	5,750	12,683
Total Population	5,912	14,085	31,877
Average HH Income	\$111,067	\$117,058	\$138,930



JOE DIMYAN

Broker

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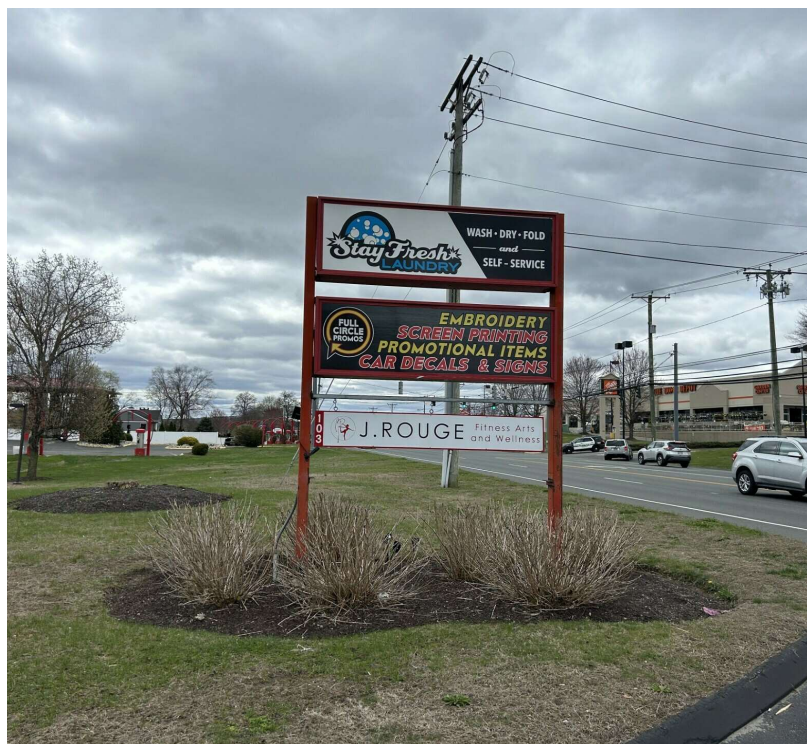
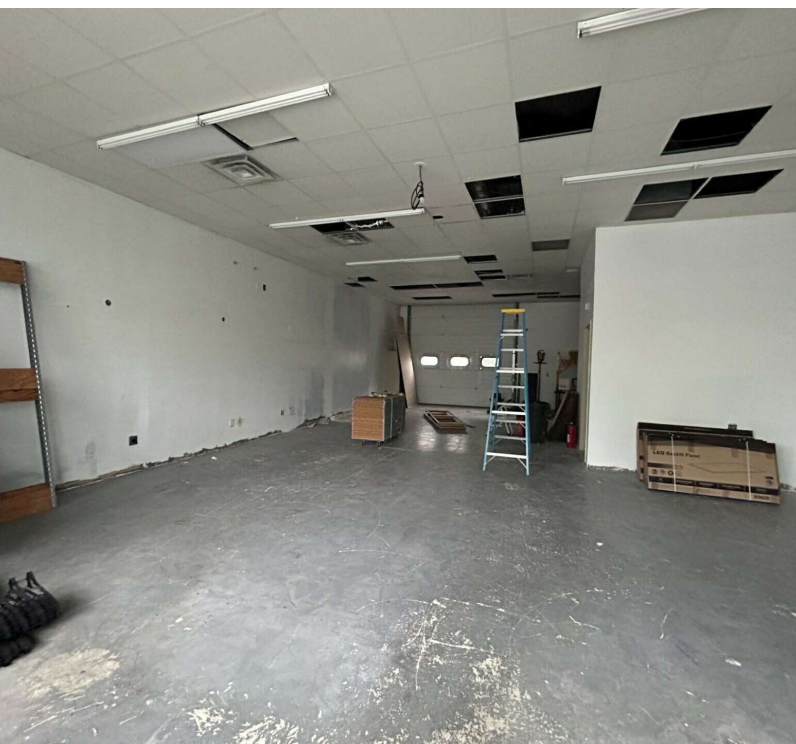
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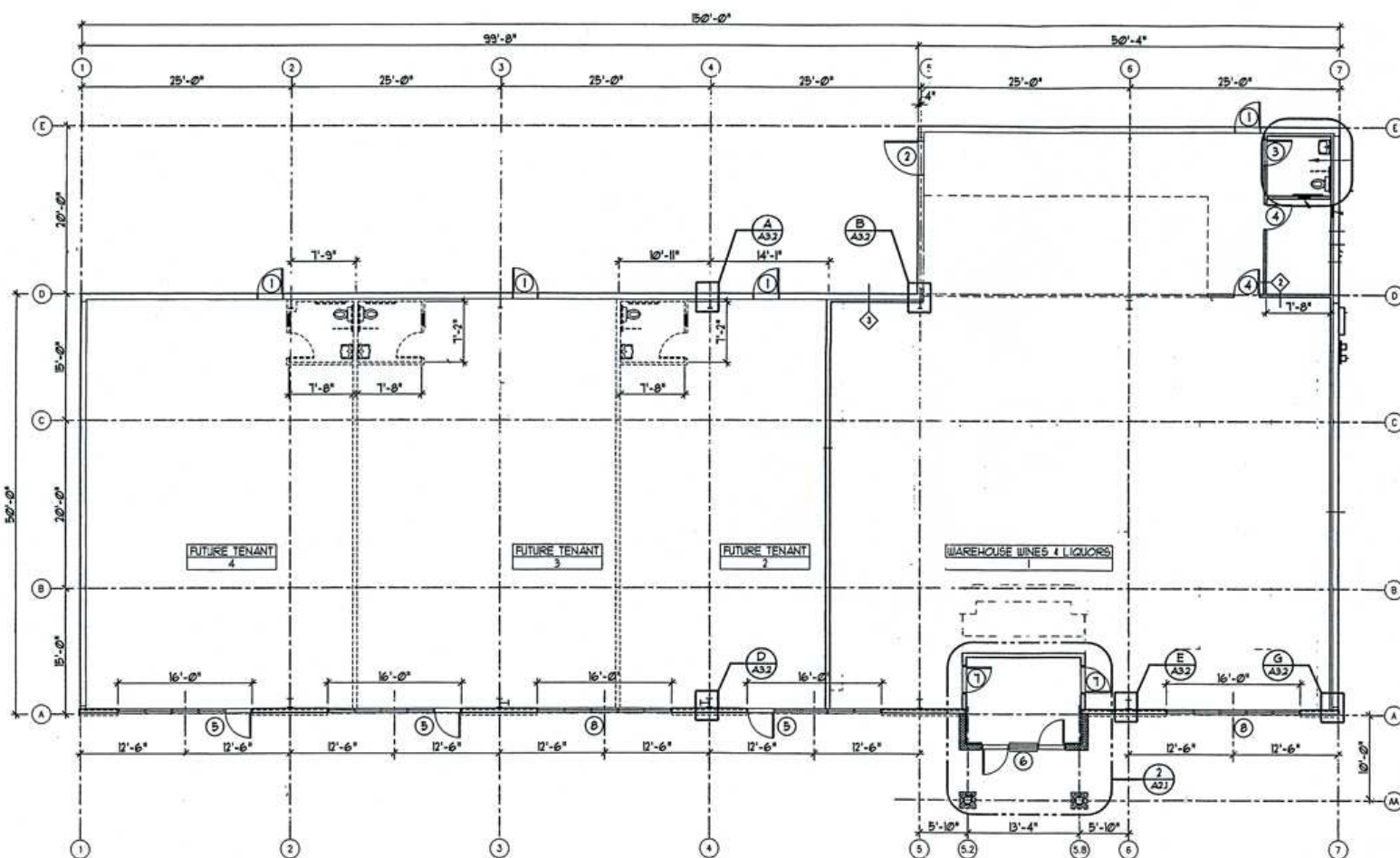
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Map
data
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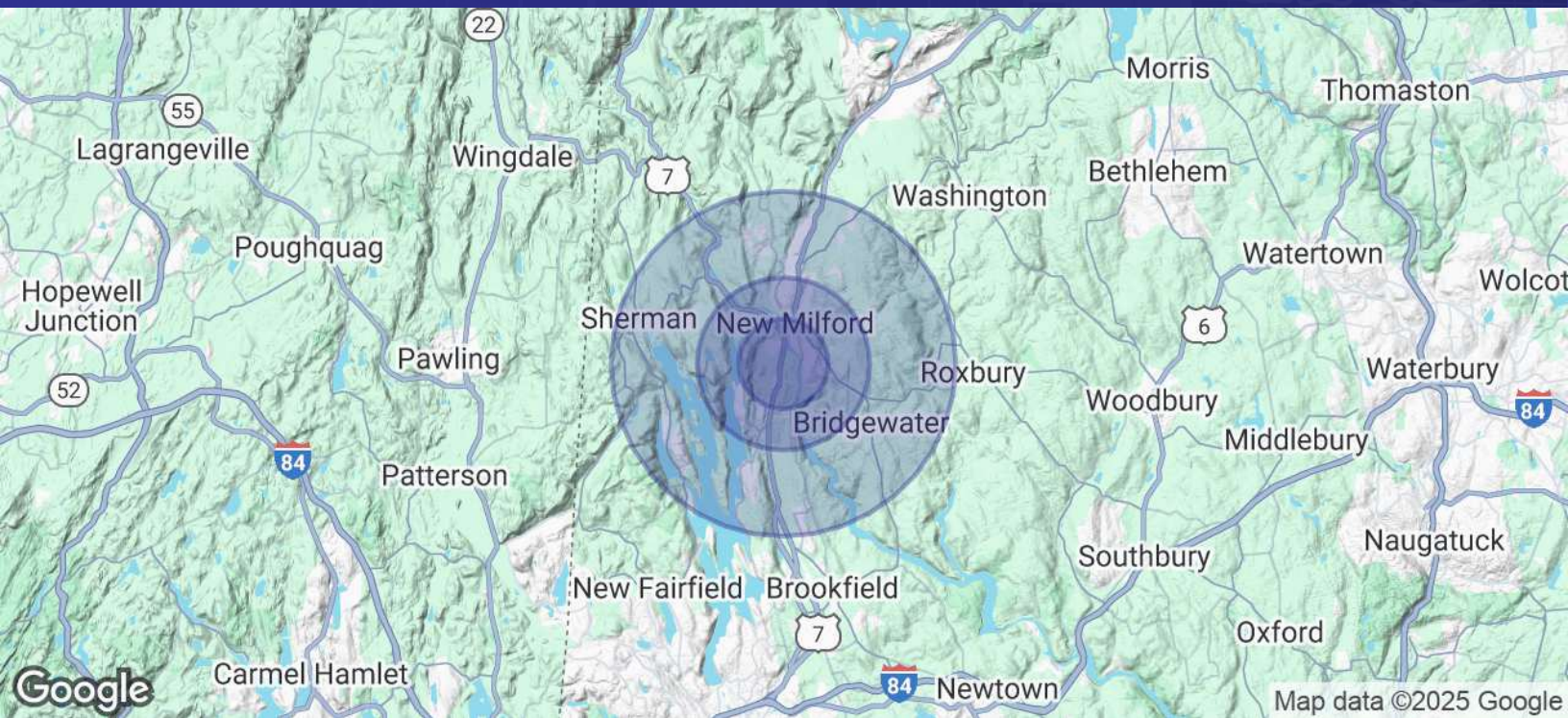
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POPULATION	1.3 MILES	2.5 MILES	5 MILES
Total Population	5,912	14,085	31,877
Average Age	41	42	44
Average Age (Male)	40	41	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,446	5,750	12,683
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$111,067	\$117,058	\$138,930
Average House Value	\$412,674	\$454,492	\$522,023

Demographics data derived from AlphaMap



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