

FOR LEASE // 30 BRIDGE ST, NEW MILFORD CT



PROPERTY DESCRIPTION

This is a truly spectacular building in a great location. Referred to as the Gateway of New Milford this historic red brick building was completely renovated. It is ADA compliant throughout. It has a state of the art sprinkler system, a compliant fire alarm system; beautifully paneled elevator; artistically tiled lobby entrance and plenty of its own parking. All units have separate HVAC and Filter system. The building combines the best of the old with the best of the new... making this a truly special place for any tenant to call "home".

PROPERTY HIGHLIGHTS

- +/- 23,000 Sq Ft Building
- ADA Compliant
- Elevator Building
- B-2 (Commercial Zone)
- City Water; Sewer
- Each Unit has Separate Util. and HVAC System
- 52 Parking Spaces ; 172 Public Spaces at Railroad Station

OFFERING SUMMARY

Unit #2 - 1,862 SF	\$2,482.00 per month + Util
Building Size:	23,000 Sq Ft

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	3,138	8,563	11,634
Total Population	7,455	21,524	29,171
Average HH Income	\$101,884	\$125,187	\$135,520



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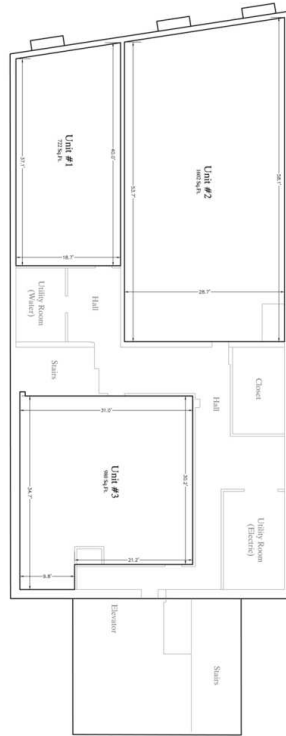


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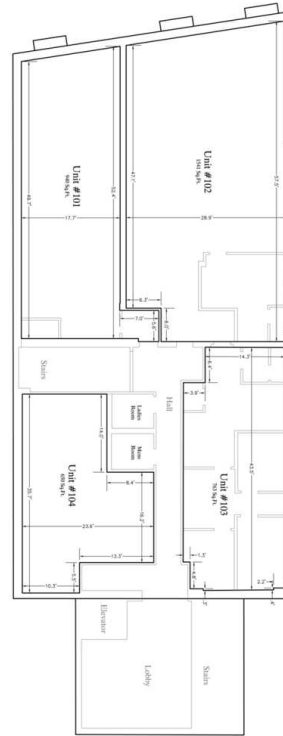


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Basement Floor



First Floor

30 Bridge Street
New Milford, Connecticut
Graphic Scale
1 inch = 8' 0"

— 30 Bridge Street, N. 1.5. 7.7200



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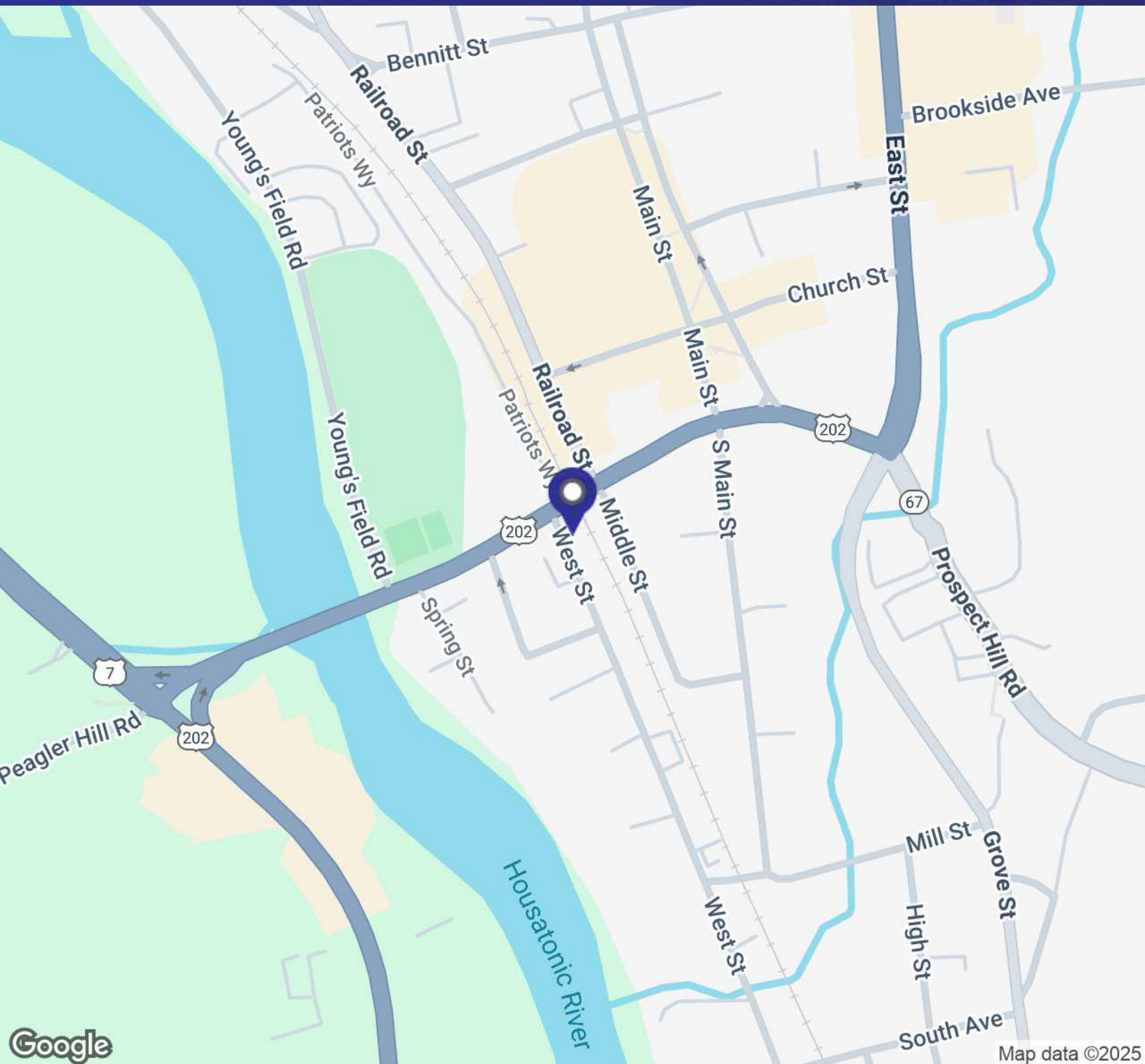
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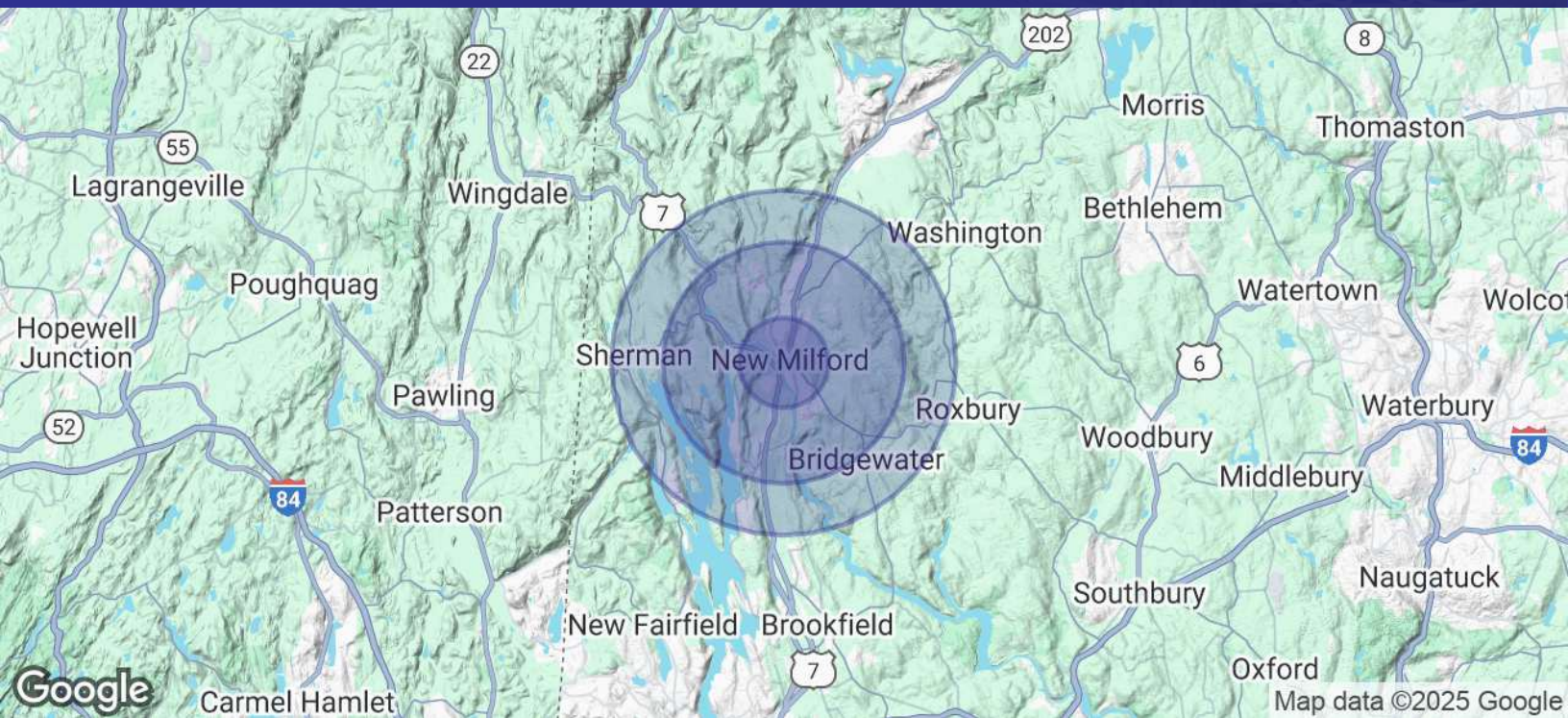
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	7,455	21,524	29,171
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	3,138	8,563	11,634
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$101,884	\$125,187	\$135,520
Average House Value	\$420,665	\$487,000	\$519,079

Demographics data derived from AlphaMap



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