

FOR LEASE // FORMER CHIROPRACTER SPACE - PRIME RT. 7 LOCATION

PROPERTY DESCRIPTION

Highly visible retail space between Home Depot and Walmart. Features a waiting area, reception, exam room, private office, and restroom. Ideal for medical, wellness, or general retail use. Excellent Route 7 exposure with prominent signage available.

PROPERTY HIGHLIGHTS

- Layout: Waiting room, reception area, exam room (10'x12'), large private office (12'x16'), and restroom
- Utilities: Electric forced-air heat and full air conditioning
- Visibility: Excellent exposure along Route 7 with prominent unit signage
- Location: High-traffic retail corridor between Home Depot and Walmart
- Ideal Uses: Medical, wellness, professional office, or general retail

145 DANBURY RD, NEW MILFORD, CT

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,007	6,637	12,507
Total Population	2,500	16,397	31,355
Average HH Income	\$116,462	\$122,952	\$139,627


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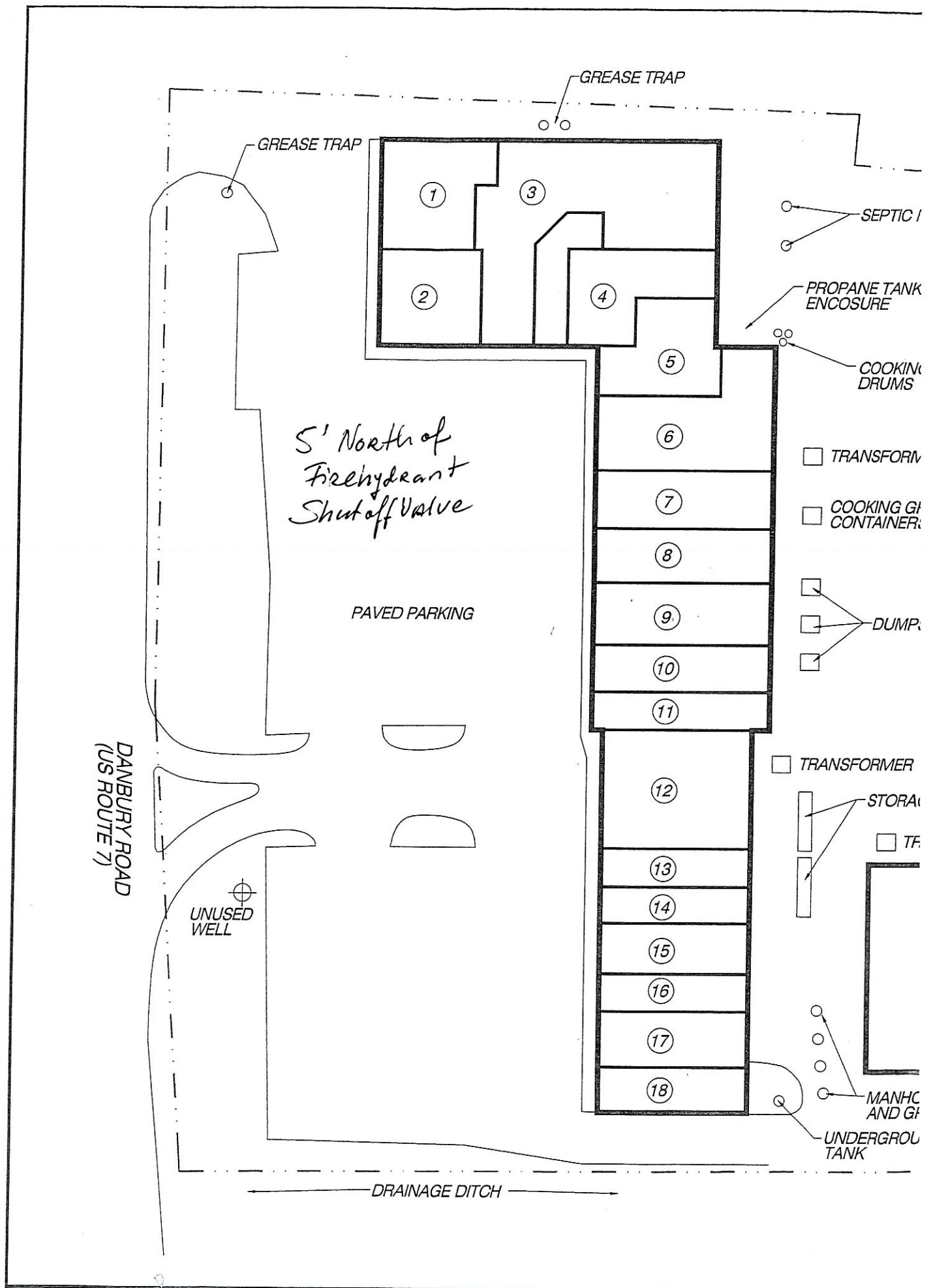
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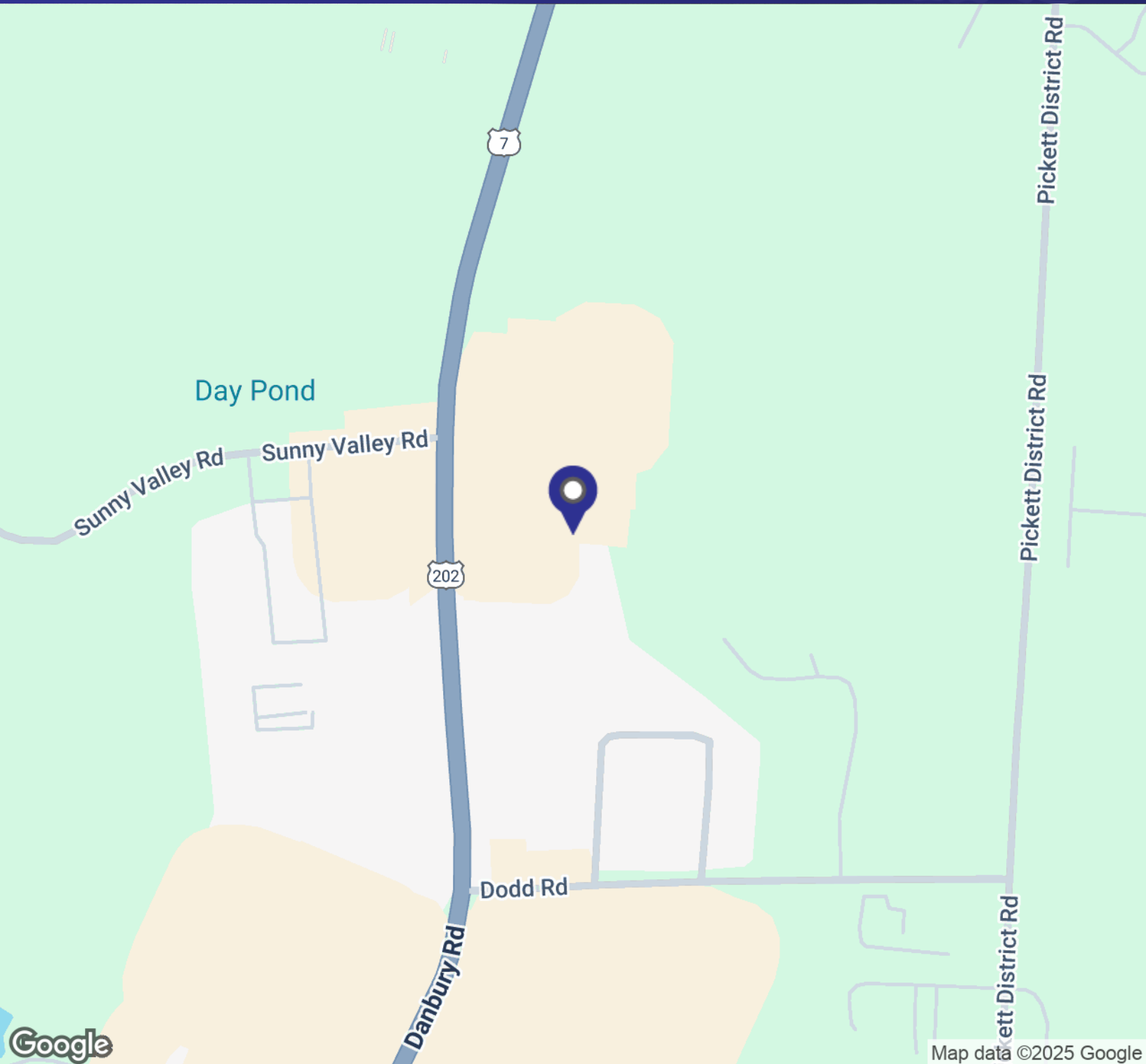
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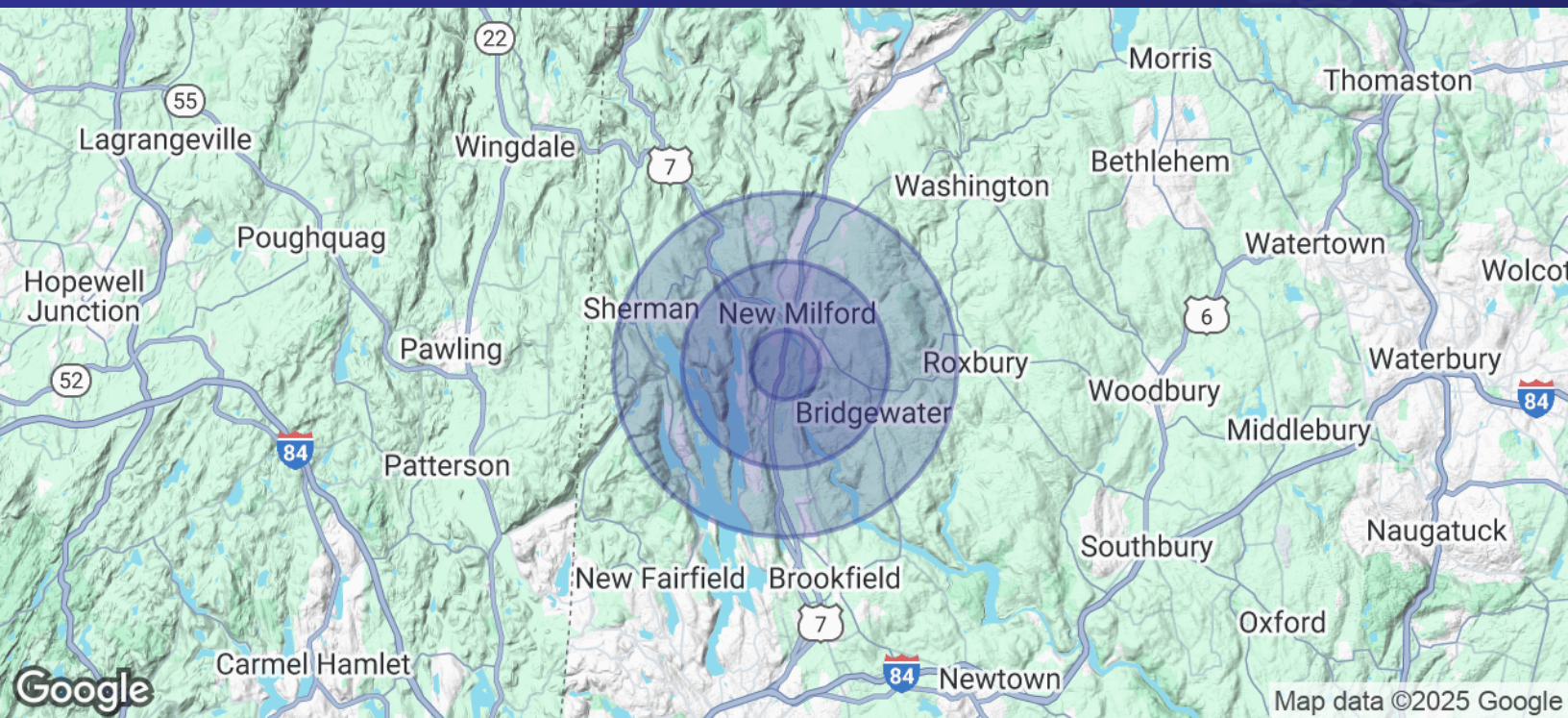
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,500	16,397	31,355
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	41	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,007	6,637	12,507
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$116,462	\$122,952	\$139,627
Average House Value	\$392,893	\$471,340	\$524,084

Demographics data derived from AlphaMap



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