

FOR LEASE // TURNKEY BOWLING & ENTERTAINMENT OPPORTUNITY

PROPERTY DESCRIPTION

Rare chance to bring new energy to a former 26-lane bowling alley in the heart of New Milford. This expansive property is ideal for a bowling or family entertainment operator seeking a plug-and-play setup with existing infrastructure, ample parking, and strong visibility. The large, open layout also lends itself to complementary uses such as recreation, fitness, event space, or flex-style operations. With its versatile design and prime location, this property offers tremendous potential to reimagine a proven entertainment destination.

145 DANBURY RD, NEW MILFORD, CT

Lease Rate:	\$8.00 SF/yr (NNN)
Estimated Nets:	+/- \$5.50 PSF
Available SF:	19,304 SF
Building Size:	19,304 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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PROPERTY HIGHLIGHTS

- +/- 19,304 SF – 26 lane bowling alley
- +/- 139 parking spaces
- City water, sewer, and gas
- Full AC (units needs work)
- Gas heat
- Fully sprinklered
- 800 Amp, 3 phase power
- Ceiling - - drop ceiling throughout, 12' to 18' height above the drop.
- Wired for alarm and cameras
- Grease trap
- Two baths
- Service bar
- Commercial kitchen (appliances need updating)
- Pro shop
- Pinstripe pin and software system (needs updating)
- Bowling balls
- Bowling shoes



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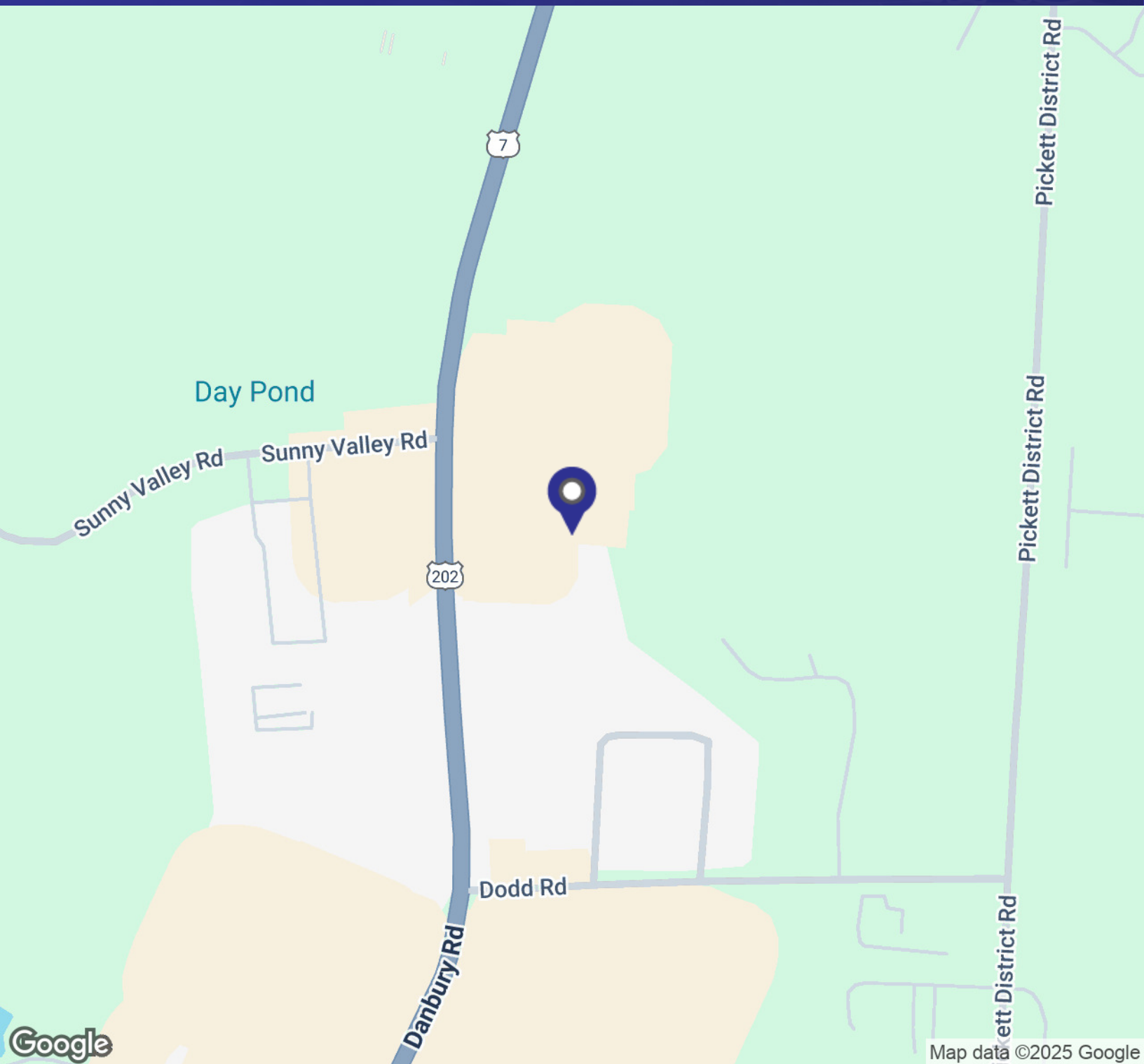


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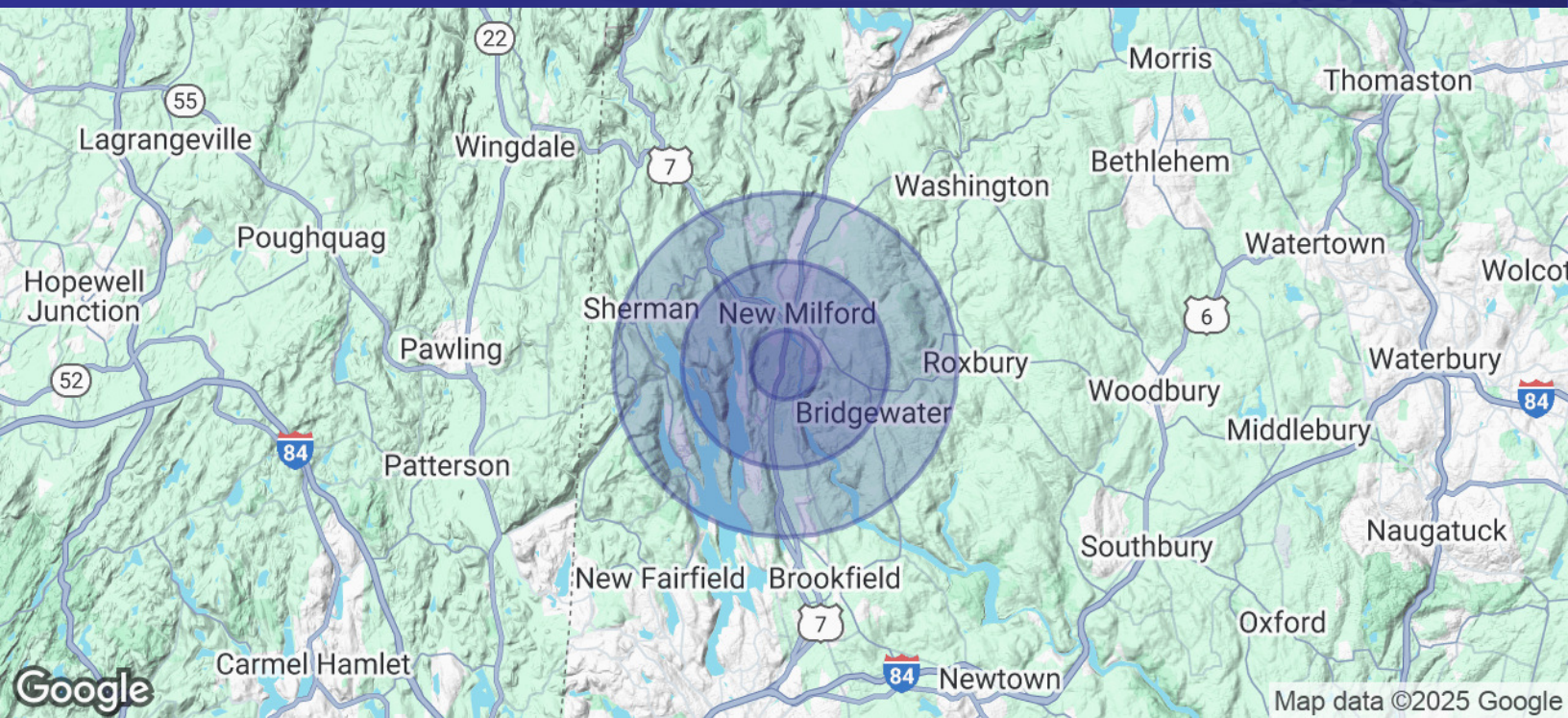
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,500	16,397	31,355
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	41	44	45

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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