

FOR LEASE // 15 OLD PARK LANE RD, NEW MILFORD, CT



PROPERTY DESCRIPTION

Clean and Bright Office Suites Ideal for any medical or professional office use. 1C has new paint and flooring. Owner can include Wifi.

PROPERTY HIGHLIGHTS

- +/- 2.67 Level Acres
- Zoning: B1 (Office/Medical)
- Construction: Steel and Brick
- Roof: Rolled, Flat Roof
- Elevator: Yes
- Heating: Oil Heat
- Cooling: Central A/C
- Plumbing: Private Baths in Units, Common Baths in Hall
- Utilities: Well Water and City Sewer
- Operable Windows for fresh air and comfort.
- Wired for Security.
- Convenient and Abundant Parking.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF + Utilities & Wifi
Available SF:	Suite 1C: 1,801 SF Suite 2C: 1,513 SF
Building Size:	13,708 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	472	1,362
Total Population	499	1,217	3,423
Average HH Income	\$109,355	\$103,447	\$105,605



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com



MICK CONSALVO

Broker

203.241.5188

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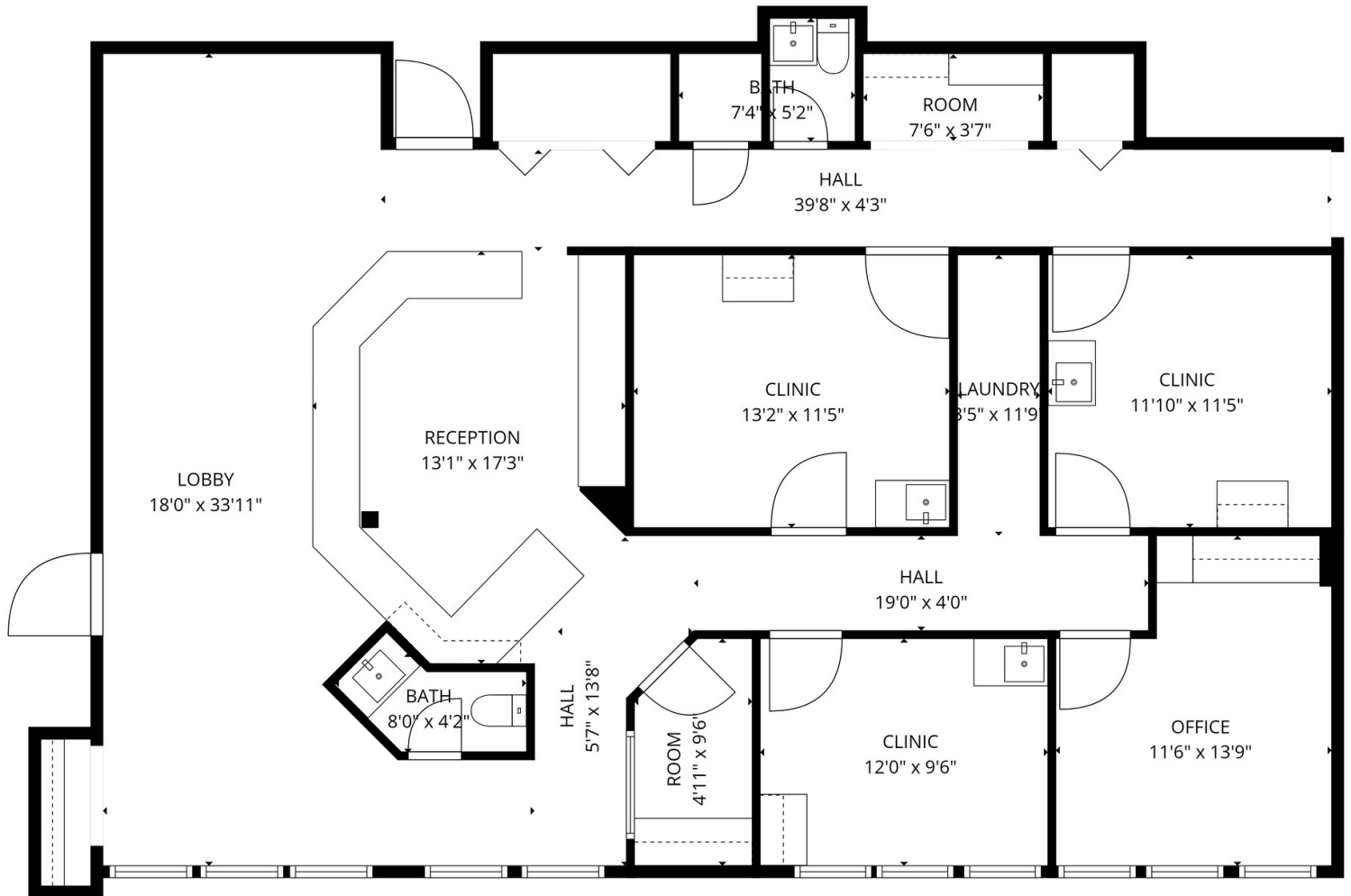
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TOTAL: 1,801 sq. ft



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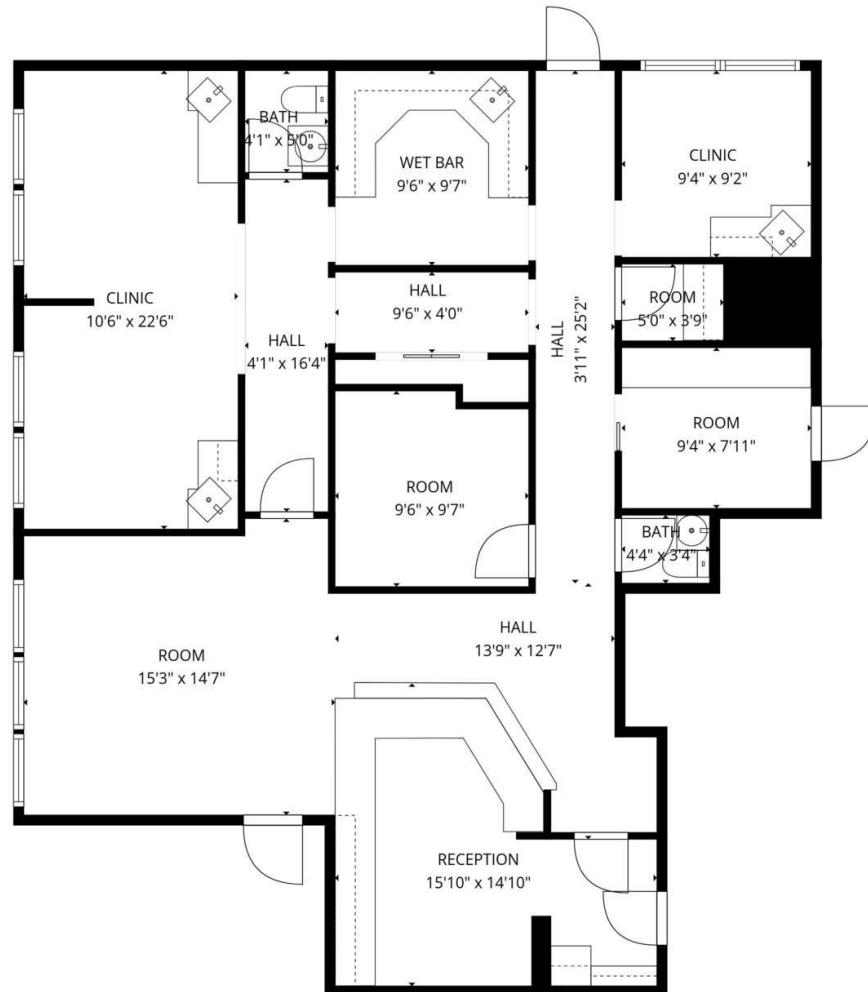
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TOTAL: 1513 sq. ft



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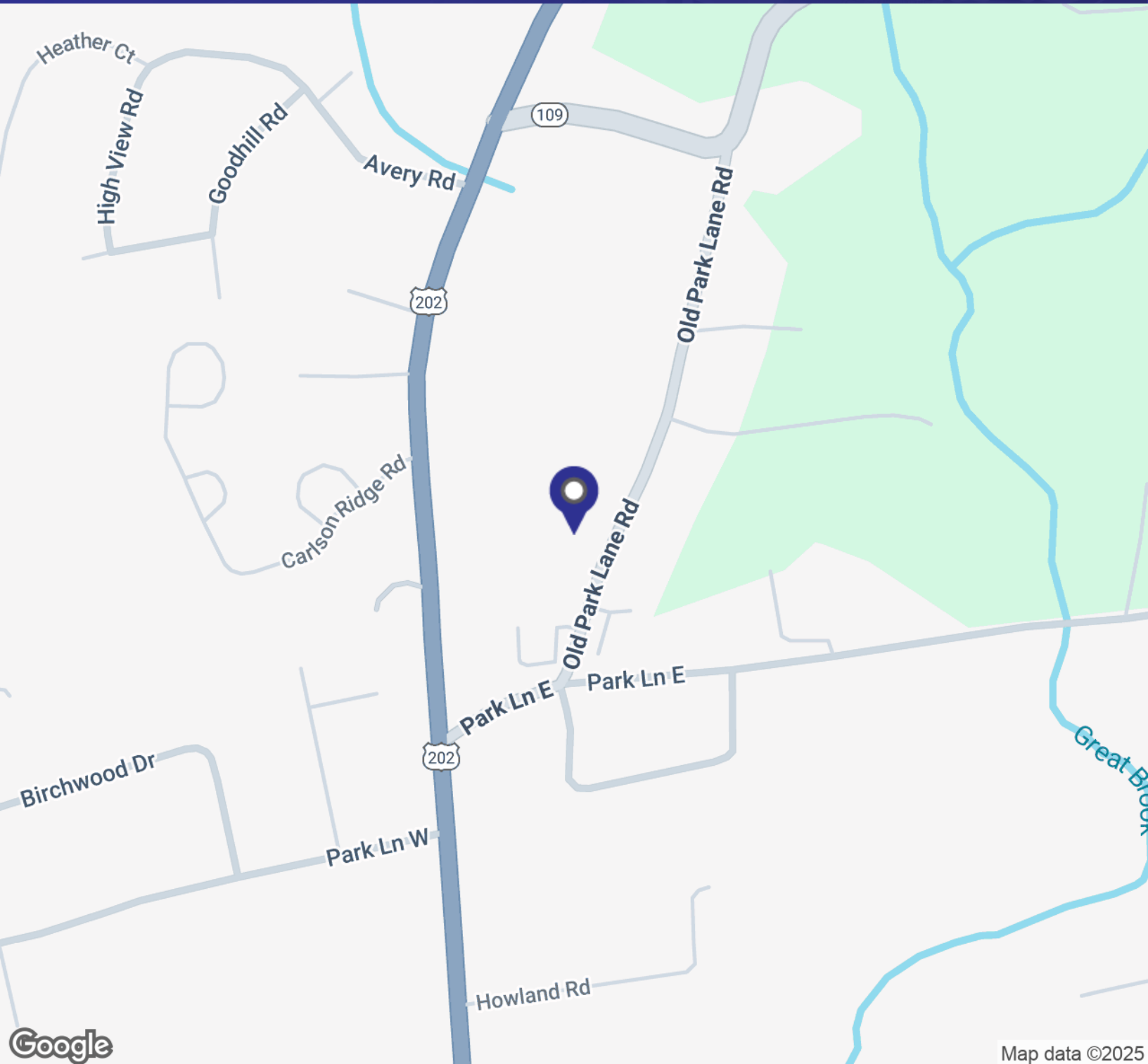
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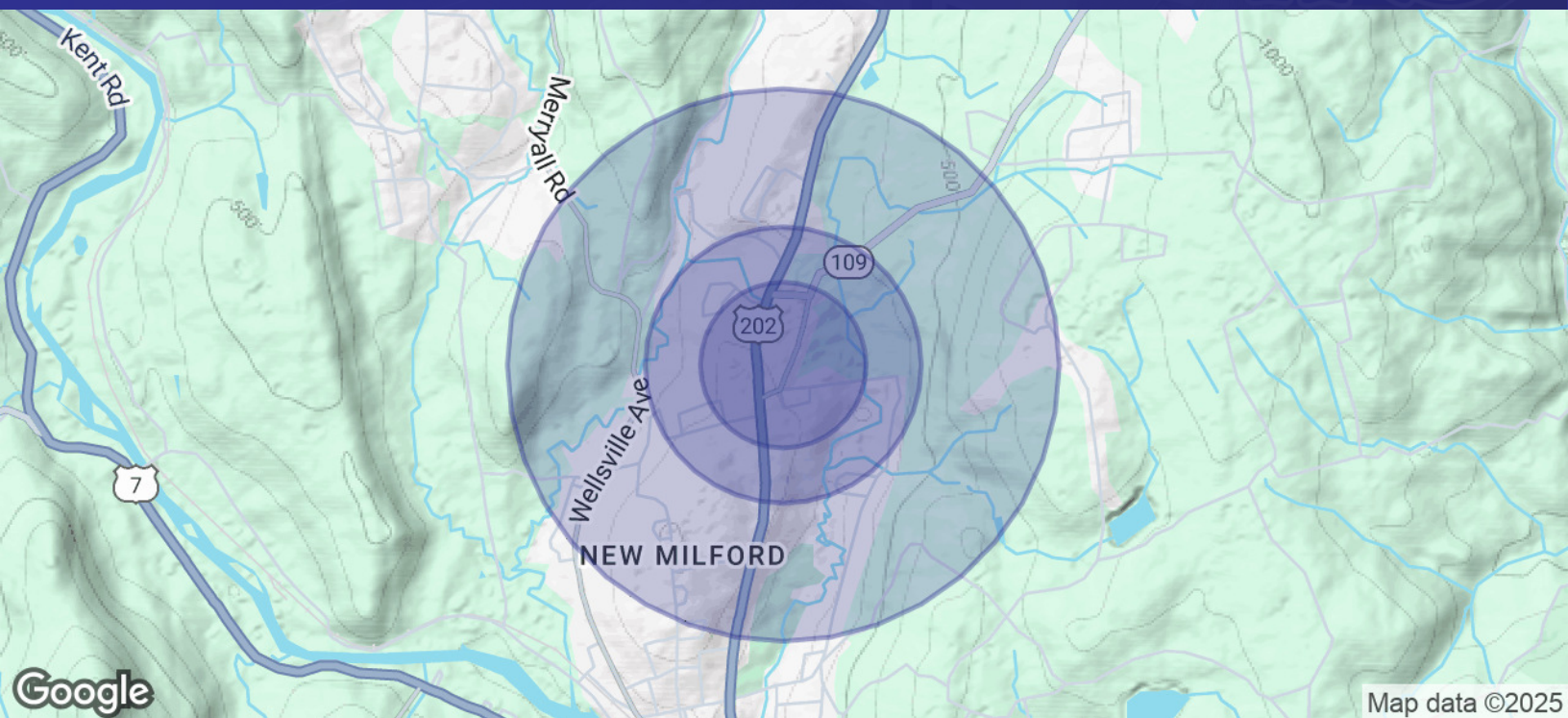
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	499	1,217	3,423
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	472	1,362
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$109,355	\$103,447	\$105,605
Average House Value	\$436,758	\$430,354	\$465,357

Demographics data derived from AlphaMap



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