

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 103 - 950 SF	\$1,250 + Utilities
Unit 201 - 1,770 SF	\$2,508 + Utilities
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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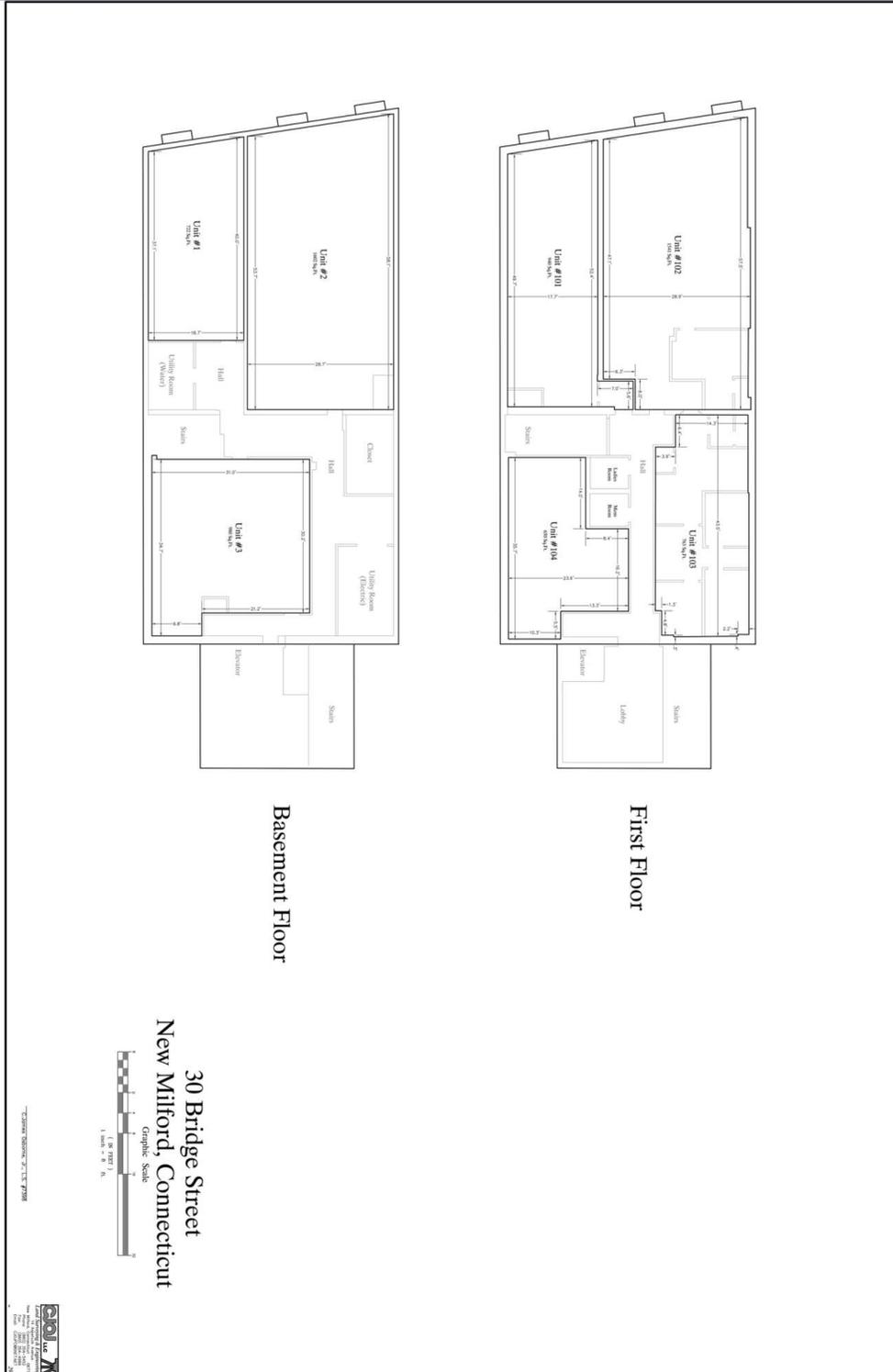


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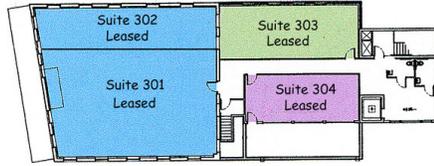


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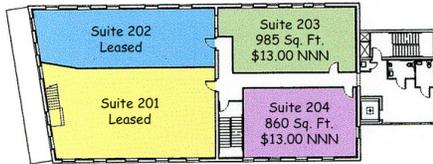
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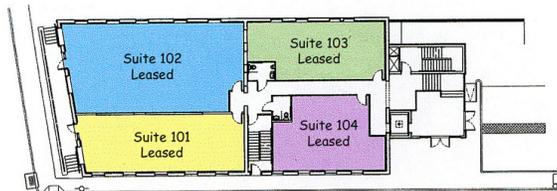
THIRD FLOOR PLAN

- 300** RENTABLE SPACE: 3135 SQ FT
USABLE SPACE: 2725 SQ FT
- 303** RENTABLE SPACE: 830 SQ FT
USABLE SPACE: 720 SQ FT
- 304** RENTABLE SPACE: 600 SQ FT
USABLE SPACE: 510 SQ FT



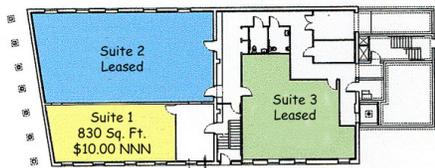
SECOND FLOOR PLAN

- 201** RENTABLE SPACE: 1770 SQ FT
USABLE SPACE: 1525 SQ FT
- 202** RENTABLE SPACE: 1310 SQ FT
USABLE SPACE: 1140 SQ FT
- 203** RENTABLE SPACE: 985 SQ FT
USABLE SPACE: 857 SQ FT
- 204** RENTABLE SPACE: 860 SQ FT
USABLE SPACE: 748 SQ FT



FIRST FLOOR PLAN

- 101** RENTABLE SPACE: 1085 SQ FT
USABLE SPACE: 945 SQ FT
- 102** RENTABLE SPACE: 1840 SQ FT
USABLE SPACE: 1600 SQ FT
- 103** RENTABLE SPACE: 995 SQ FT
USABLE SPACE: 860 SQ FT
- 104** RENTABLE SPACE: 750 SQ FT
USABLE SPACE: 637 SQ FT



LOWER LEVEL FLOOR PLAN

- 1** RENTABLE SPACE: 830 SQ FT
USABLE SPACE: 722 SQ FT
- 2** RENTABLE SPACE: 1845 SQ FT
USABLE SPACE: 1568 SQ FT
- 3** RENTABLE SPACE: 1130 SQ FT
USABLE SPACE: 960 SQ FT



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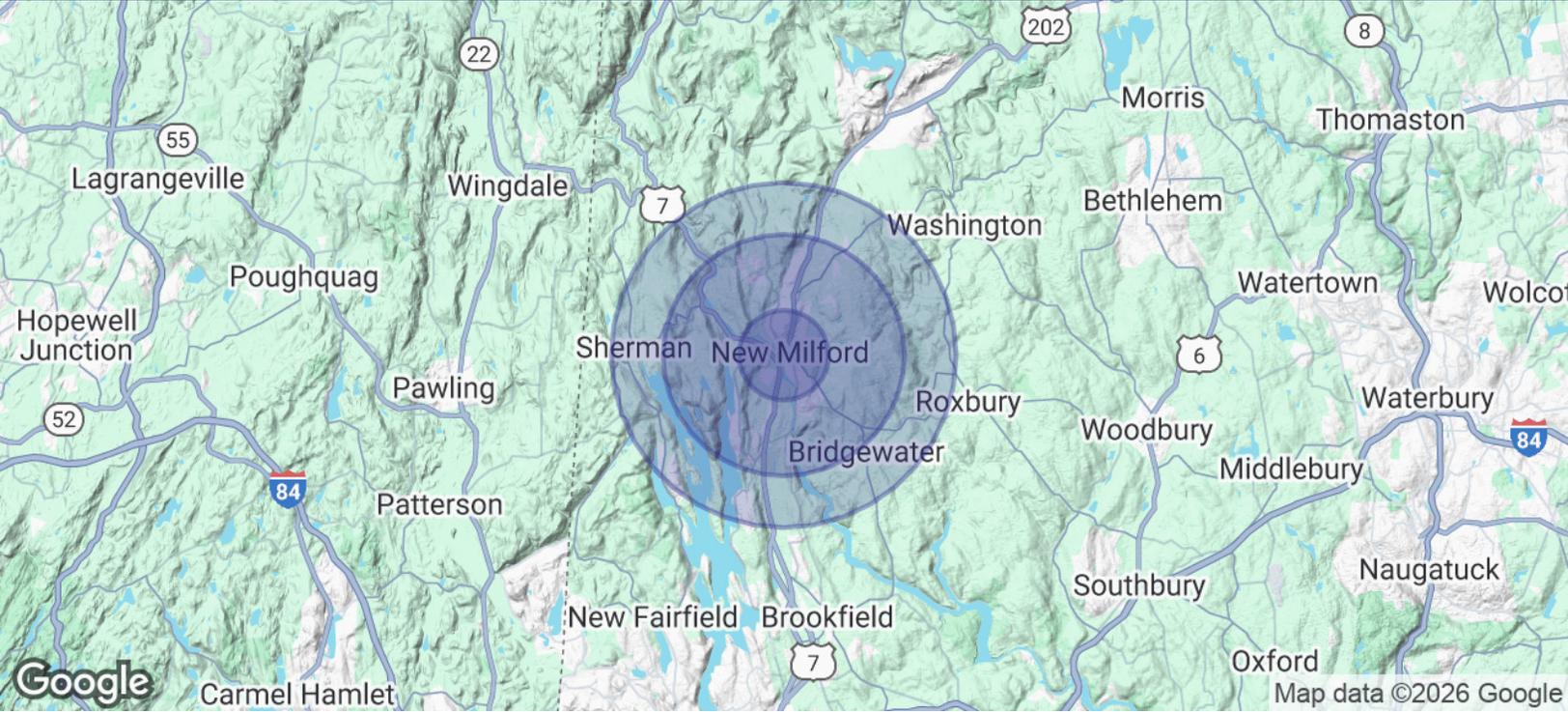
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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	7,455	21,524	29,171
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45

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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