

**FOR LEASE // RETAIL // FOOD**

12 Danbury Road, New Milford CT



**PROPERTY DESCRIPTION**

Unique opportunity to lease this freestanding highly visible site on Route 7 in New Milford. Surrounded by many major retailers this is a ideal location for any food or retail use.

**PROPERTY HIGHLIGHTS**

- B2 Zone
- Built 2003
- Gas Heat
- Central AC (New Units)
- New Roof
- City Water, Sewer and Gas
- 2 Private Baths
- +/- 26 Parking Spots
- Approx. Traffic Count 28,409 Daily

**OFFERING SUMMARY**

Lease Rate:	\$26 SF/yr (NNN)
Available SF:	1,766 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,363	6,946	11,748
Total Population	3,402	18,158	30,742
Average HH Income	\$99,592	\$122,172	\$144,867



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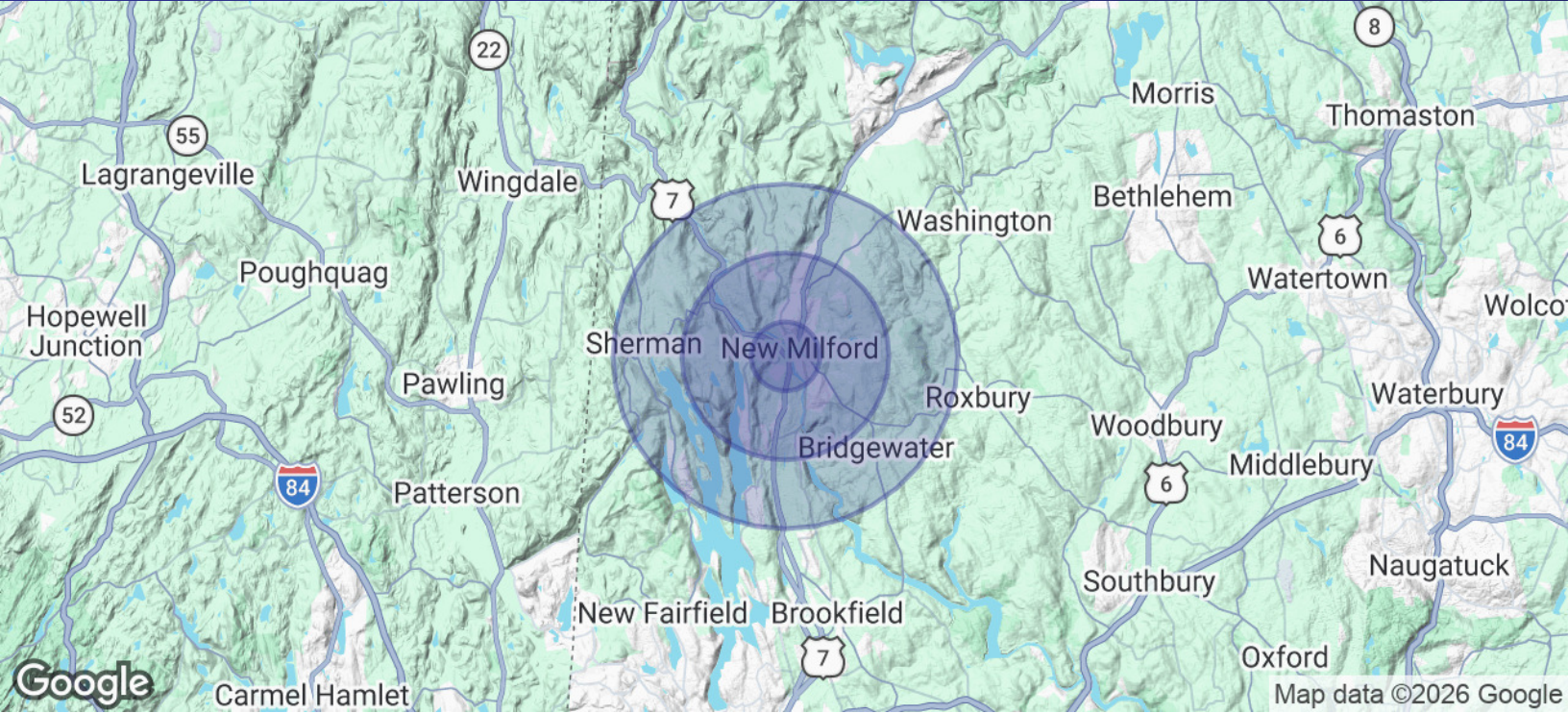
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,402	18,158	30,742
Average Age	41.9	43.6	44.9
Average Age (Male)	39.4	43.6	45.1
Average Age (Female)	41.3	39.5	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,363	6,946	11,748
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$99,592	\$122,172	\$144,867
Average House Value	\$321,105	\$386,319	\$454,745

2023 American Community Survey (ACS)

