

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 201 - 1,770 SF	\$2,500 + Utilities
Unit 1 - 830 SF	\$1,175 + Utilities
Unit 3 - 1,055 SF	\$1,495 + Utilities

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,217	8,180	11,610
Total Population	5,642	21,537	30,329
Average HH Income	\$102,990	\$127,547	\$144,788



MICK CONSALVO

203.241.5188

mconsalvo@towercorp.com



JOE DIMYAN

203.313.3920

jdimyan@towercorp.com

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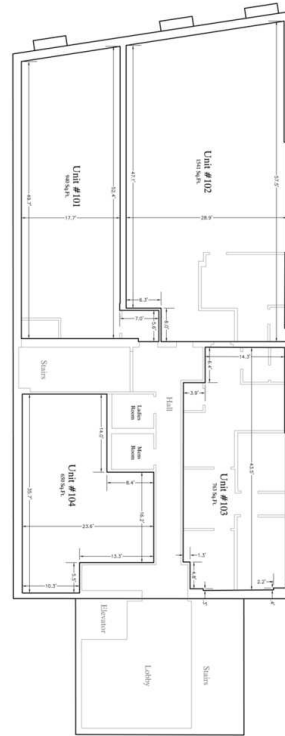
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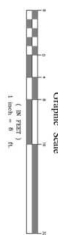


Basement Floor



First Floor

30 Bridge Street
New Milford, Connecticut



— 30 Bridge Street, N.M., CT 06458

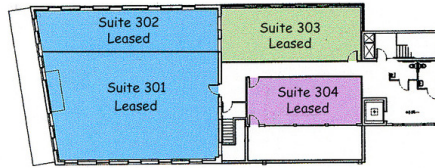


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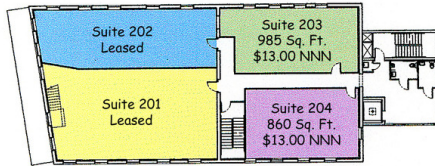
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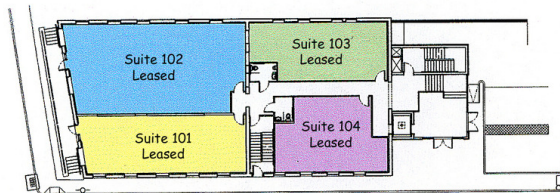
THIRD FLOOR PLAN

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



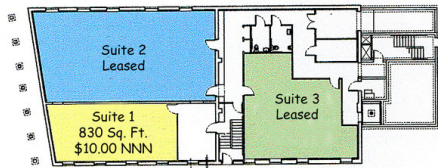
SECOND FLOOR PLAN

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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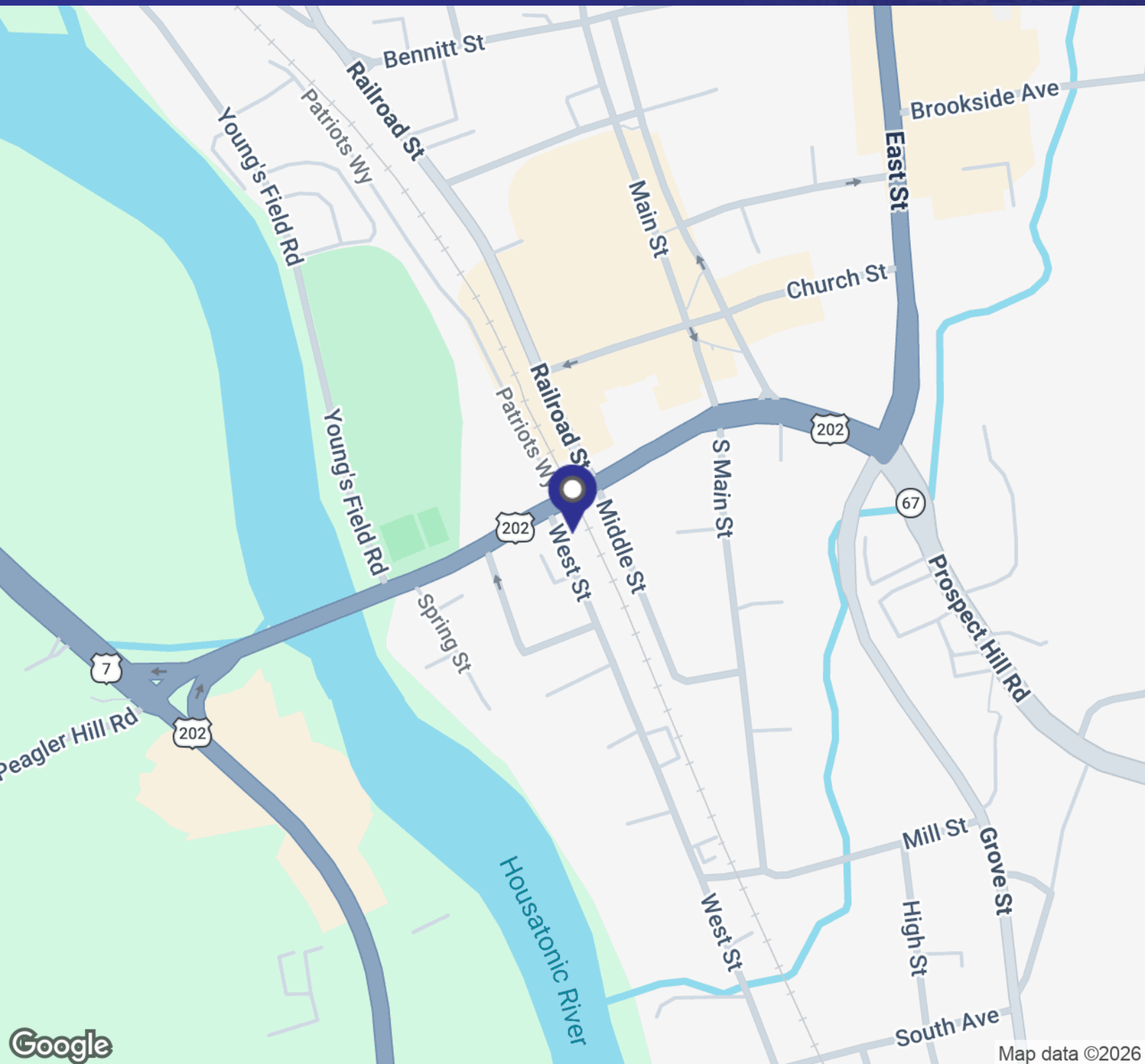


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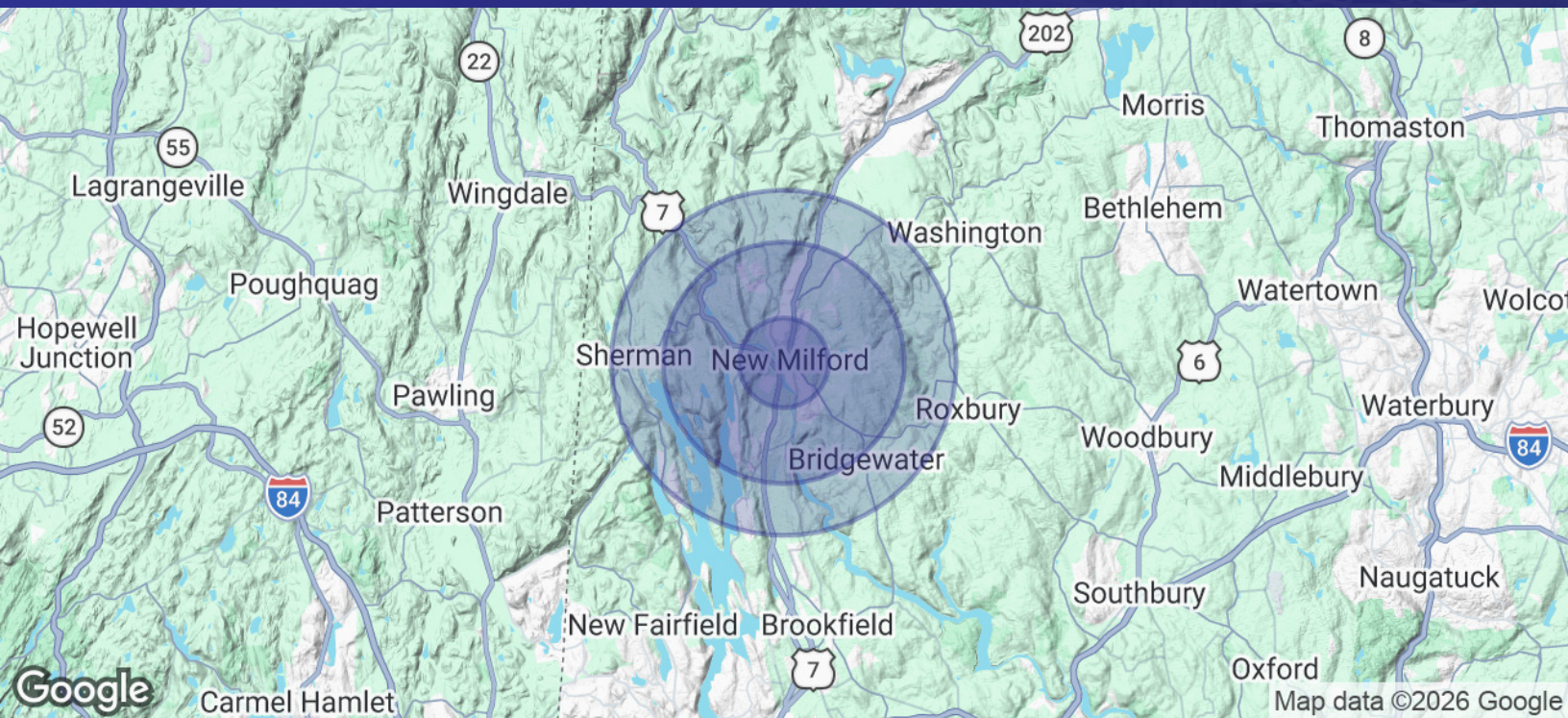


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POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	5,642	21,537	30,329
Average Age	42.5	43.9	44.9
Average Age (Male)	40.7	44.1	45.3
Average Age (Female)	41.2	39.8	41.7

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	2,217	8,180	11,610
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$102,990	\$127,547	\$144,788
Average House Value	\$335,417	\$404,105	\$457,220

2023 American Community Survey (ACS)



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