

FOR LEASE // GARAGE BAYS | ROUTE 37, NEW FAIRFIELD
 54 Rt. 37, New Fairfield, CT



PROPERTY DESCRIPTION

54 Route 37 in New Fairfield, CT presents a prime opportunity for businesses seeking a visible, accessible location. The property accommodates a variety of uses such as light industrial, contractor, or auto services, and features 2 garage bays, ample parking with outdoor storage, and office/retail space. Conveniently located near major local roads, it offers strong regional access while maintaining a professional, quiet setting, serving the greater Danbury area and surrounding communities.

PROPERTY HIGHLIGHTS

- Traffic count 5,500–6,000 VPD
- 1,200 SF versatile commercial/office space
- 11-ft ceilings
- (2) 9-ft drive-in doors
- One (1) bathroom
- Gas heat; wall-mounted A/C units in office area
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$2,200/month + utilities
Available SF:	1,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	58	227	850
Total Population	163	636	2,384
Average HH Income	\$154,216	\$153,382	\$151,011



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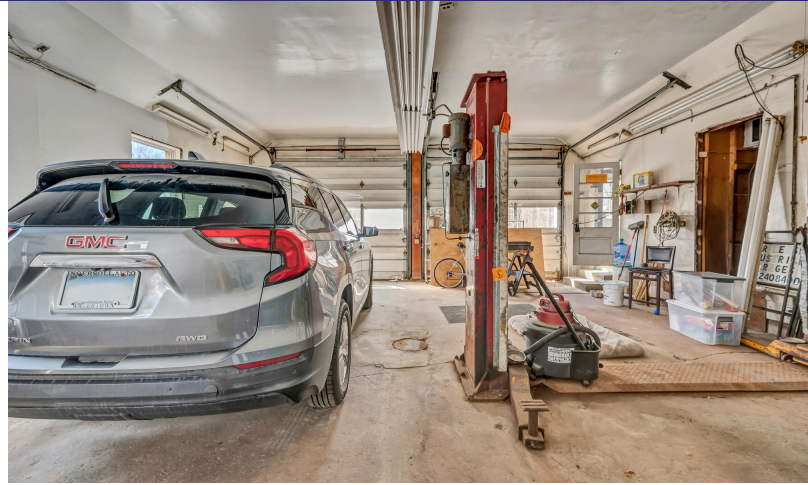
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- One (1) bathroom
- Gas heat; wall-mounted A/C units in office area
- Ample parking
- Outside Storage available
- Excellent visibility and accessibility



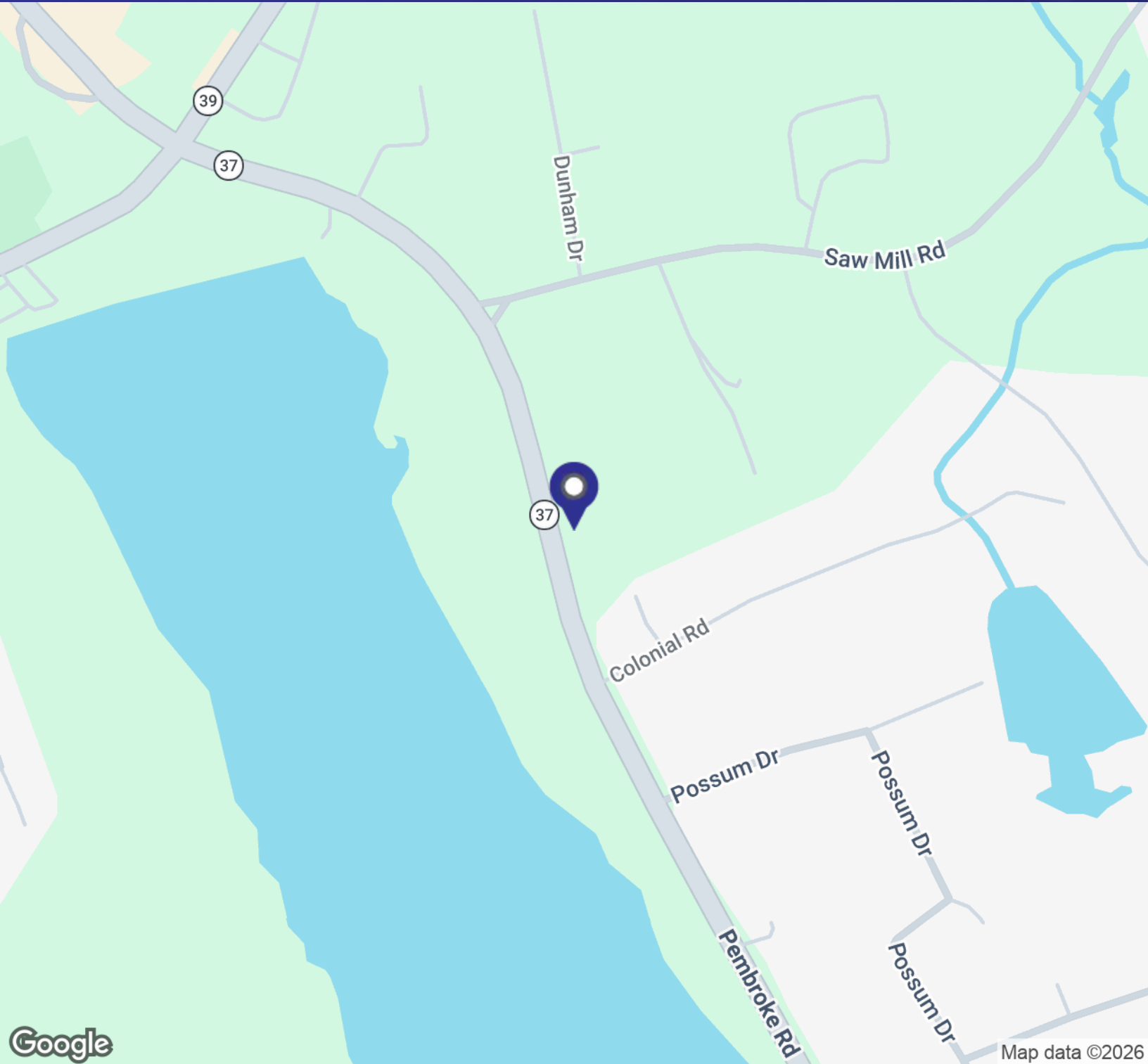
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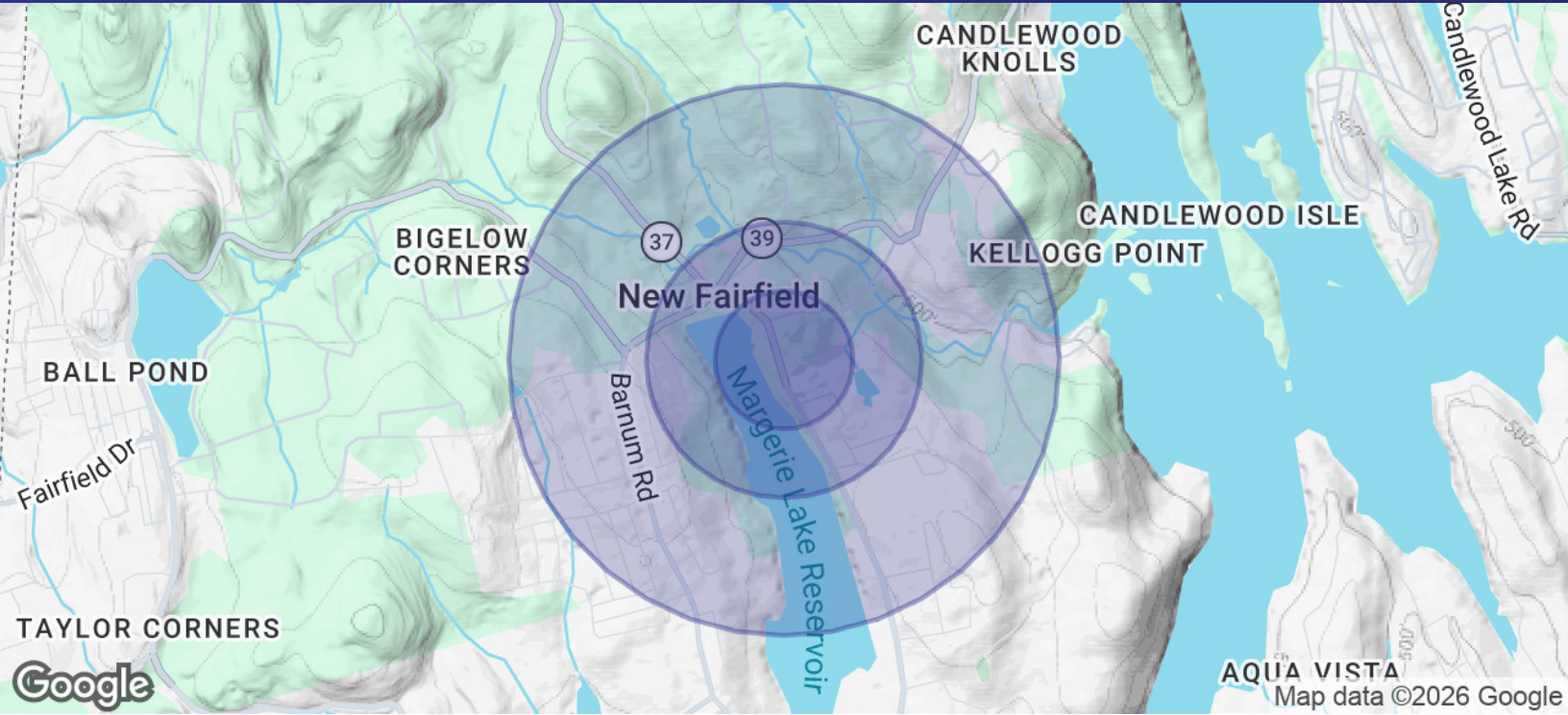
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	163	636	2,384
Average Age	45.6	45.5	45.4
Average Age (Male)	39.5	39.9	41.1
Average Age (Female)	46.2	46.1	46.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	58	227	850
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$154,216	\$153,382	\$151,011
Average House Value	\$457,879	\$447,236	\$440,176

2023 American Community Survey (ACS)

