

FOR LEASE // TURN-KEY RESTAURANT/DELI OPPORTUNITY

54 Rt 37, New Fairfield, CT



PROPERTY DESCRIPTION

Position your business for success at this highly visible and easily accessible commercial location serving the greater Danbury area and surrounding communities. Conveniently situated near major local roadways, this property offers excellent regional access while maintaining the charm and convenience of a neighborhood setting.

Formerly operating as a **Chinese restaurant**, this fully equipped, turn-key space is ideal for a deli, café, restaurant, takeout concept, catering operation, or other food-service business. The space is ready for immediate occupancy and includes a complete package of restaurant equipment, allowing operators to minimize startup costs and accelerate opening timelines.

OFFERING SUMMARY

Lease Rate:	\$2,300 per month + utilities
Available SF:	896 SF + Basement Storage

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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PROPERTY HIGHLIGHTS

- Fully equipped, turn-key restaurant space
- Former Chinese restaurant with existing kitchen infrastructure
- Equipped with well, septic, and grease trap systems
- Additional Basement Storage**
- Vinyl flooring throughout
- Propane service
- ADA-accessible entrance with handicap ramp
- Handicap-accessible restroom
- Ample on-site parking for customers and staff
- Excellent visibility along Route 37
- Convenient access to New Fairfield, Danbury, and surrounding communities



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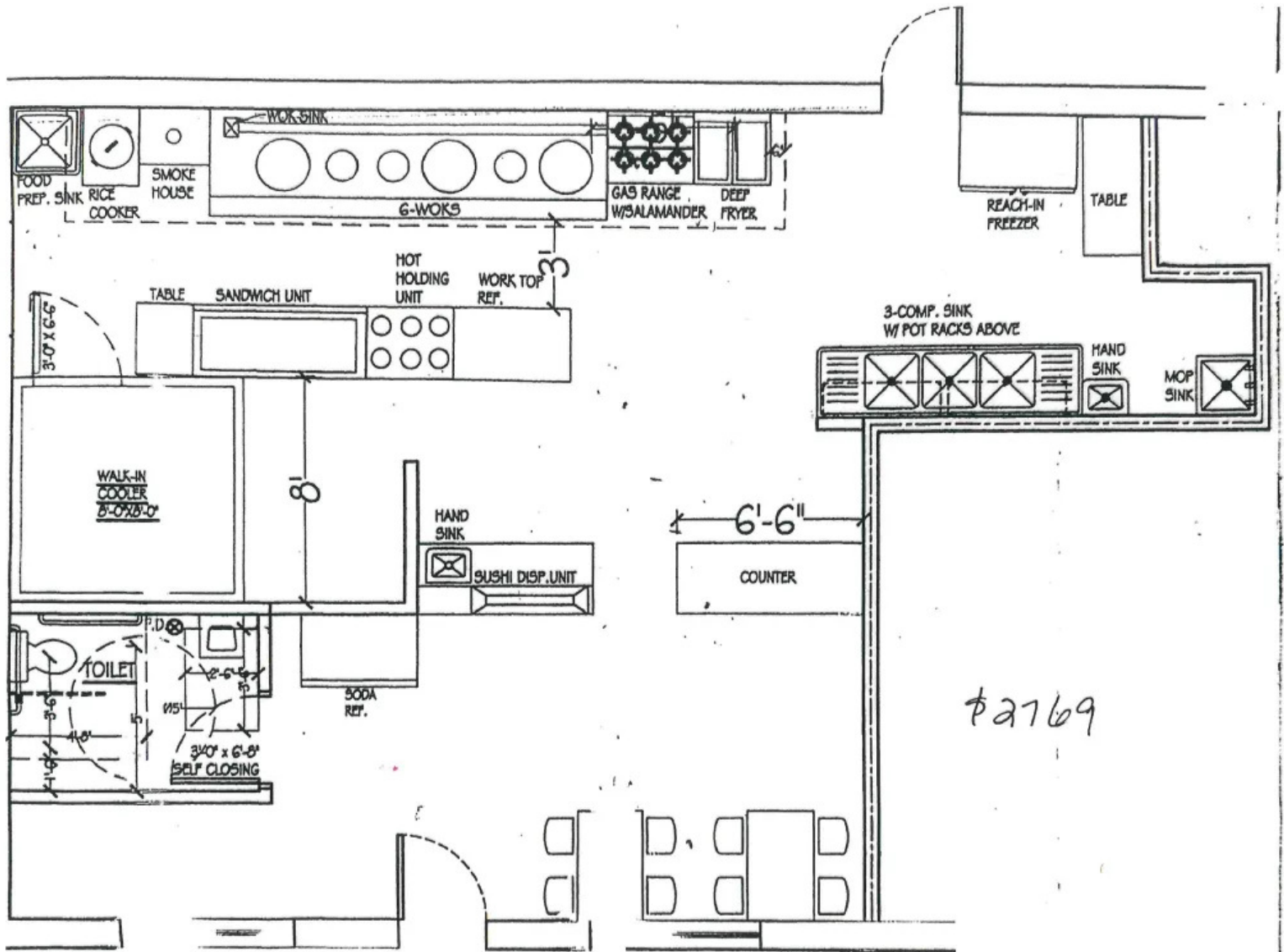
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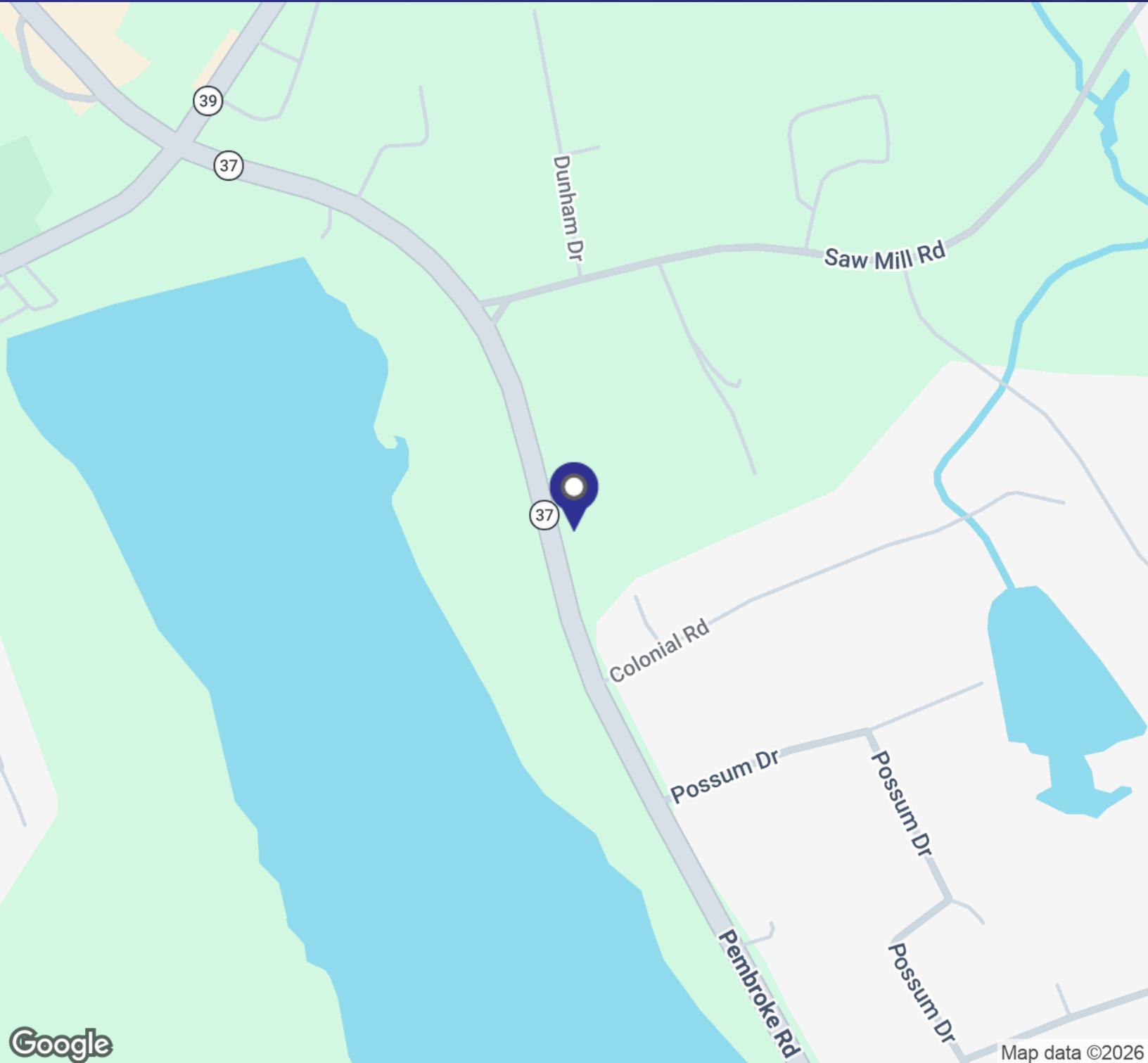
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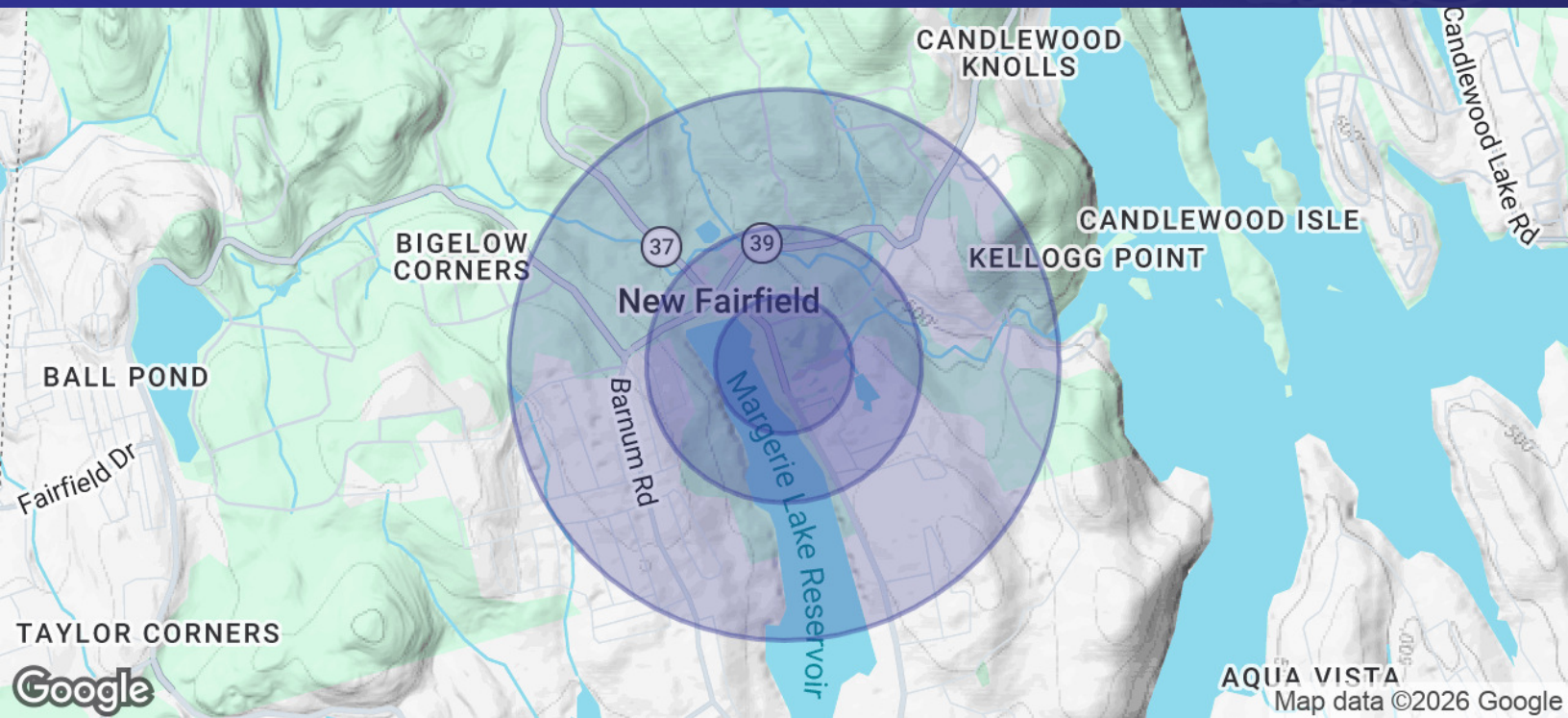
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	163	636	2,384
Average Age	45.6	45.5	45.4
Average Age (Male)	39.5	39.9	41.1
Average Age (Female)	46.2	46.1	46.1

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)



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