FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 4, NEW MILFORD, CT

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PROPERTY DESCRIPTION

First floor office space with open floor plan and private bath. Currently has cubicles in place for conference room, private office and bullpen area. The current modular system, phone system and furniture are also available. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Zoning: IC
- Layout: Open Floor Plan with Private Bath
- Currently Layout: Conference Room, Private Office and Bullpen Area
- Heating/Cooling: Gas Heat; Central A/C
- Utilities: Well, Septic and Gas
- Common Charges: $268
- Taxes: $$2,156.60 per Year
- Sale Price: $152,145
- Yearly sewer assessment is $188.48

OFFERING SUMMARY	
Sale Price:	$152,145
Lease Rate:	$1,500.00(Gross) + utilities
Available SF:	1,323 SF
Building Size:	17,416 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	736	2,805	6,150
Total Population	1,634	6,282	13,849
Average HH Income	$125,309	$118,384	$120,817



TOMMY CONSALVO
Sales Associate
203.482.5792
tconsalvo@towercorp.com



MICK CONSALVO
203.241.5188
mconsalvo@towercorp.com

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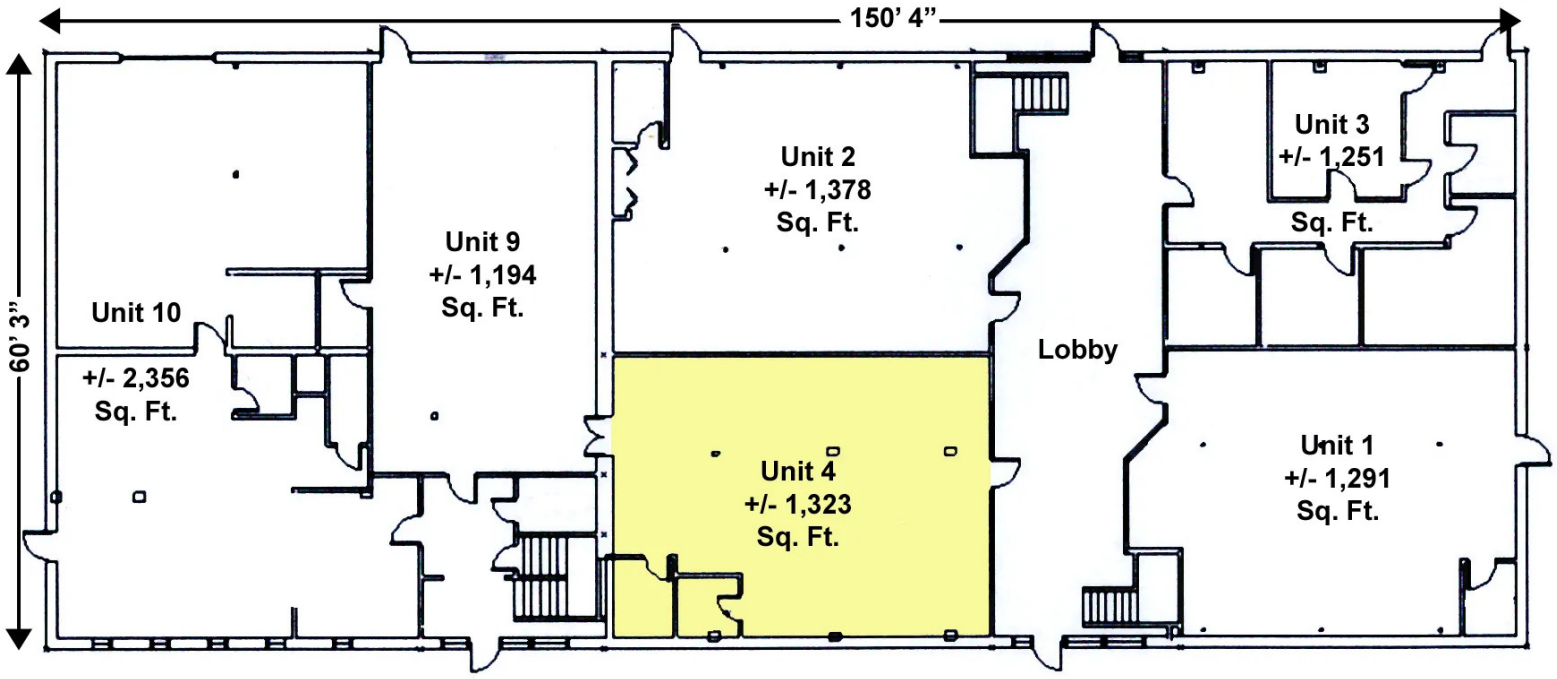
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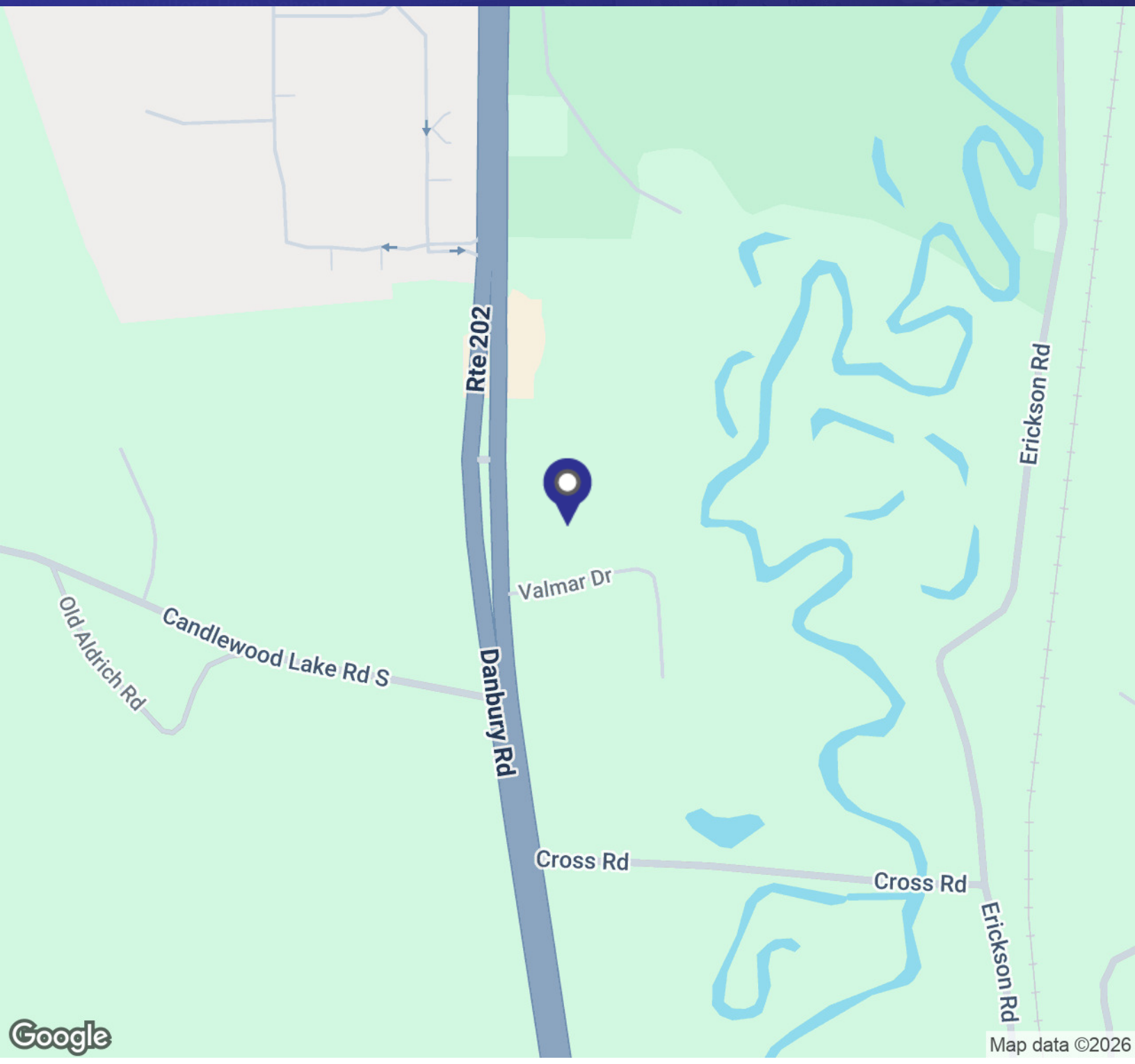
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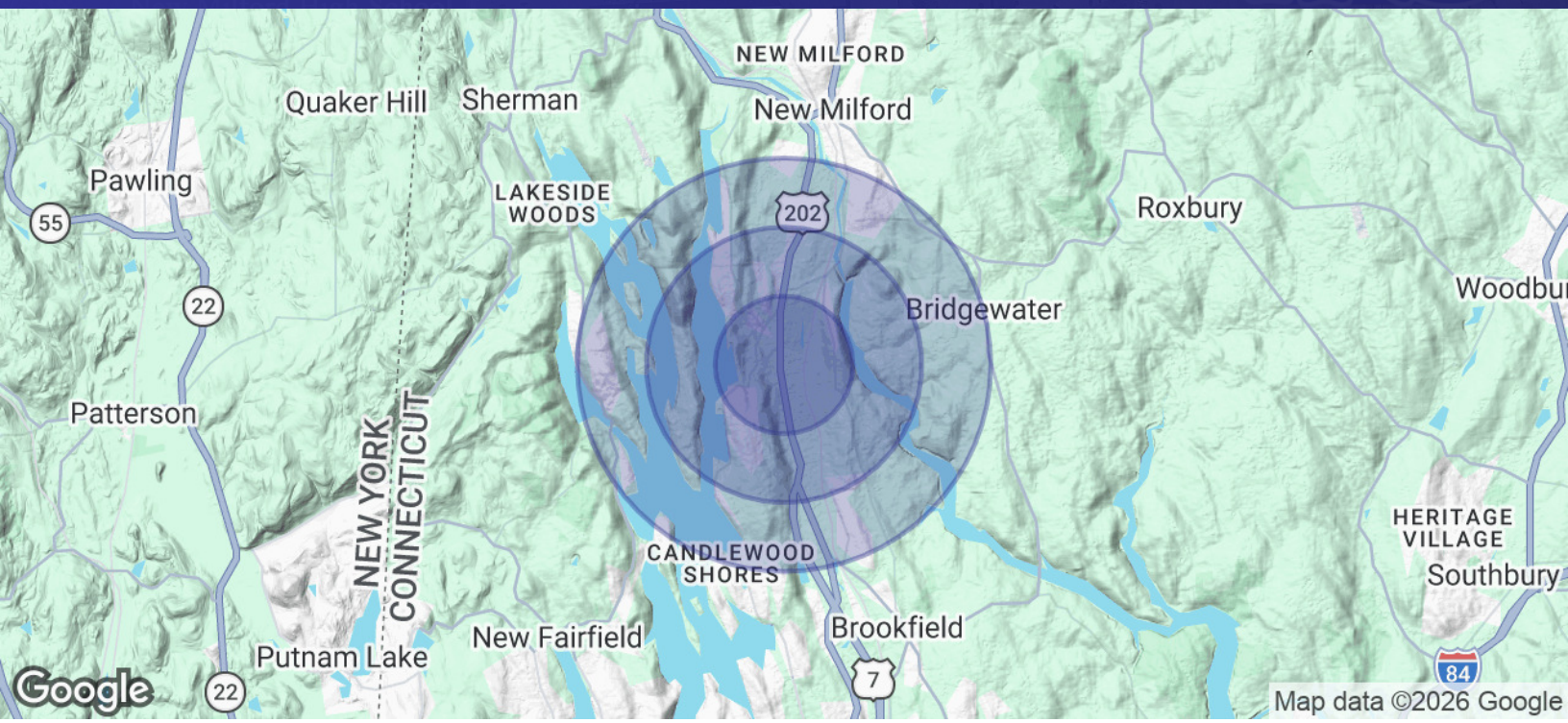
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,634	6,282	13,849
Average Age	40.3	41.5	42.6
Average Age (Male)	38.9	39.9	41.1
Average Age (Female)	44.4	43.7	43.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	736	2,805	6,150
# of Persons per HH	2.2	2.2	2.3
Average HH Income	$125,309	$118,384	$120,817
Average House Value	$384,075	$351,576	$352,353

** Demographic data derived from 2020 ACS - US Census*



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