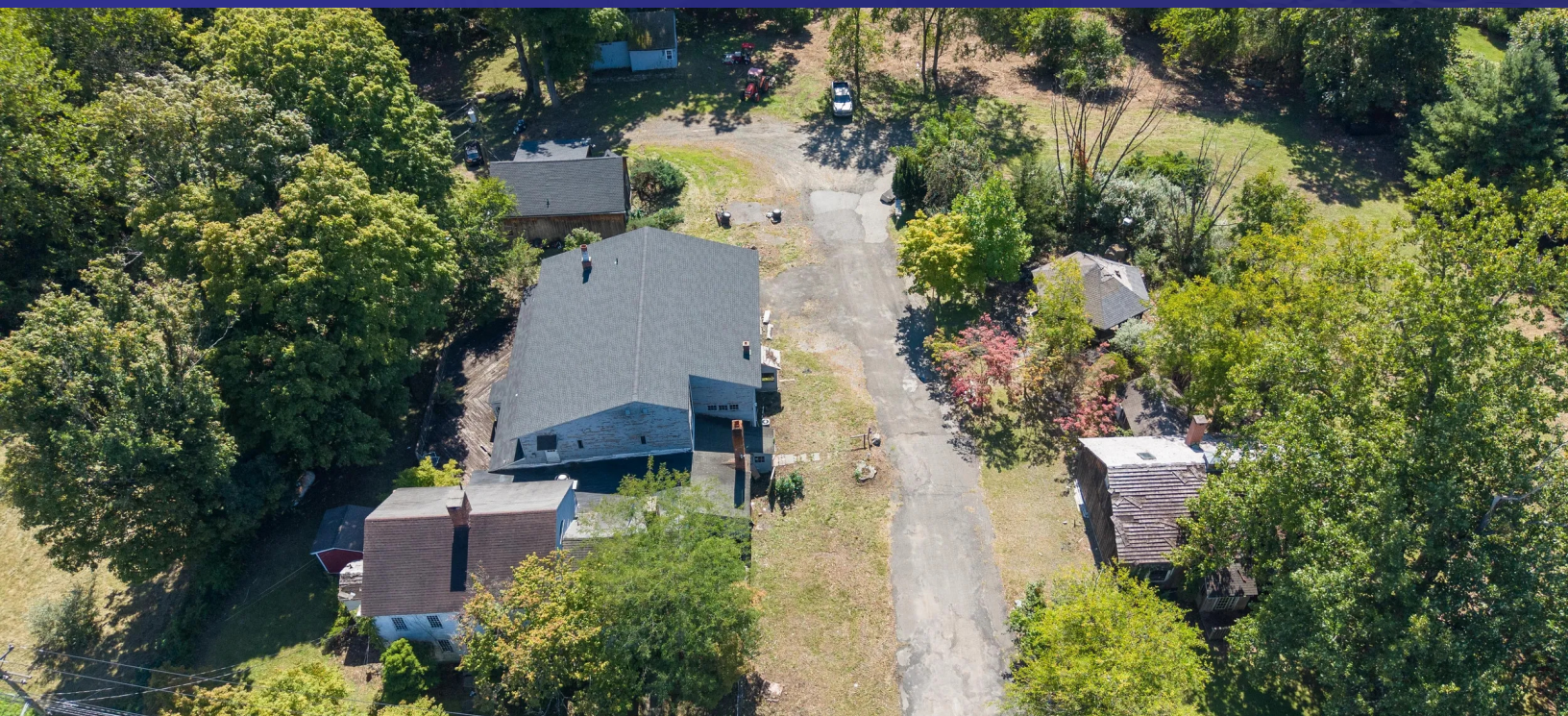


FOR SALE // RENOVATION OR REDEVELOPMENT OPPORTUNITY ON ROUTE 7

329 Kent Road, New Milford CT



PROPERTY DESCRIPTION

Excellent opportunity to renovate, reposition, or redevelop a unique property located at 329 Kent Road (Route 7) in New Milford, Connecticut. Situated on approximately 4.05 acres in the B-1 Zone, the property offers substantial frontage and visibility along one of New Milford's primary commercial corridors.

The property is improved with a former inn and restaurant totaling approximately 11,019 SF, along with three additional multifamily structures totaling approximately 3,752 SF. The existing improvements provide an opportunity for an investor or developer to renovate and reactivate the property or explore a larger redevelopment concept.

Multiple feasibility studies have been completed for a potential residential apartment redevelopment, providing an attractive starting point for investors and developers evaluating alternative uses for the site.

A rare opportunity to acquire a sizeable Route 7 property with existing improvements and multiple potential paths for future development.

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	+/- 4.05 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	495	5,337	10,786
Total Population	1,160	13,037	27,830
Average HH Income	\$107,316	\$123,454	\$139,443



JOE DIMYAN

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FOR SALE // RENOVATION OR REDEVELOPMENT OPPORTUNITY ON ROUTE 7
329 Kent Road, New Milford CT



PROPERTY HIGHLIGHTS

- ± 4.05 acres
- Prime Route 7 / Kent Road location
- B-1 zoning
- Former inn and restaurant – $\pm 11,019$ SF
- Three additional multifamily structures – $\pm 3,752$ SF combined
- $\pm 14,771$ SF total existing building area
- Existing well and septic
- Feasibility study completed for residential apartments
- Renovation, repositioning, or redevelopment opportunity
- Existing mix of commercial and residential improvements



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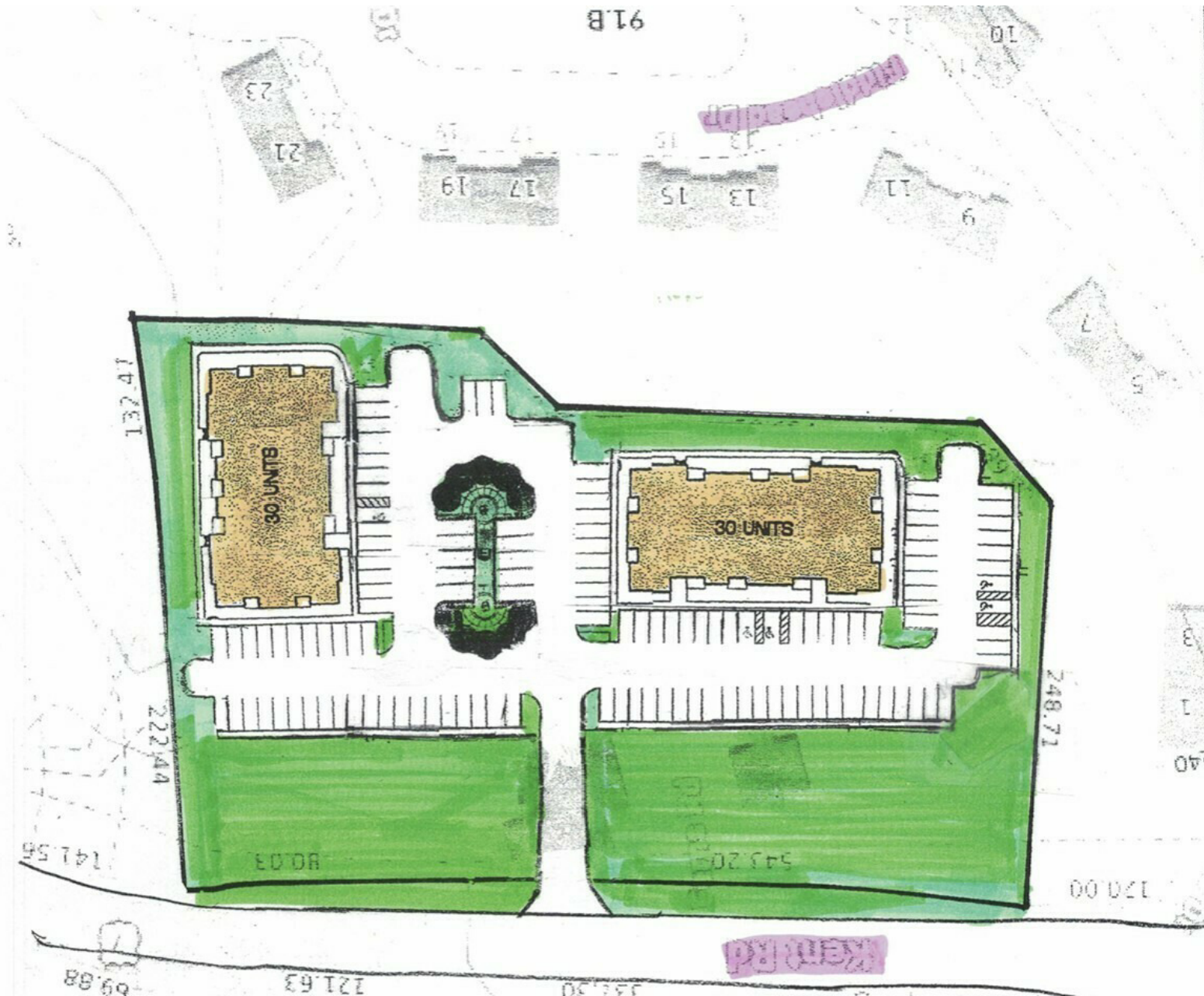


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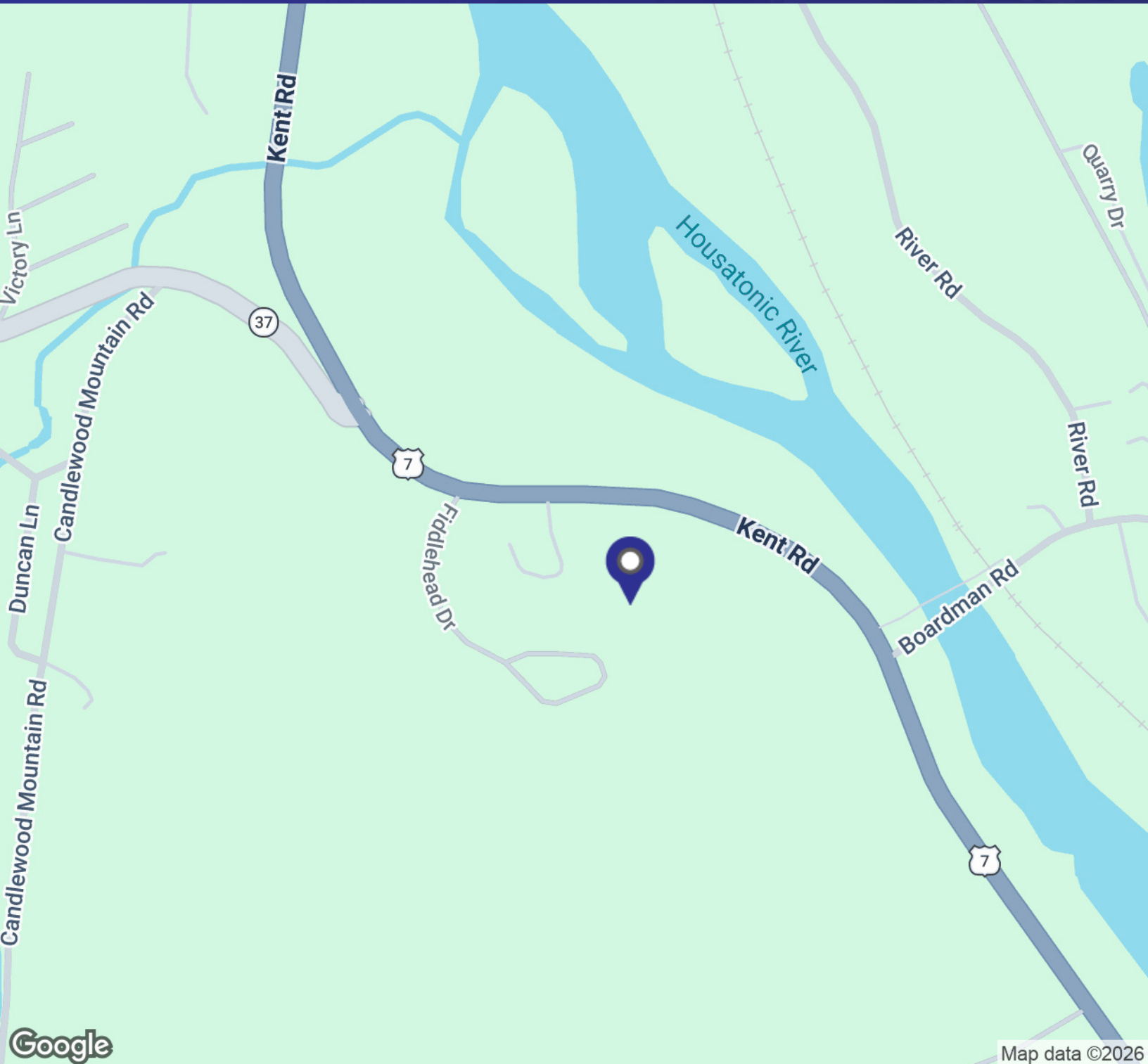
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Y ON ROUTE 7



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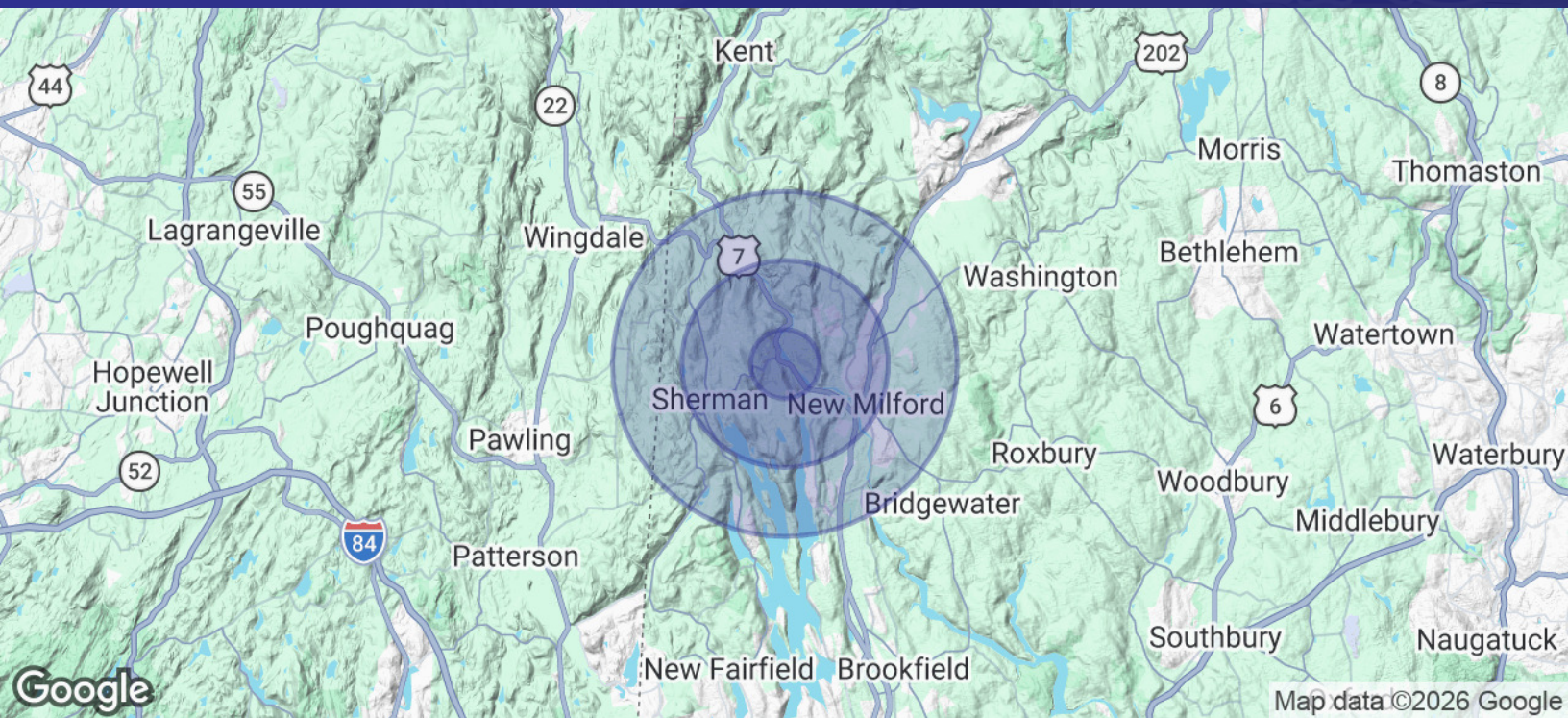


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329 Kent Road, New Milford CT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,160	13,037	27,830
Average Age	42.2	46.7	45.8
Average Age (Male)	44.2	47.2	46.2
Average Age (Female)	40.2	44.0	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	495	5,337	10,786
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$107,316	\$123,454	\$139,443
Average House Value	\$425,552	\$407,089	\$431,946

2023 American Community Survey (ACS)



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