

New Milford Plaza – a Proposed Shopping Center  
 91 Park Lane, New Milford, CT  
 15,500 sf Grocery or Grocery and Mixed-use

## FOR SALE and FOR LEASE

Property is planned and under construction as two buildings, a grocery store and a bank. Our plan is to build the 15,500 square foot building as one tenancy for a grocer. In the event the market indicates demand for a smaller market in our building, we will add inline retail shops along the front and sides of the building.

We reached out to a roster of grocers to discuss our project at 15,500 square feet and smaller. We are also interested in speaking with decision makers on tenancies 8,000 square feet and smaller. Our goal is to integrate smaller tenants into our planned building now under construction and may pursue more retail development nearby.

We will consider a land sale or a land lease to qualified parties that plan to complete the plan for a grocery or a grocery and shops. We will also consider sale of both options at completion of construction, lease-up and stabilization. The following are optional store sizes for the two scenarios in concept.

### Units Held for Lease

<u>For Sale – Grocery and Retail – Available Units</u>	<u>Delivery Date</u>
For Sale – Grocery	15,500 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	8,000 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	5,000 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	3,000 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	2,000 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	1,500 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	1,500 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027
For Sale - Grocery and Retail	500 sf    4 <sup>th</sup> Quarter 2026/1 <sup>st</sup> Quarter 2027

Please let us know what of the most interest to you? We welcome a discussion on how we might work with you to achieve your goals along with ours.

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### **BUILDING INFORMATION**

Gross Building Area: 20,500 square feet  
Available Square Footage 1: 5,000 square feet  
Available Square Footage 2: 15,500 square feet  
Contract Commitments – 5,000 square feet  
Vacancy and Free of Commitments – 0 square feet  
Number of Floors – 1  
Loading Docks – None  
Roof Type – Flat Rubber and Asphalt Tile Shingle  
Year Built/Renovated – 2025

### **MECHANICAL EQUIPMENT**

Air Conditioning: Central air in good overall condition  
Heat: Gas hot air  
Sprinklered: None  
Electric Power: Separately metered; Ample power