

LEASE

NEW MILFORD UNITED METHODIST CHURCH

68 Danbury Rd New Milford, CT 06776



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents the Education Center at 68 Danbury Road in New Milford, Connecticut. Located along Route 7, a primary commercial corridor, the property offers excellent visibility and easy access for local and regional traffic.

Minutes from New Milford's town center, the site is surrounded by a mix of retail, professional, and service-oriented businesses. Formerly occupied by The Education Center, the space is move-in ready for education or day-care use and is also well suited for a range of commercial or professional tenants seeking strong exposure and a central location.

PROPERTY HIGHLIGHTS

- Prominent Route 7 frontage with strong visibility
- Previously operated as a daycare and education center
- Flexible layout suitable for a range of commercial or professional uses
- Excellent access for local and regional traffic

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,500 - 5,000 SF
Lot Size:	196,388 SF
Building Size:	15,790 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,771	7,210	12,774
Total Population	4,153	17,948	32,132
Average HH Income	\$102,752	\$122,282	\$139,155

Chris Scatterday
(203) 461-1931

Robert Cowan
(203) 858-4119



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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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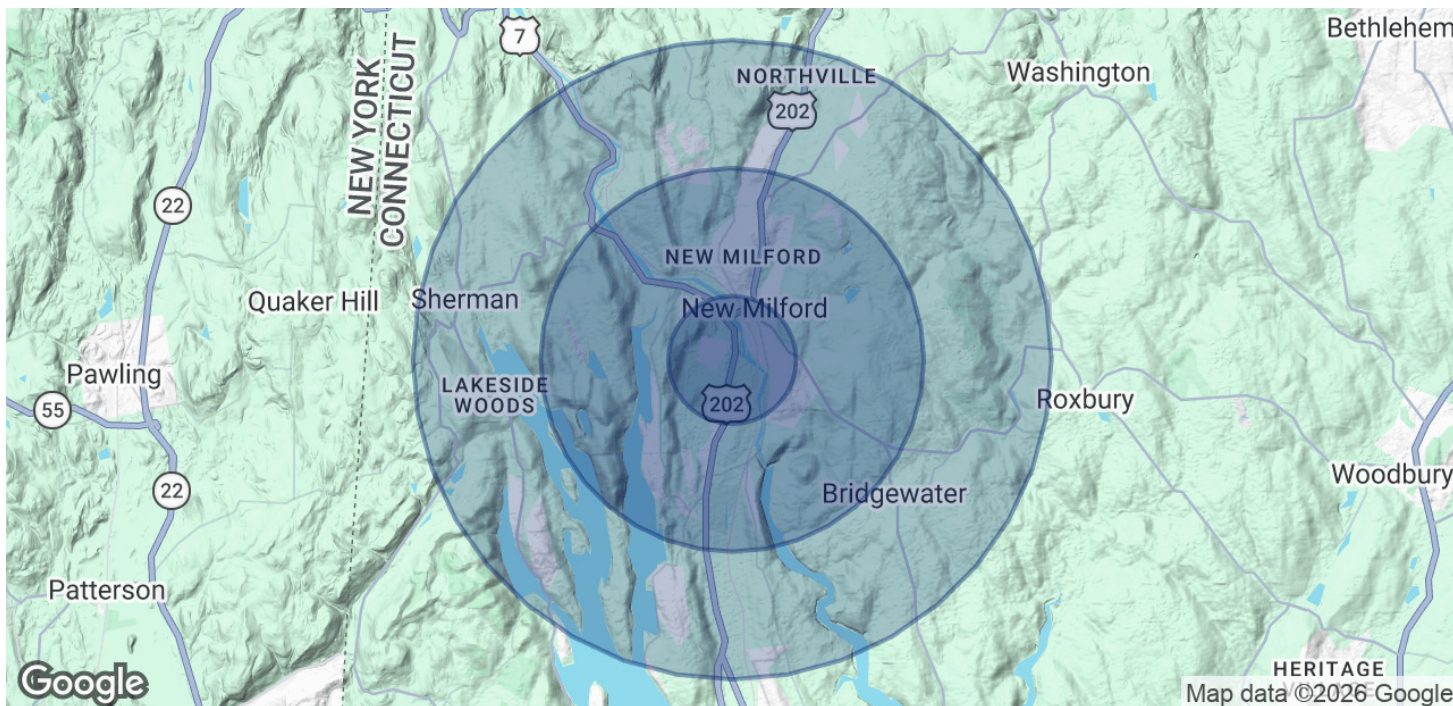
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,153	17,948	32,132
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	42	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,771	7,210	12,774
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$102,752	\$122,282	\$139,155
Average House Value	\$398,749	\$471,669	\$522,055

Demographics data derived from AlphaMap

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