

FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 2 NEW MILFORD CT



PROPERTY DESCRIPTION

First floor office or climate control storage in Southern New Milford! Unit has ample parking and private bath. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- IC Zone
- Gas Heat
- Wall Unit A/C
- Well, Septic and Gas
- Open Floor Plan with Private Bath
- First Floor Storage Unit or Office

OFFERING SUMMARY

Lease Rate: (Price Reduced)	\$1,300.00 SF/yr (Gross)
Sale Price:	\$79,900
Taxes:	\$2,261 (Yearly)
Common Fees:	\$280.16 (Monthly)
Available SF:	1,300 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	497	14,585	71,932
Total Population	1,294	37,987	197,944
Average HH Income	\$105,811	\$110,841	\$98,581



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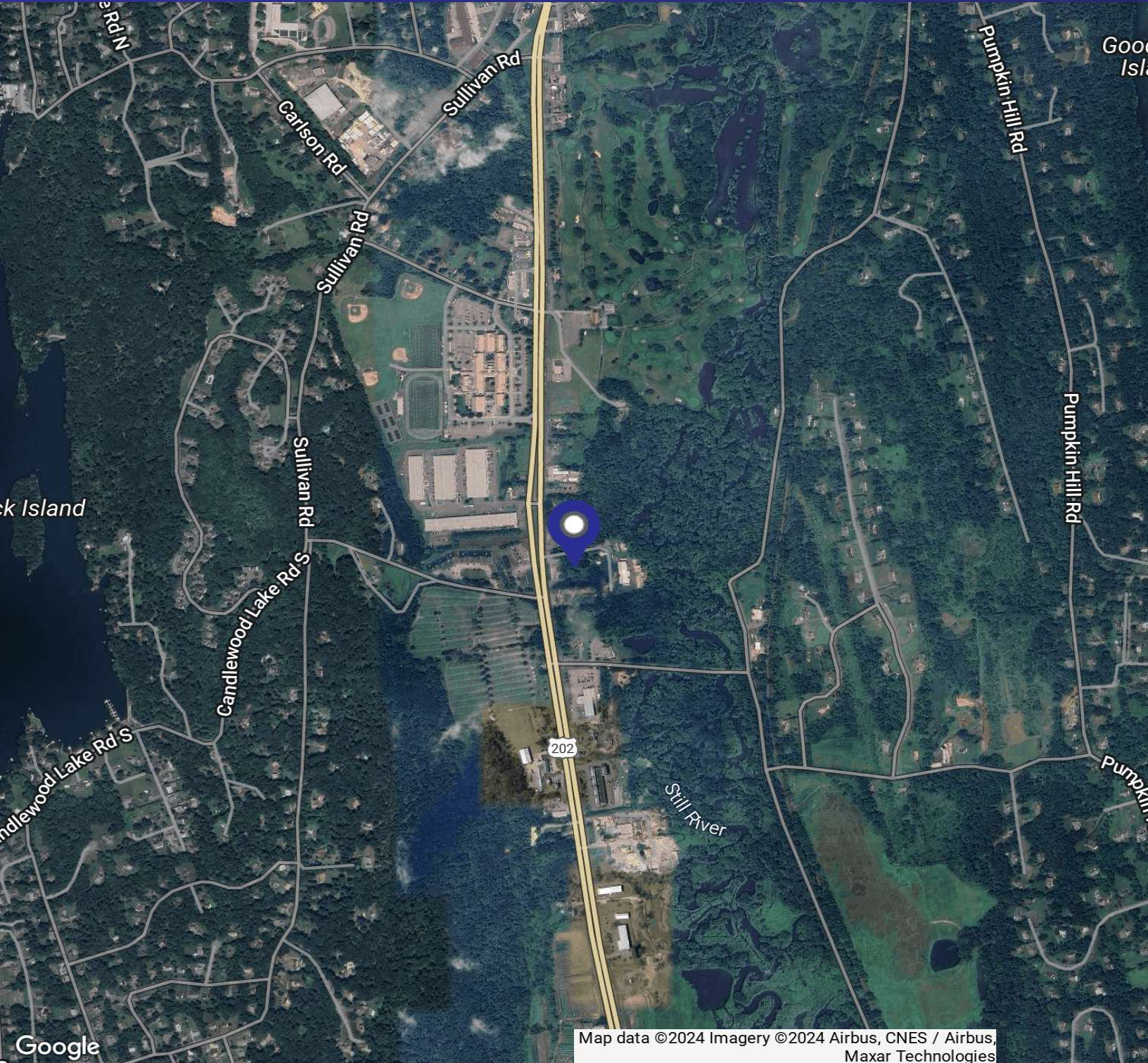
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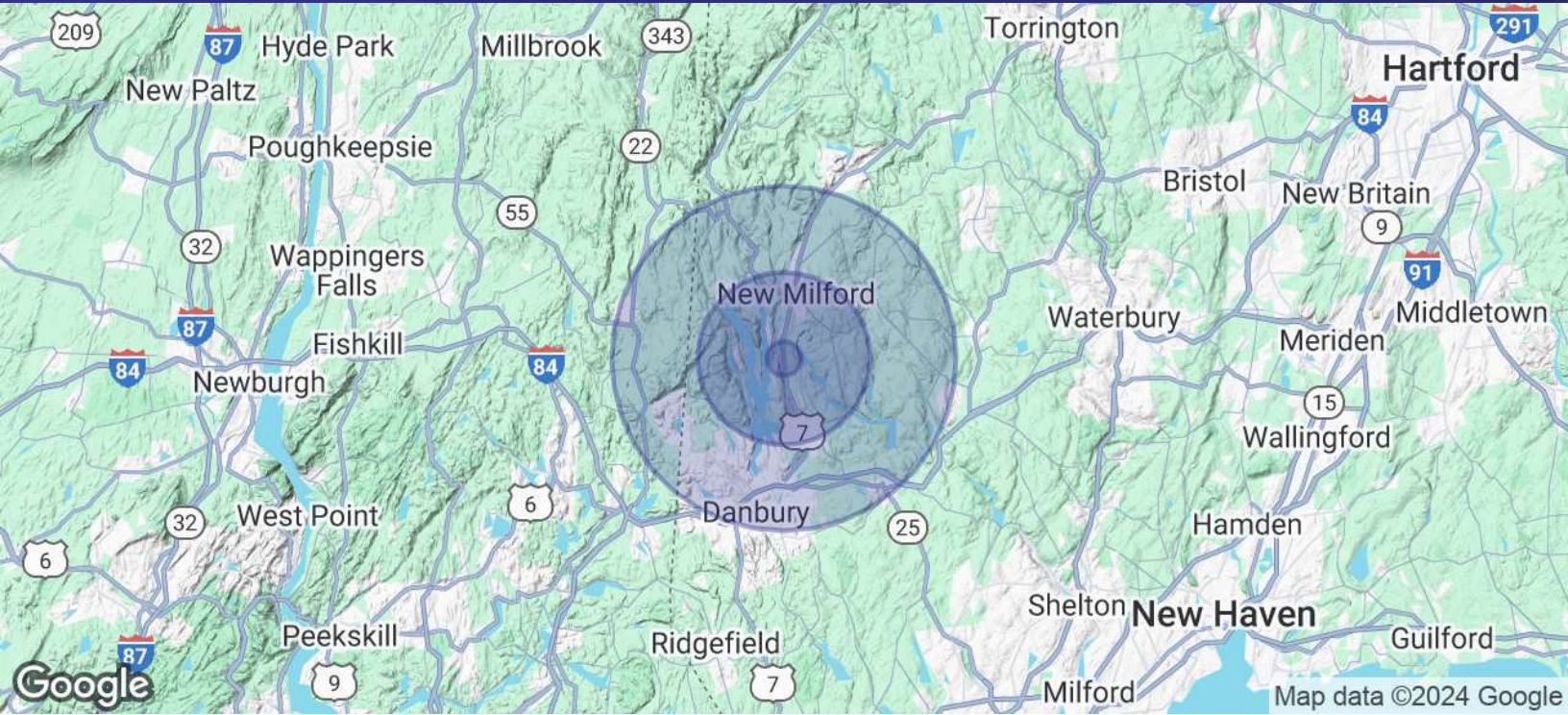
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,294	37,987	197,944
Average Age	41.5	41.9	39.6
Average Age (Male)	41.0	41.5	38.8
Average Age (Female)	42.3	42.1	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	497	14,585	71,932
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$105,811	\$110,841	\$98,581
Average House Value	\$287,356	\$450,155	\$425,338

* Demographic data derived from 2020 ACS - US Census



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