

SALE/LEASE

56 DANBURY RD

56 Danbury Rd New Milford , CT 06776



PROPERTY DESCRIPTION

Well-located second-floor office suite on Route 7, just minutes from the town center, offering immediate occupancy and a clean, updated workspace. The suite features newer flooring and paint, abundant natural light, and a flexible layout that can be configured to suit a variety of professional uses. Accessed via both front and rear staircases, the space includes a wall AC unit, two large closets, and shared restrooms on the same floor. Ample on-site parking with no assigned spaces makes this an ideal option for accountants, therapists, consultants, or contractors seeking a convenient and professional setting.

PROPERTY HIGHLIGHTS

- Route 7 location near town center
- Immediate occupancy
- Updated, bright second-floor space
- Flexible layout with storage
- Ample unassigned parking

OFFERING SUMMARY

Sale Price:	\$50,000 or Lease for \$650/month
Building Size:	557 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,260	6,749	12,046
Total Population	3,260	17,588	31,563
Average HH Income	\$111,183	\$126,981	\$146,264

Denis Kobas
(203) 885-3870



COLDWELL BANKER
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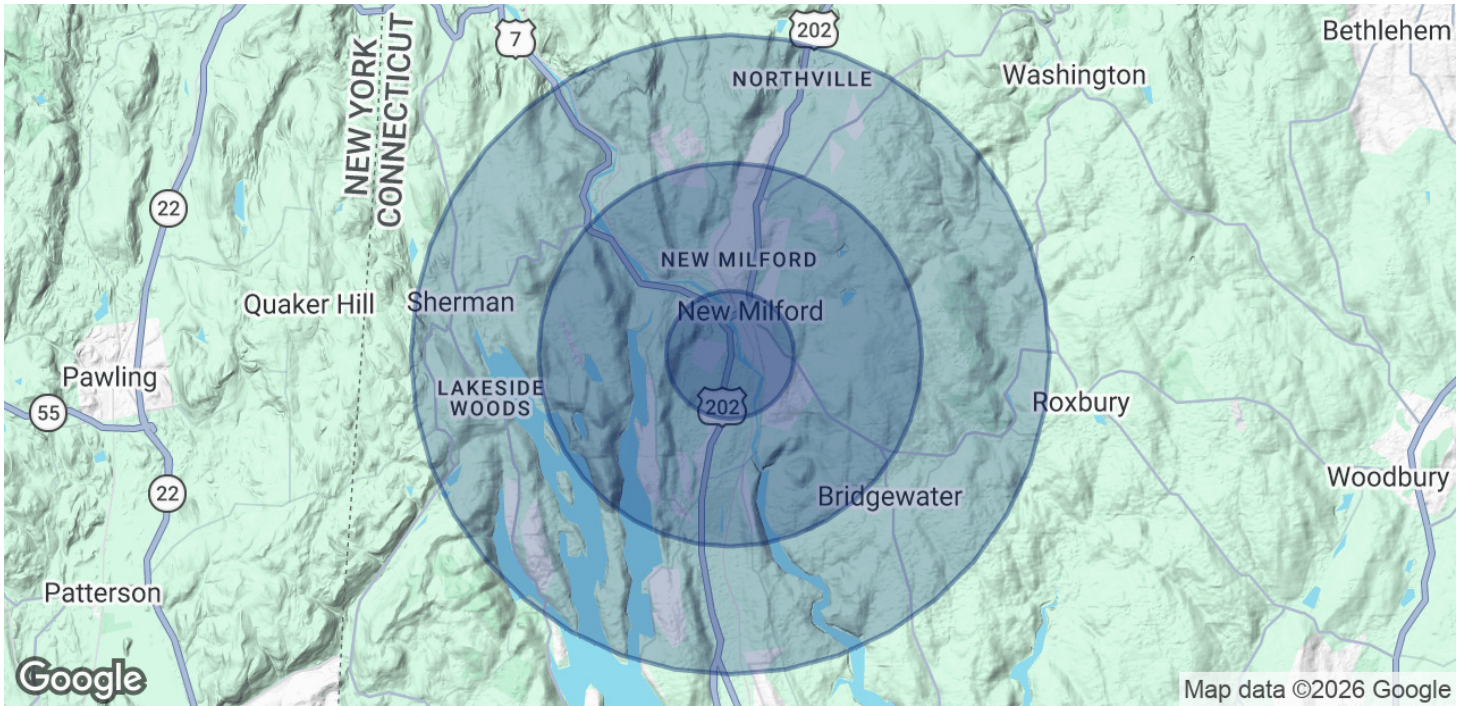
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,260	17,588	31,563
Average Age	40.5	43.8	44.9
Average Age (Male)	38.6	43.5	45
Average Age (Female)	36.8	40	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,260	6,749	12,046
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$111,183	\$126,981	\$146,264
Average House Value	\$327,856	\$392,942	\$457,265

2023 American Community Survey (ACS)

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