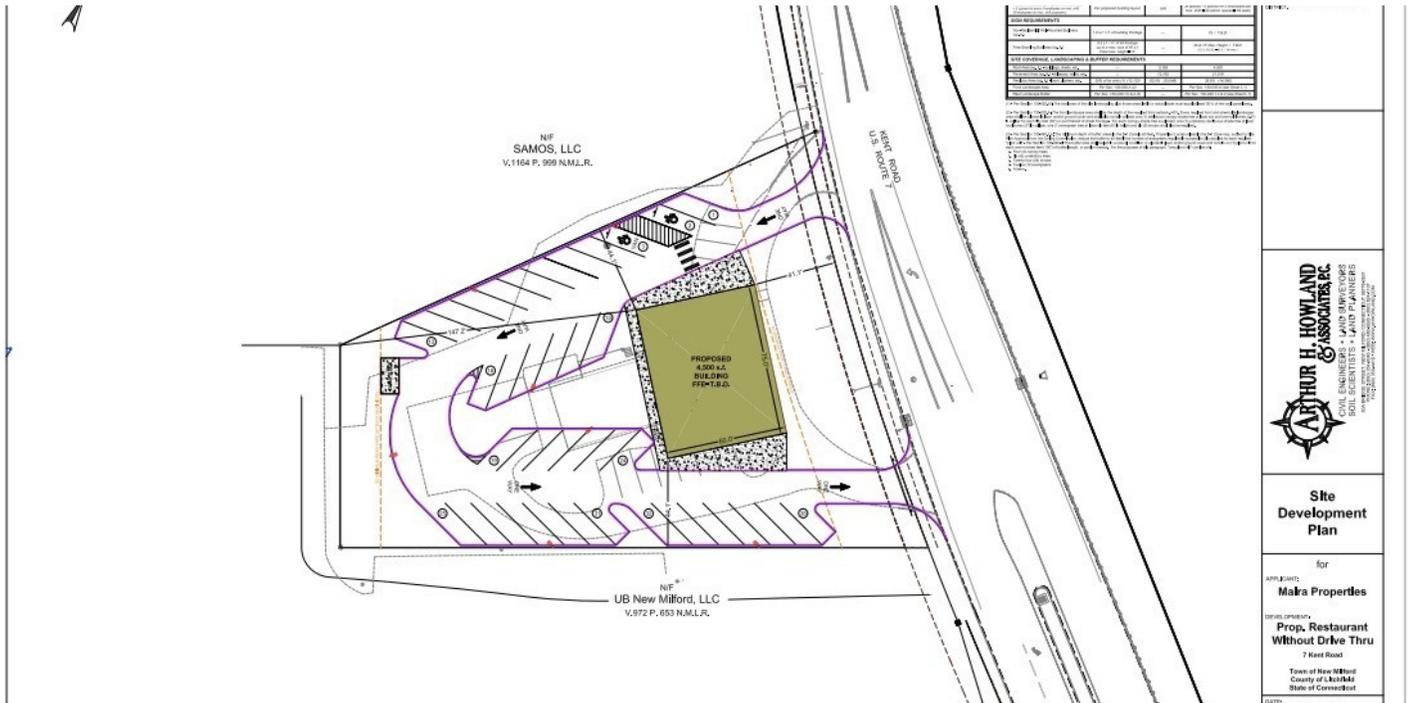


LAND LEASE

7 KENT RD

7 Kent Rd New Milford, CT 06776



PROPERTY DESCRIPTION

Prime land lease opportunity at 7 Kent Rd, New Milford, CT, situated in front of the Big Y Plaza. This level, 0.95-acre parcel, featuring two curb cuts, offers a strategic location with easy access to major transportation routes. This property ensures convenience for various uses, including restaurants, banks, or medical facilities. Possible build-to-suit options are available.

PROPERTY HIGHLIGHTS

- Located in front of Big Y Plaza
- Land lease, possible build-to-suit
- .95 acres
- Currently two curb cuts
- Clean, level lot

OFFERING SUMMARY

Lease Rate:	\$75,000.00 per year (Ground)
Number of Units:	2
Available SF:	0.95 Acres
Lot Size:	0.95 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,376	11,649	37,841
Total Population	18,354	29,250	98,445
Average HH Income	\$119,307	\$136,190	\$157,934

Tom J. Maira
(203) 448-7410

Mario Longobucco
(860) 307-5945

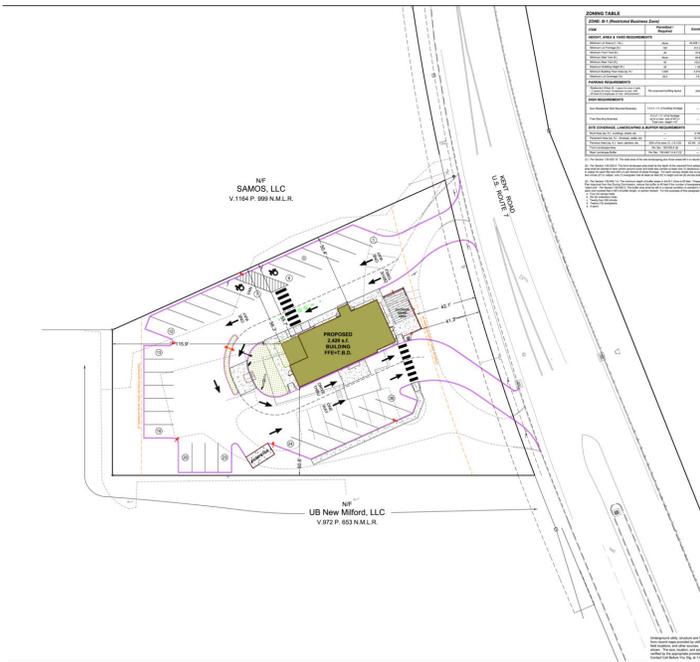
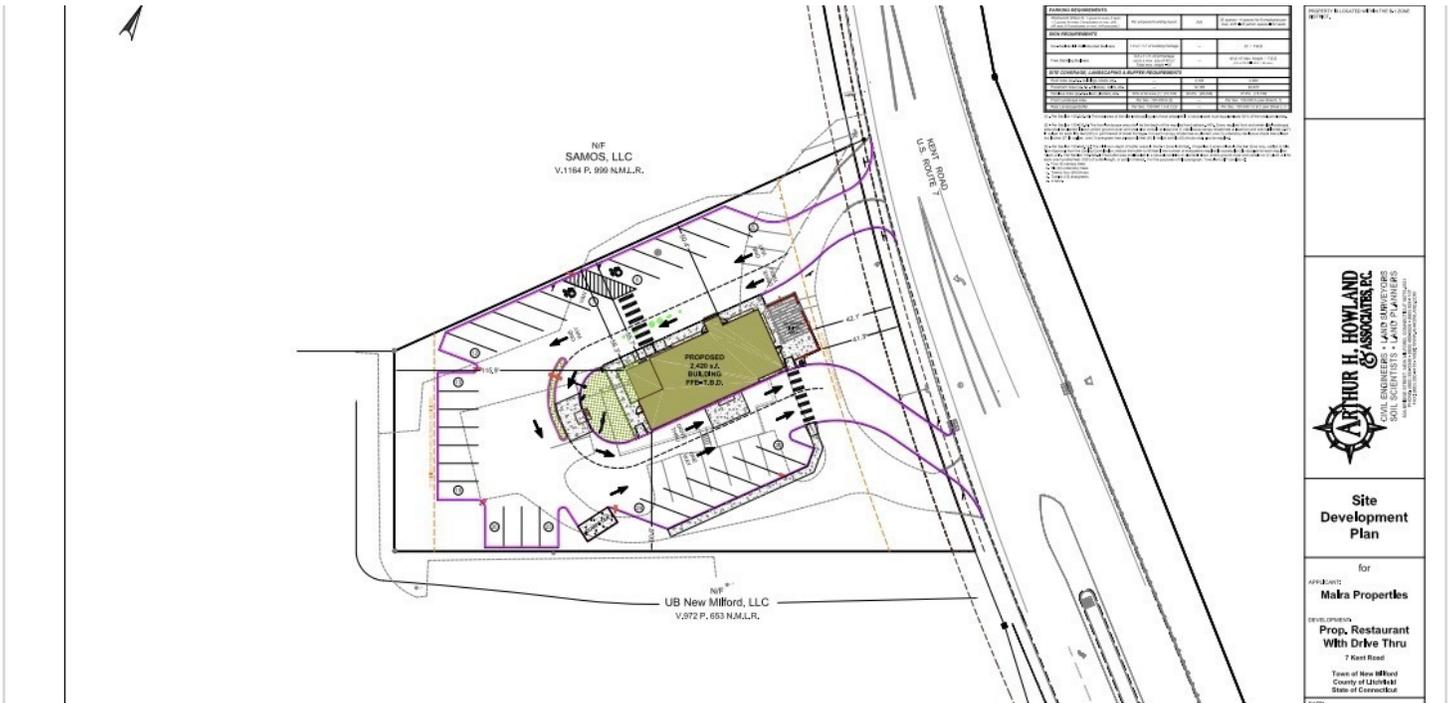


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Mario Longobucco
(860) 307-5945



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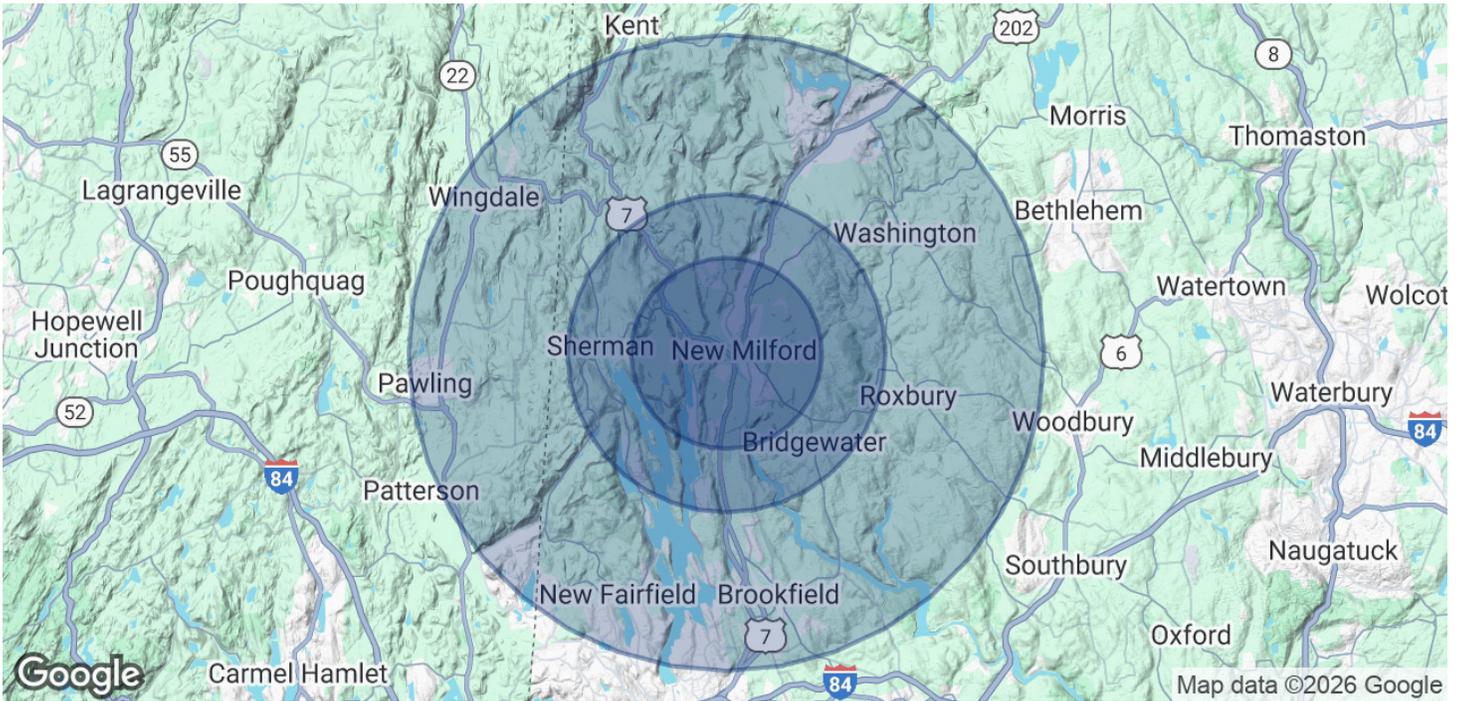
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,354	29,250	98,445
Average Age	43	44	45
Average Age (Male)	42	43	44
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,376	11,649	37,841
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$119,307	\$136,190	\$157,934
Average House Value	\$468,364	\$518,013	\$549,024

Demographics data derived from AlphaMap

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TOM J. MAIRA

Commercial Associate

Direct: (203) 448-7410

Cell: (203) 448-7410

Tom.Maira@cbrealty.com

CT #RES.0834822



MARIO LONGOBUCCO

Senior Advisor

Direct: (860) 307-5945

mario.longobucco@cbcprt.com

Tom J. Maira
(203) 448-7410

Mario Longobucco
(860) 307-5945



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