

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) | \$1,500.00 SF/yr (Gross) |
| Sale Price: | \$89,900 |
| 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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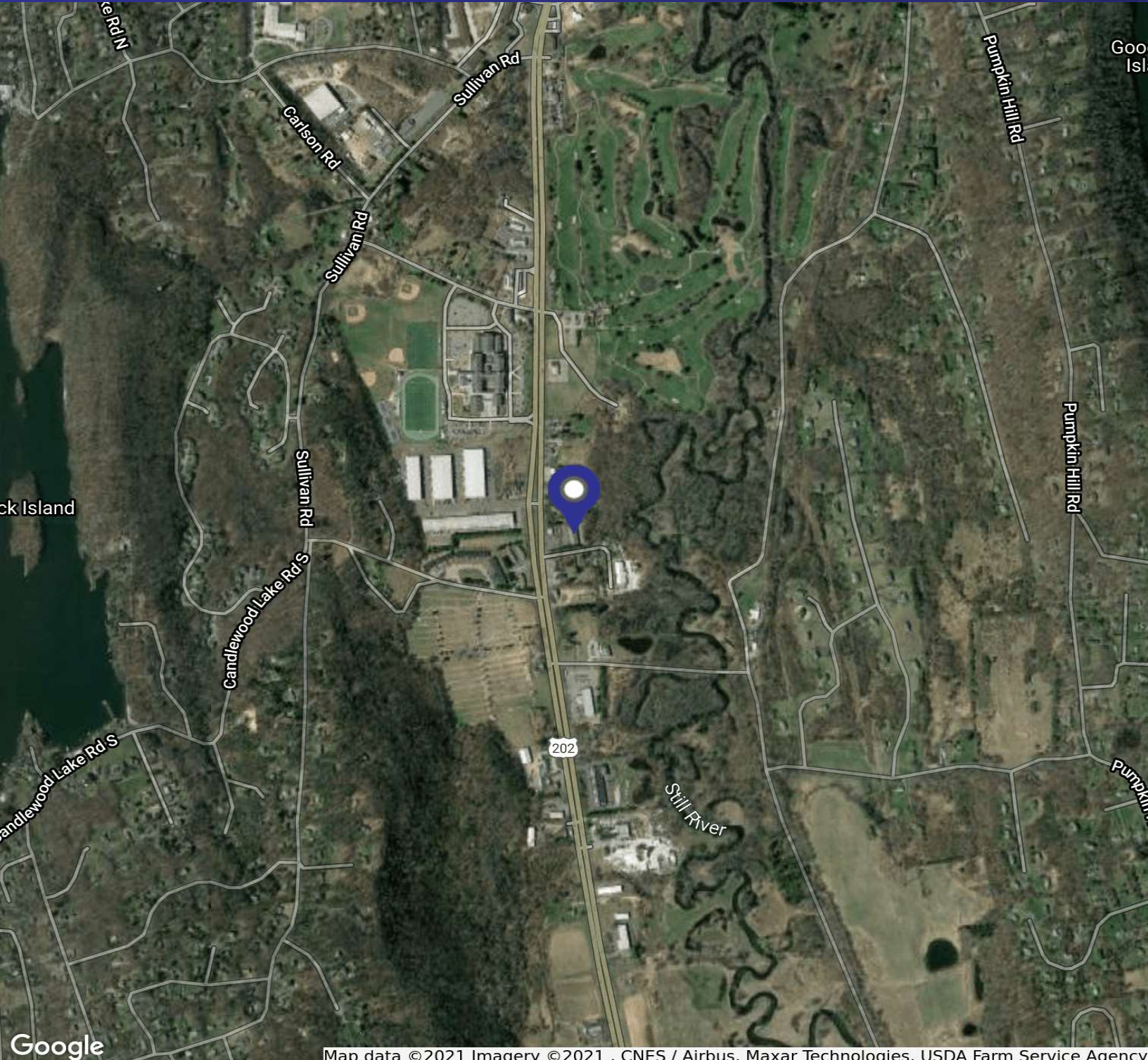
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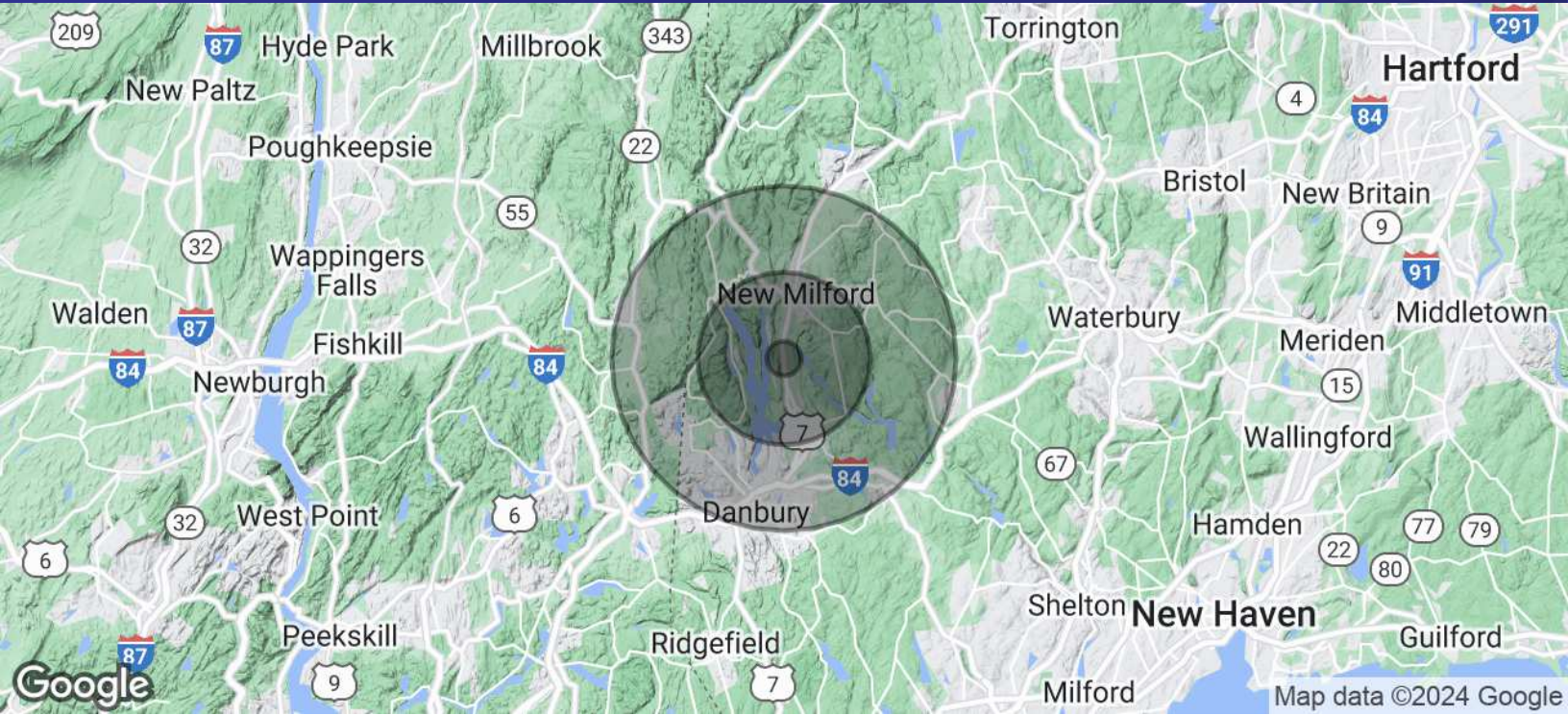
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,294 | 37,987 | 197,944 |
| Average Age | 41.5 | 41.9 | 39.6 |
| Average Age (Male) | 41.0 | 41.5 | 38.8 |
| Average Age (Female) | 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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