

FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 4, NEW MILFORD, CT



PROPERTY DESCRIPTION

First floor office space with open floor plan and private bath. Currently has cubicles in place for conference room, private office and bullpen area. The current modular system, phone system and furniture are also available. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Zoning: IC
- Layout: Open Floor Plan with Private Bath
- Currently Layout: Conference Room, Private Office and Bullpen Area
- Heating/Cooling: Gas Heat; Central A/C
- Utilities: Well, Septic and Gas
- Common Charges: \$268
- Taxes: \$2,510 Yearly
- Sale Price: \$152,145

OFFERING SUMMARY

Sale Price:	\$152,145
Lease Rate:	\$1,500.00(Gross) + utilities
Available SF:	1,323 SF
Building Size:	17,416 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	736	2,805	6,150
Total Population	1,634	6,282	13,849
Average HH Income	\$125,309	\$118,384	\$120,817



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 4, NEW MILFORD, CT

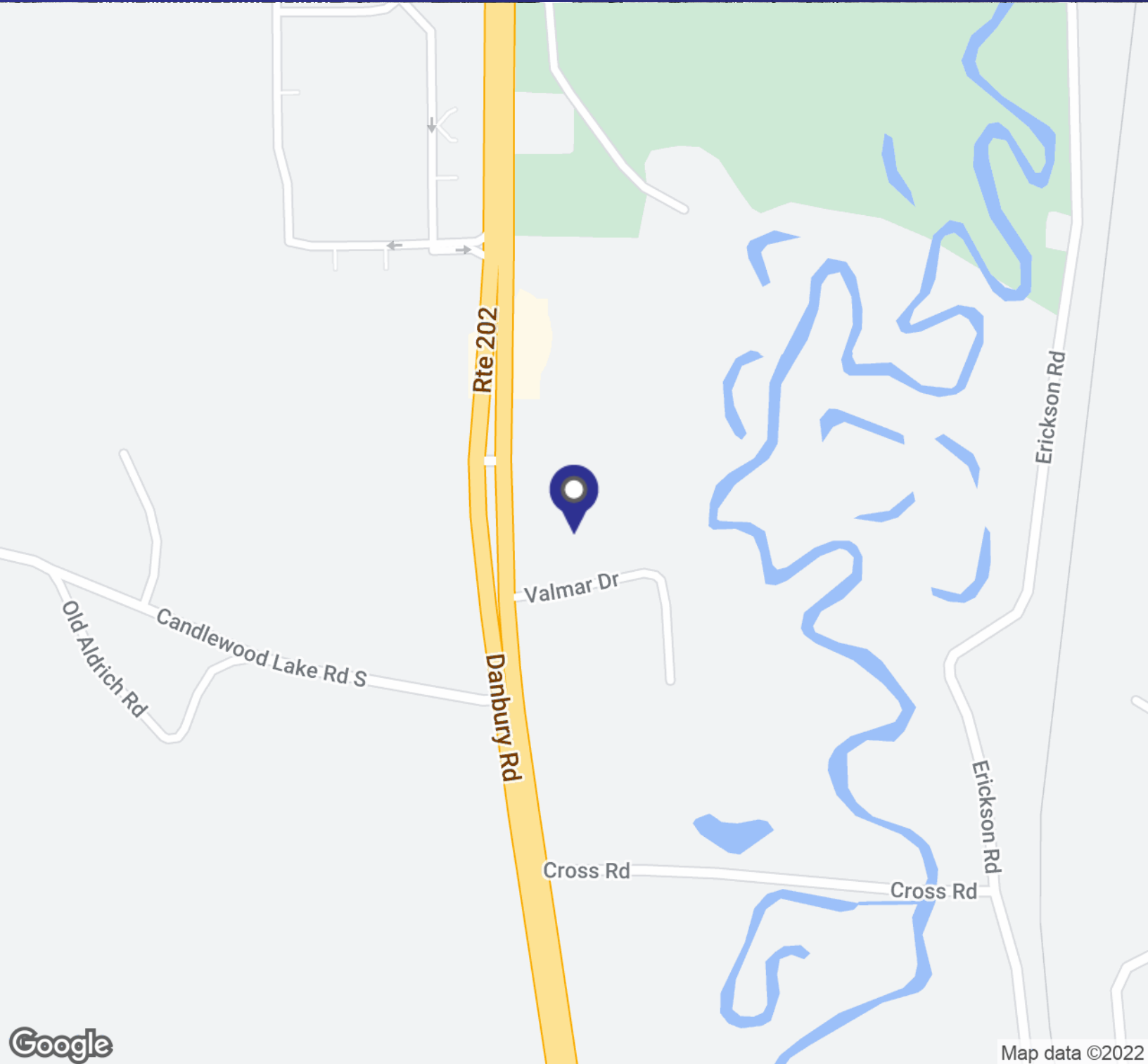


MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 4, NEW MILFORD, CT



MICK CONSALVO

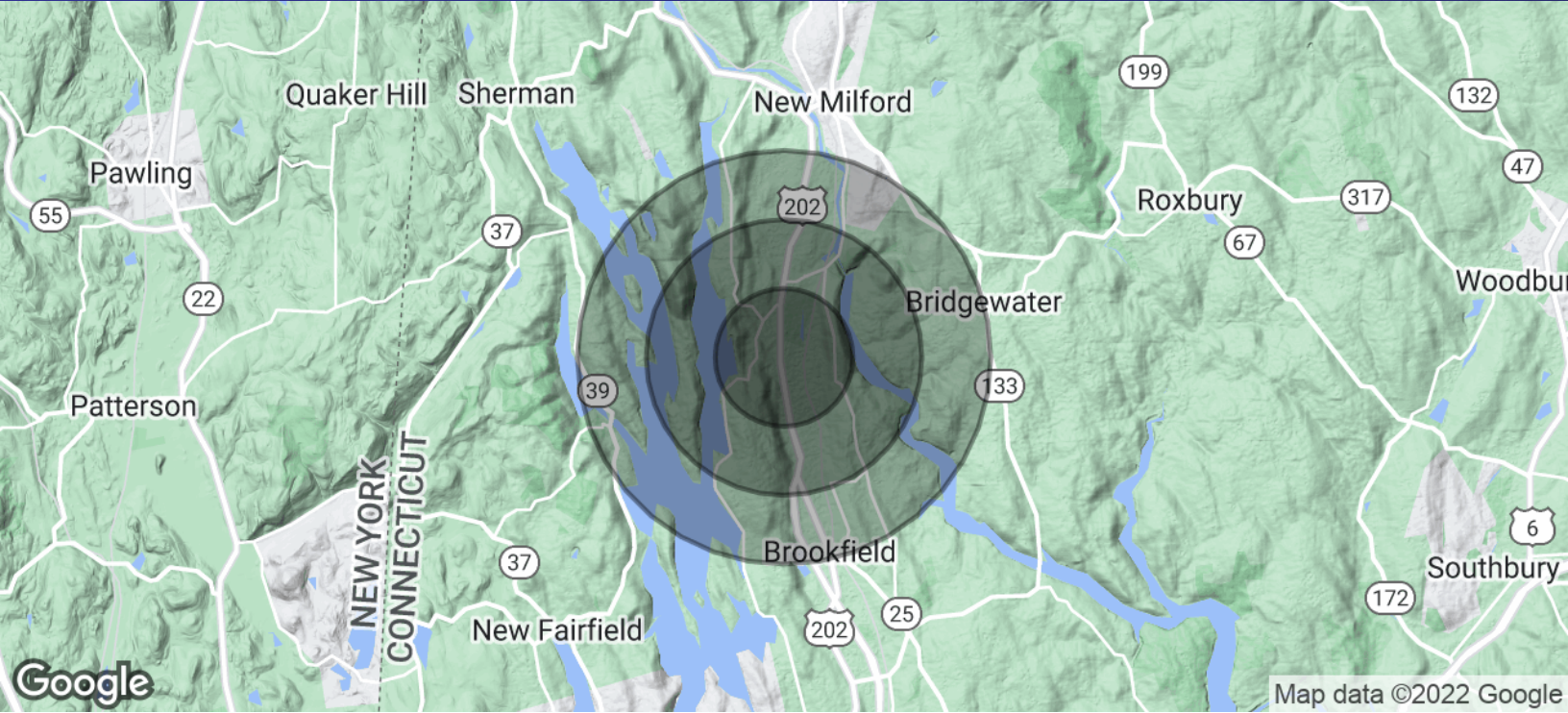
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 4, NEW MILFORD, CT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,634	6,282	13,849
Average Age	40.3	41.5	42.6
Average Age (Male)	38.9	39.9	41.1
Average Age (Female)	44.4	43.7	43.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	736	2,805	6,150
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$125,309	\$118,384	\$120,817
Average House Value	\$384,075	\$351,576	\$352,353

* Demographic data derived from 2020 ACS - US Census

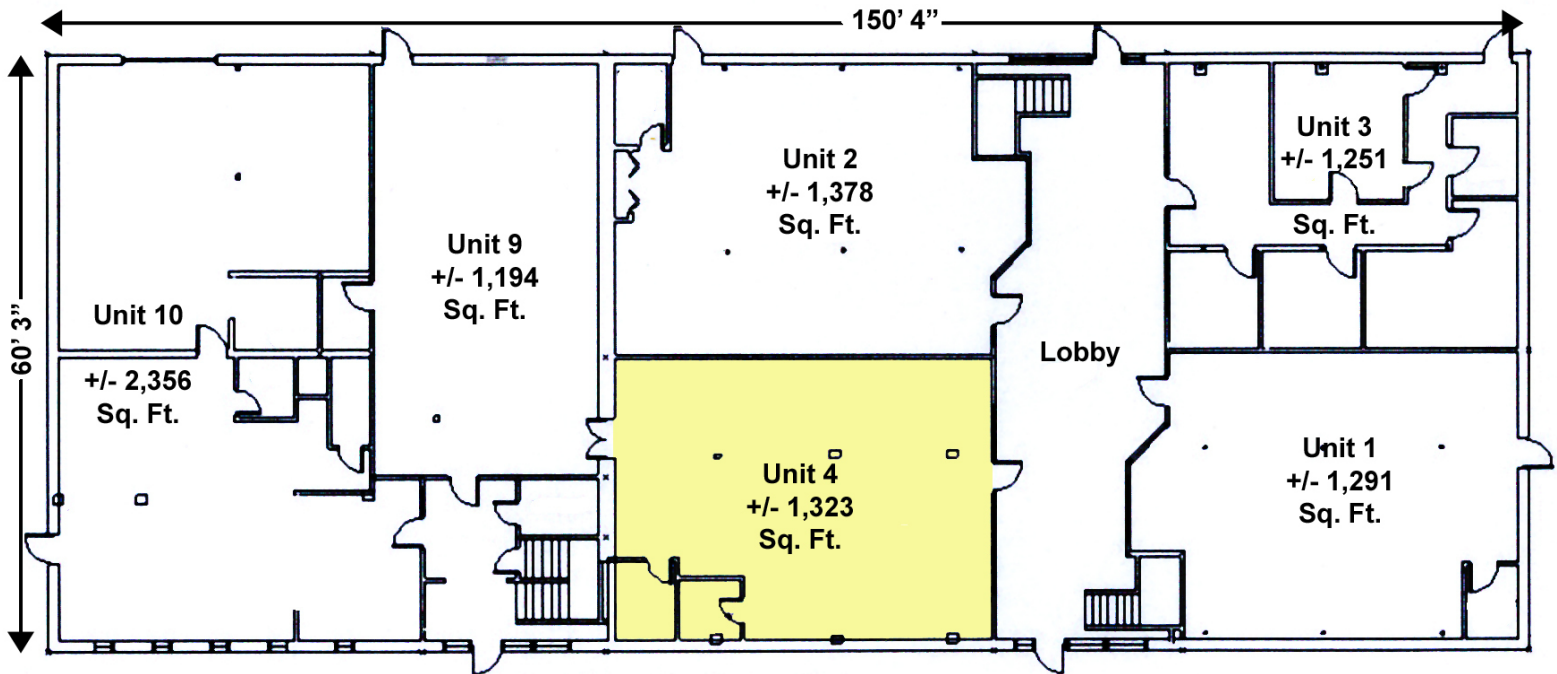


MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR SALE OR LEASE // 461 DANBURY ROAD, UNIT 4, NEW MILFORD, CT



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com