



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

## **16 EAST ST**

**16 East St | New Milford, CT 06776**

**For Lease**







PROPERTY DESCRIPTION

Prime downtown New Milford commercial space available for rent, offering a unique two-story layout ideal for entrepreneurs, artists, makers, and boutique business owners. The first floor features an open work area with storage, washer/dryer, half bath, and a striking 20-foot easel reflecting the building’s history as a sign shop. The bright second floor provides flexible office or entertainment space with a wet bar, full bathroom, and generous storage. A partial walk-out basement offers additional storage or workspace and access to a small rear yard overlooking the river. The property includes three dedicated parking spaces plus ample nearby public parking, efficient oil heat with forced hot air, and a valuable billboard signage opportunity for strong street visibility. Located just steps from New Milford’s restaurants, cafés, shops, library, theater, parks, and other amenities, this walkable downtown location supports strong community engagement. Build-to-suit options available—an exceptional opportunity to bring your business or creative vision to life.

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	4,826	9,118	14,593
Total Population	11,936	22,991	36,654
Average HH Income	\$109,725	\$126,026	\$143,170

PROPERTY HIGHLIGHTS

- Billboard signage opportunity providing excellent street visibility
- Downtown locations just steps from New Milford amenities, including restaurants, cafés, post office, library, movie theater, shops, parks, and more
- Walkable, community-focused setting that supports strong engagement and foot traffic
- Ideal for a variety of uses, including creative studios, boutique businesses, and specialty workshops
- Flexible layout with build-to-suit options to accommodate your vision
- A unique opportunity to establish your business in a vibrant downtown environment

OFFERING SUMMARY

Lease Rate:	\$19.87 SF/yr (MG)
Number of Units:	1
Available SF:	1,600 SF
Lot Size:	0.287 Acres
Building Size:	4,120 SF

Property Details

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LOCATION INFORMATION

Building Name	16 East St
Street Address	16 East St
City, State, Zip	New Milford, CT 06776
County	Litchfield

BUILDING INFORMATION

Building Size	4,120 SF
Ceiling Height	36 ft
Number of Floors	3
Average Floor Size	1,373 SF
Year Built	1875
Gross Leasable Area	4,120 SF
Construction Status	Existing
Framing	Wood
Free Standing	Yes
Number of Buildings	1

Lease Rate

\$19.87 SF/YR

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	B1
Lot Size	0.287 Acres
APN #	28.4/68
Waterfront	No

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	0.73
Number of Parking Spaces	3

UTILITIES & AMENITIES

Restrooms	2.0
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LEASE INFORMATION

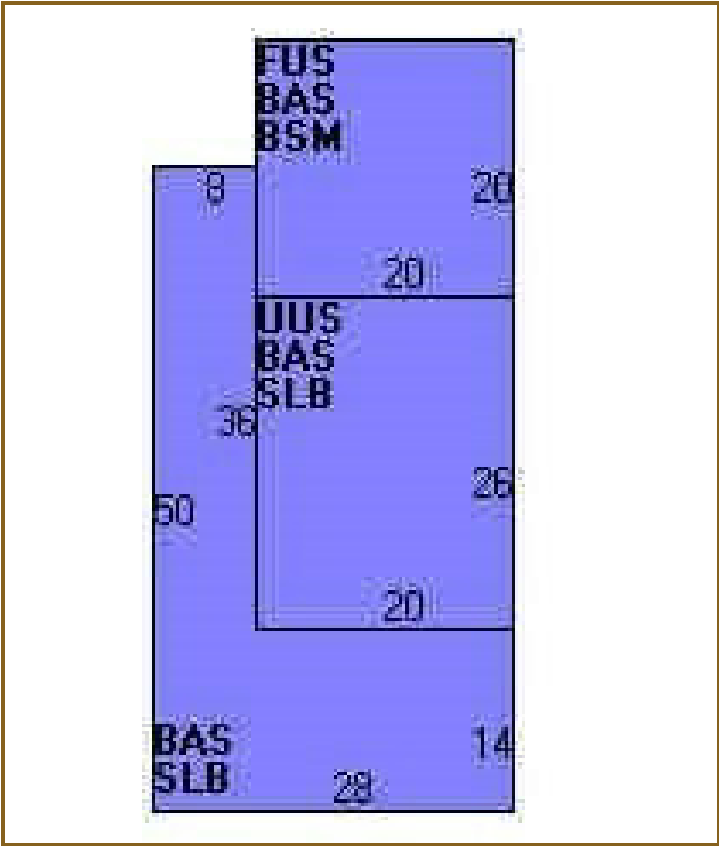
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$19.87 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	1,600 SF	Modified Gross	\$19.87 SF/yr

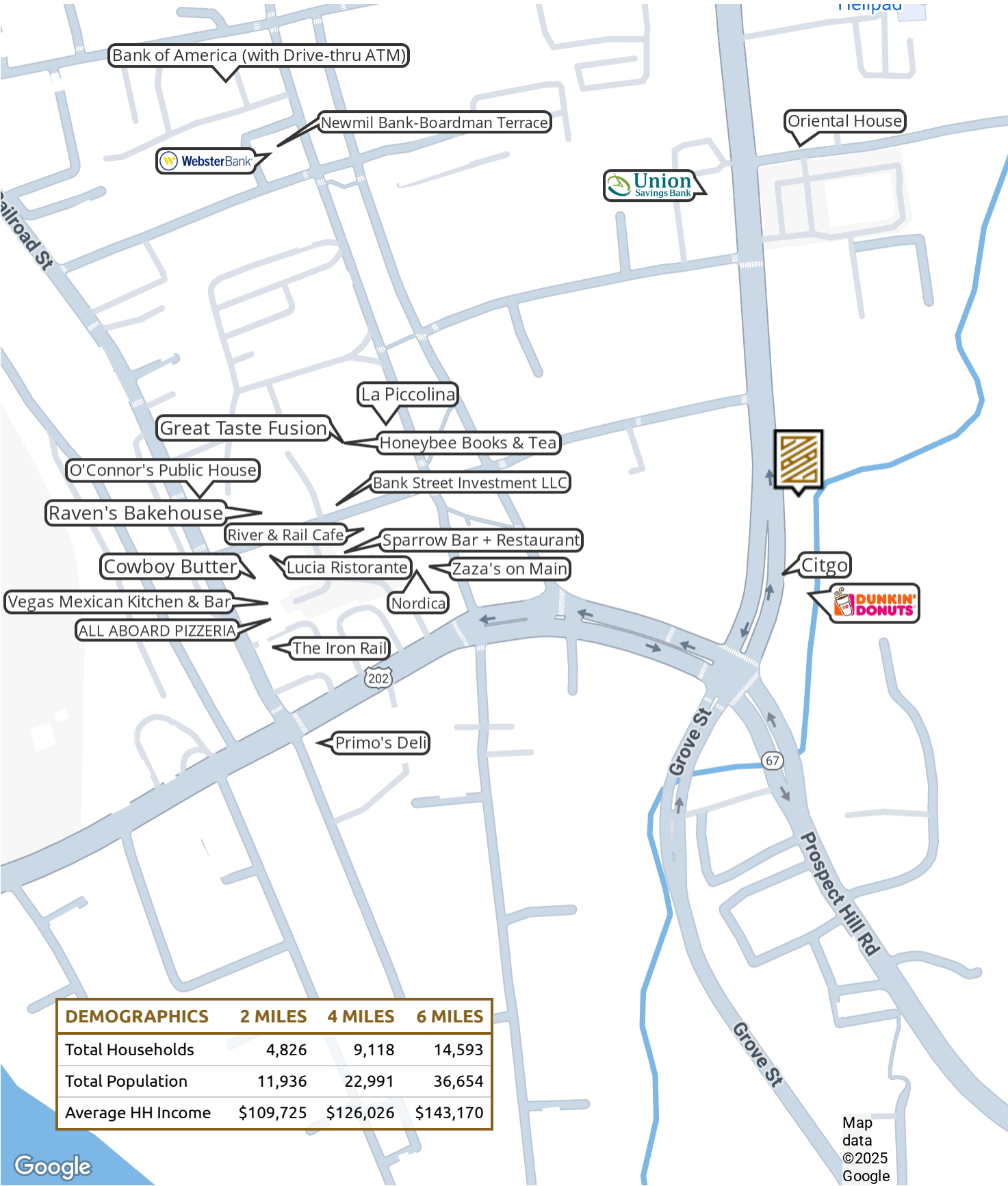
**Additional Photos**

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Retailer Map

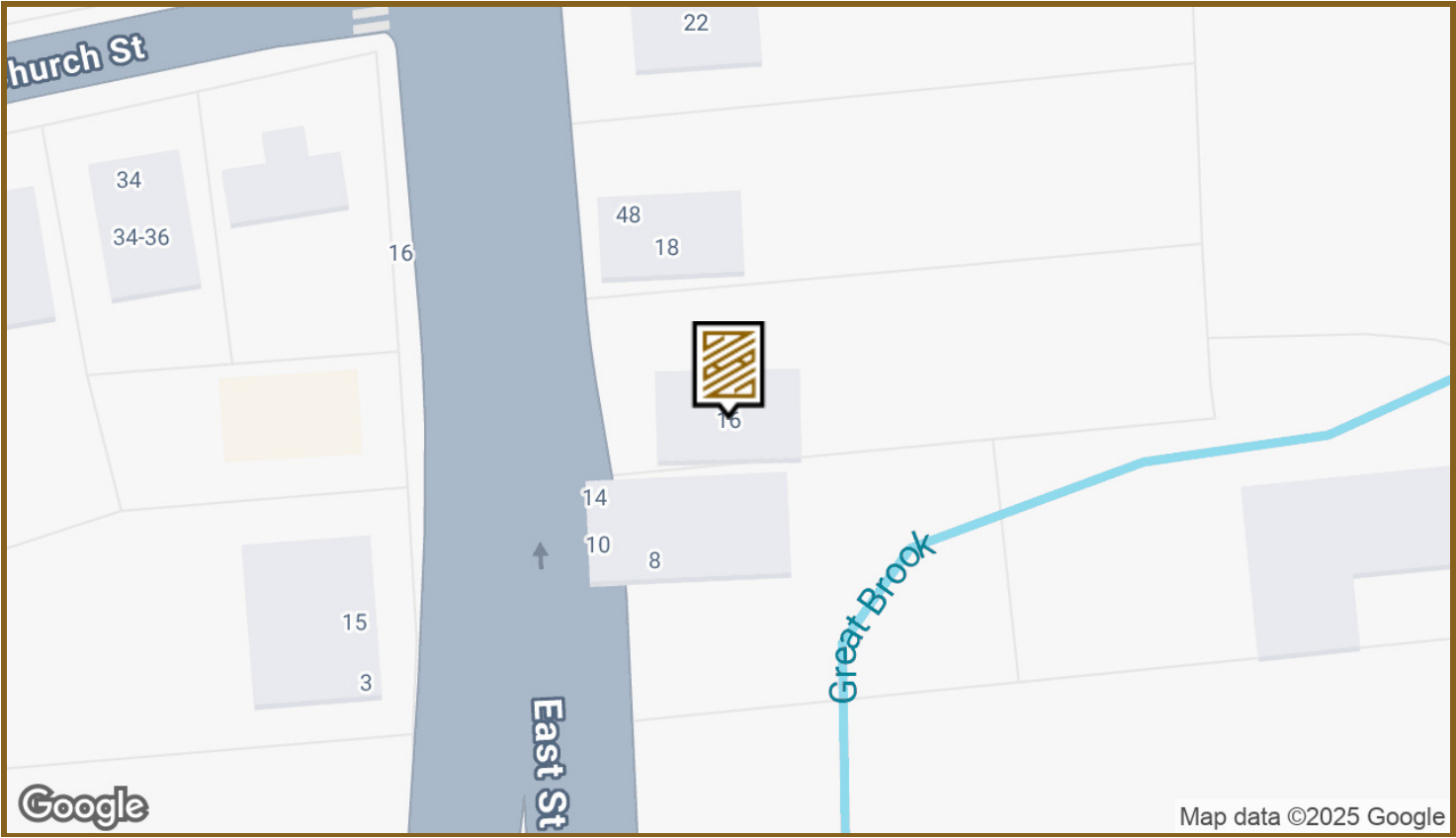
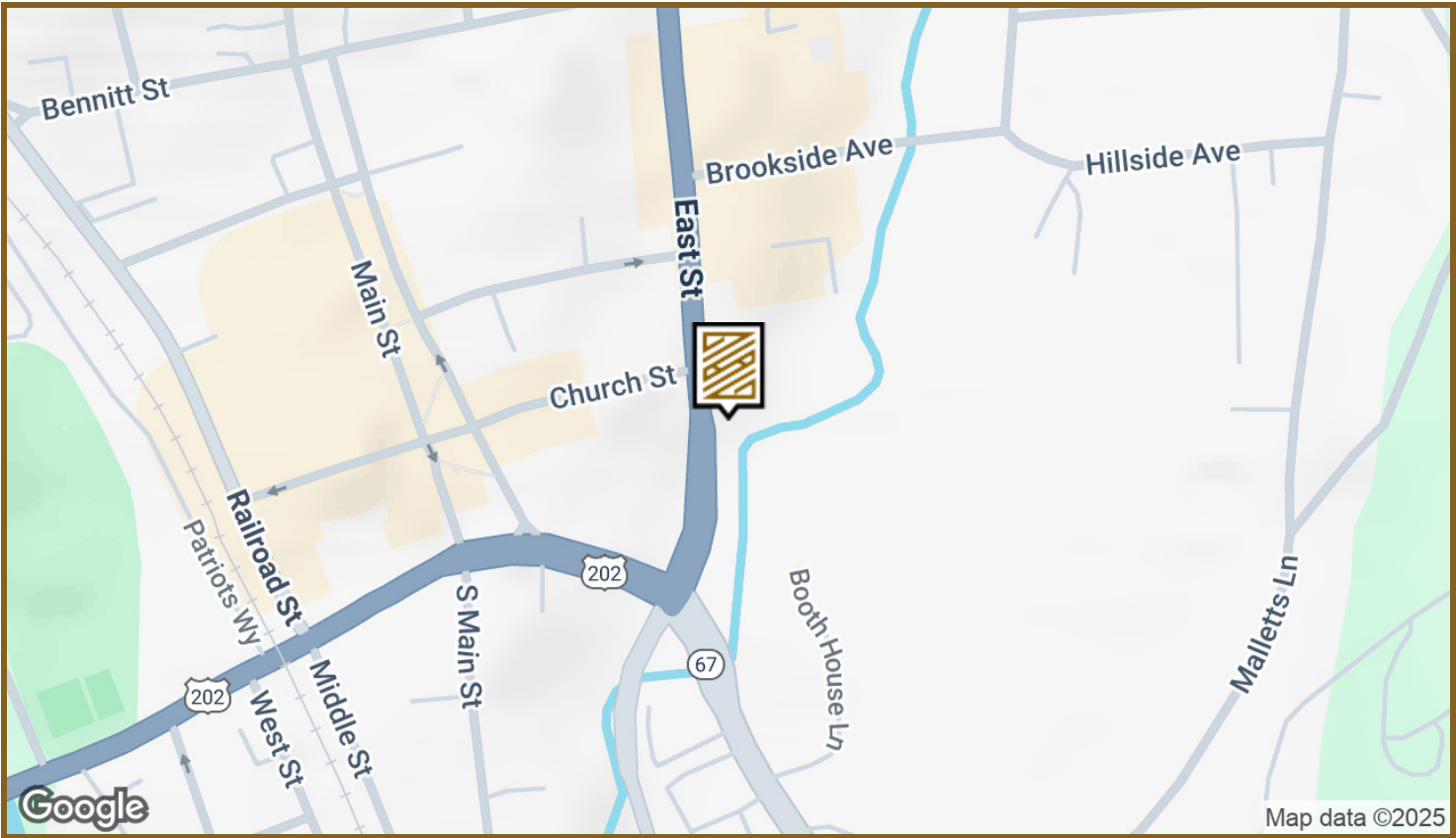
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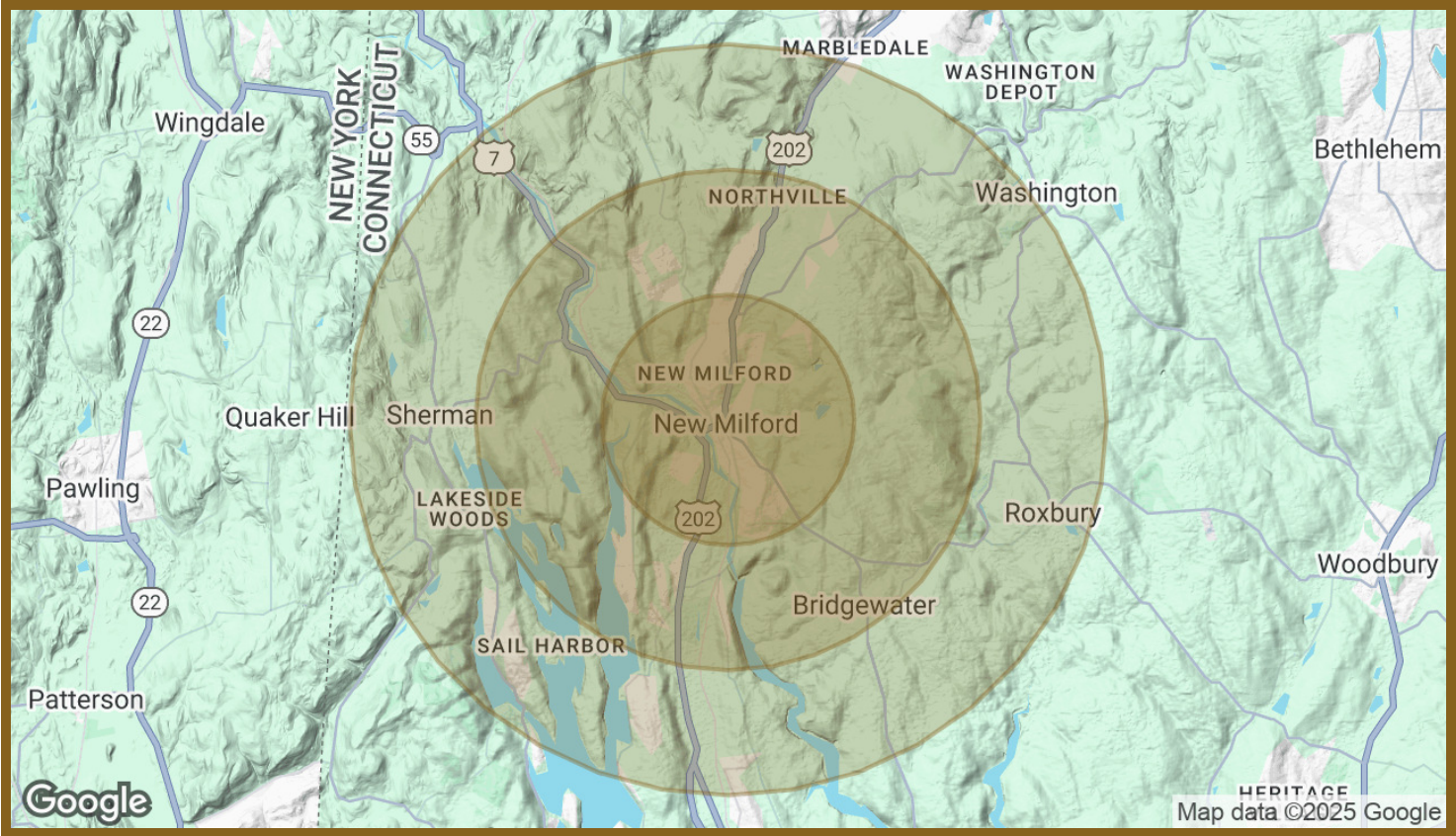




**Location Map**

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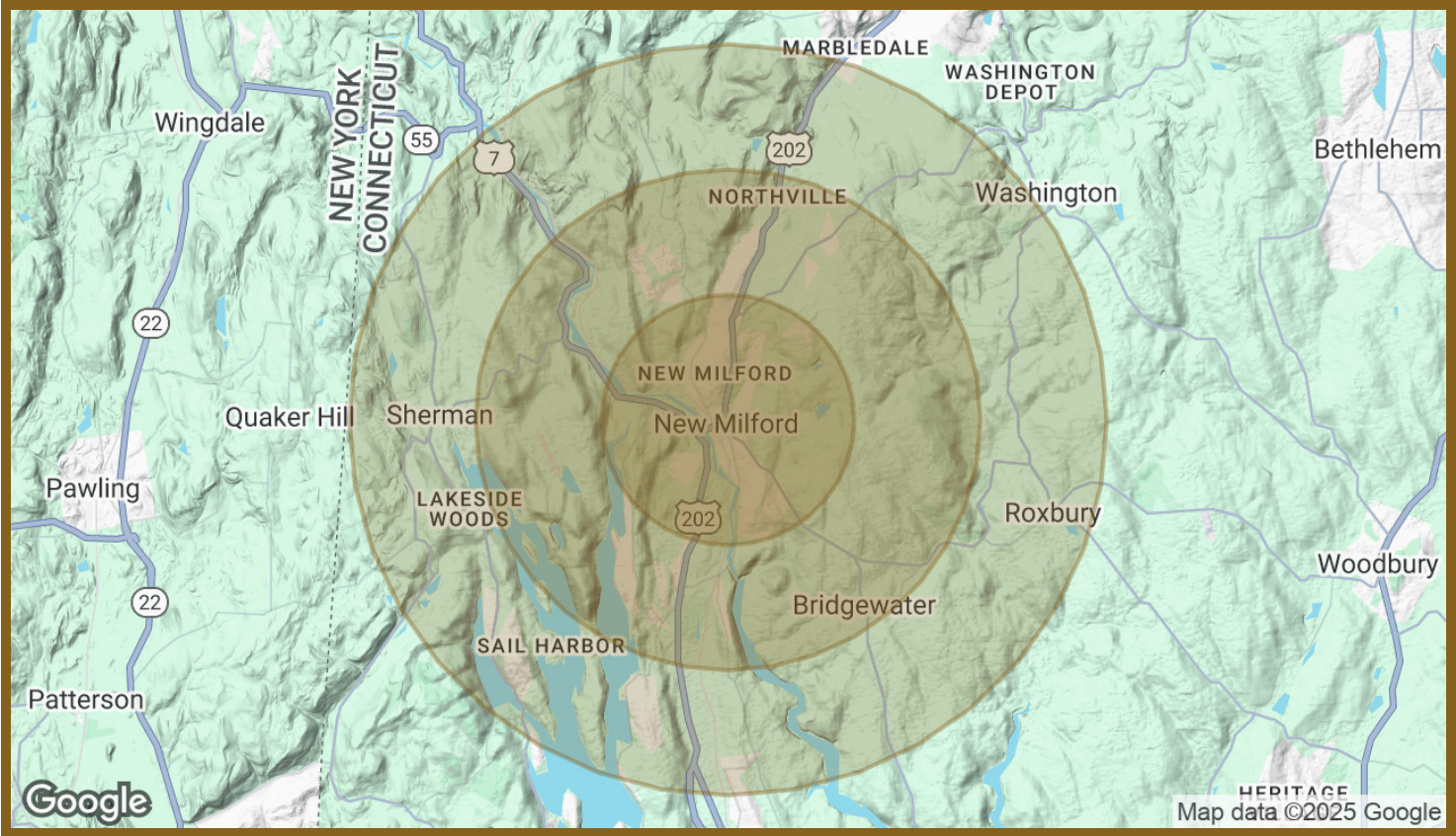


POPULATION	2 MILES	4 MILES	6 MILES
Total Population	11,936	22,991	36,654
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	4,826	9,118	14,593
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,725	\$126,026	\$143,170
Average House Value	\$442,659	\$492,703	\$543,210

RACE	2 MILES	4 MILES	6 MILES
Total Population - White	8,578	17,340	28,746
% White	71.9%	75.4%	78.4%
Total Population - Black	390	691	950
% Black	3.3%	3.0%	2.6%
Total Population - Asian	444	769	1,154





% Asian	3.7%	3.3%	3.1%
Total Population - Hawaiian	1	3	5
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	48	65	91
% American Indian	0.4%	0.3%	0.2%
Total Population - Other	958	1,442	1,880
% Other	8.0%	6.3%	5.1%

Demographics data derived from AlphaMap

## **Agents Contact**

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### **JAN MARIA JAGUSH**

Commercial Agent

Scalzo Commercial & New Development

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