

NEW MILFORD, CT

Development Site Available

32 Danbury Road, New Milford, CT

For Sale
\$795,000



2.82 Acres Available

GROUND LEASE | BUILD-TO-SUIT | SALE
SUBDIVIDABLE

Key Highlights

- 2.82 Acres For Sale | B-2 Zone
- Previously Approved 1,800+/- SF Restaurant/Retail
- Existing 40' Curb Cut from Route 7
- Average Daily Traffic 28,000 +/-
- 560+/- Frontage on Route 7
- Utilities: City Water, Sewer, and Gas Available
- Surrounded by National Retailers
- Existing Billboard Rent \$9,000/yr

For information:
Michael Romano

✉ MFR@COMDEVEL.COM
☎ 203-583-9800

**COLONIAL
PROPERTIES**
Commercial & Residential Brokerage

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Potential Uses

Retail, Restaurant, Drive-Thru, Automotive Uses, Outdoor Storage, Contractor Garages, Car Wash, Gas/Convenience, Wholesale, Manufacturing, Office

Demographics	3 Mile	5 Mile	10 Mile
Population	18,588	30,449	96,042
Average HH Income	\$109,210	\$120,716	\$131,812



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Double Sided 30 ft Billboard leased by Lamar

Oversized 40 ft Curb Cut on Route 7/Danbury Road

Level, Cleared Lot

Former 1,800SF Concrete Pad

(2) Existing Points of Ingress/Egress

Utilities Available



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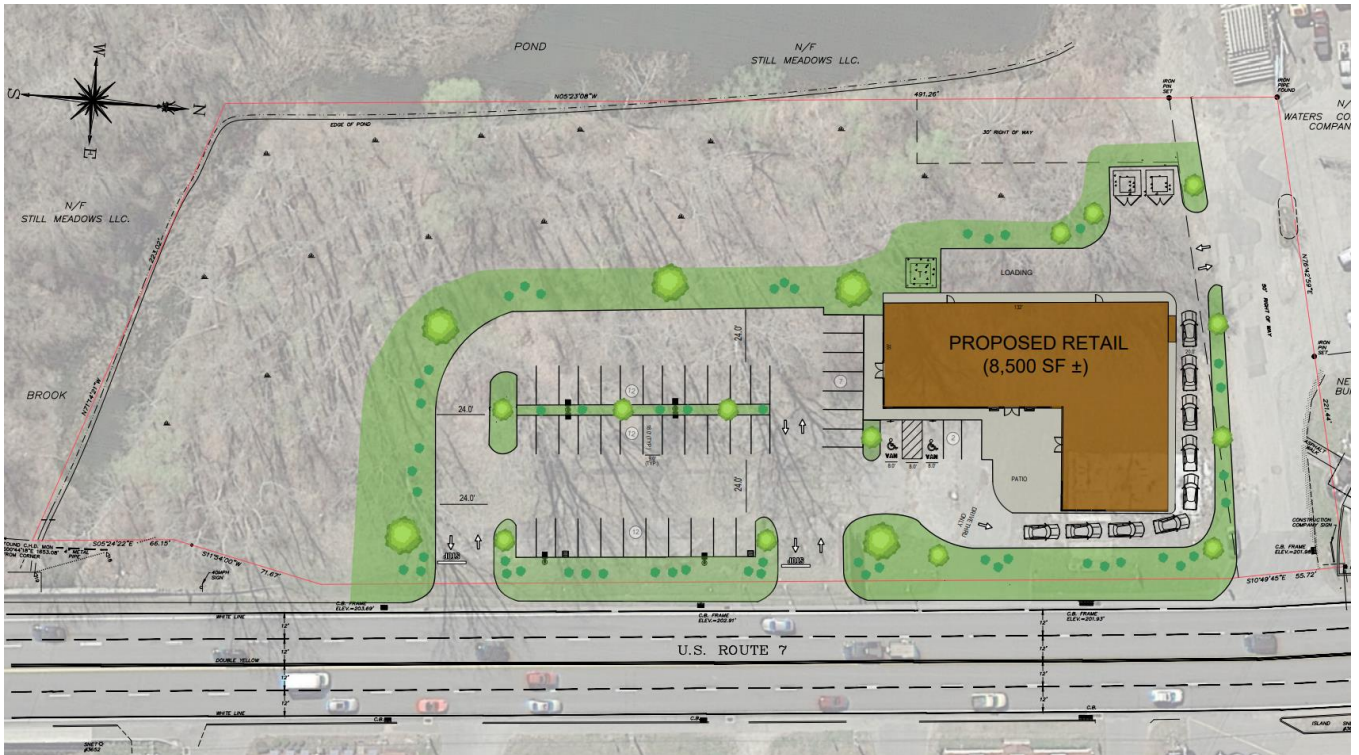
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POTENTIAL CONCEPTS



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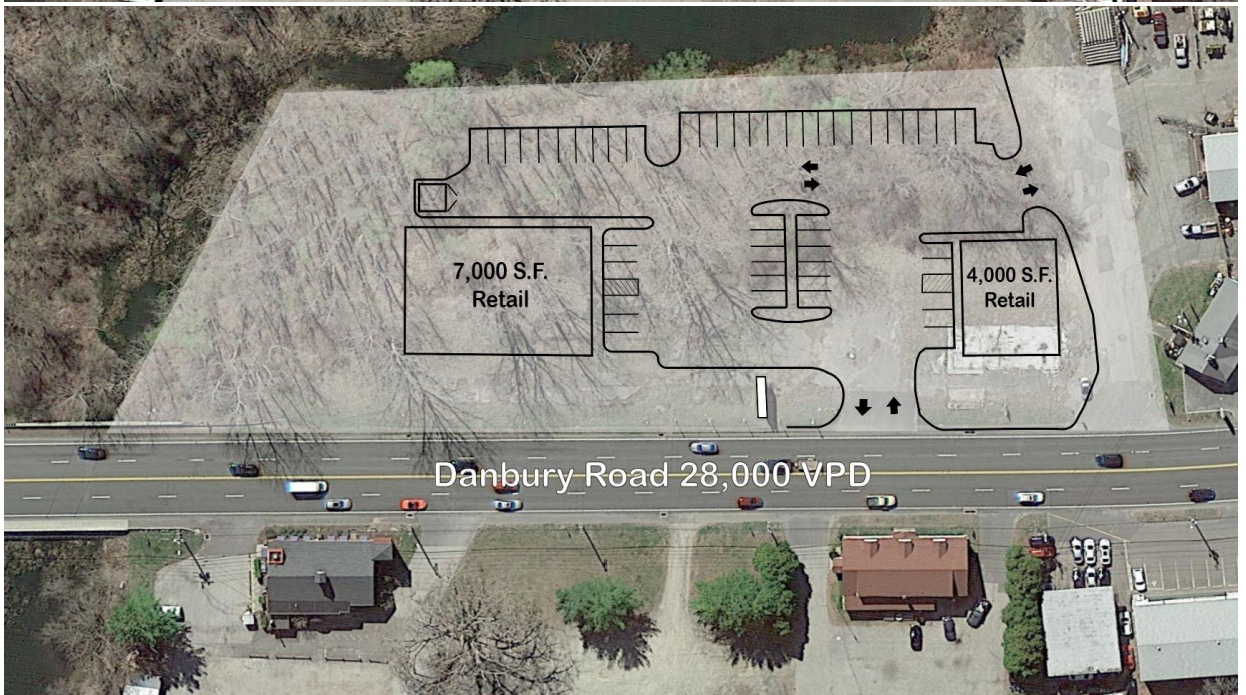
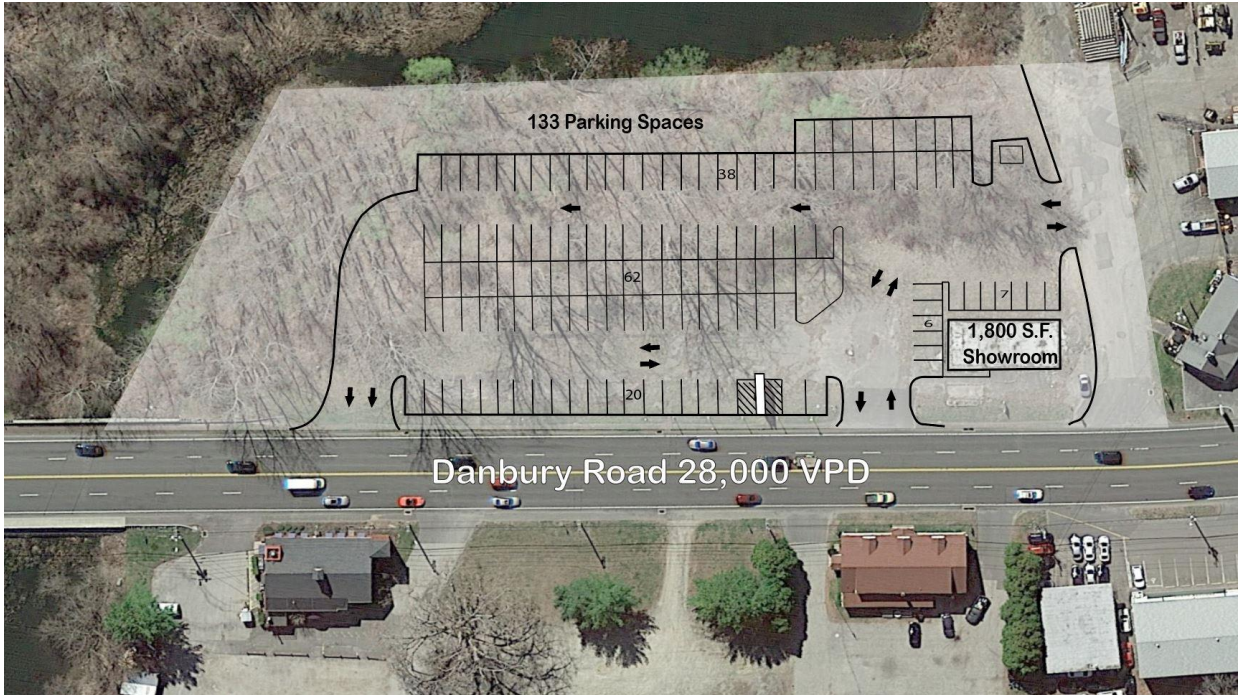
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Future Site Use Summary | 32 Danbury Road, New Milford, CT

Current site Description and Use: The site is currently unoccupied with the exception of a billboard and there remains a slab from a former site building.

Zoning: The site is located in a B-2 zone. Allowable uses include all those allowable in a B-1 zone as well as other uses not allowed in a B-1 zone with the approval and/or special permit issued by the Town.

Setbacks/Frontage: Frontage is a minimum of 100 feet. Setbacks are: Front yard of 50 feet, Side yard of none and Rear yard of 30 feet.

Size/Coverage: The minimum lot size is 40,000 square feet and the minimum building size is 1,000 sf for a single story, 800 sf for a 1 ½ story and 750 sf for a 2 story. Coverage is defined as the percentage of the site covered by buildings, roofed areas, and outside storage and display inventory. The maximum coverage for the site is 30% (approximately 35,000 sf) except up to 60% is allowable for certain special uses including motor vehicle sales or construction yards.

Building Height: 35 foot maximum

Aquifer Protection: The northern ½ of the site is within Level A Aquifer Protection Area (APA). The Town of New Milford regulates activities within an APA. The regulations allow the use of the site for what are termed non-regulated or allowable regulated activities. Regulated activities are, those that involve the use or management of liquid chemicals that could potentially impact the underlying groundwater.

Flood Management: The entire site is within the Federal Emergency Management Agency (FEMA) Flood Zone AE. This creates limits in terms of types and uses of new structures on the site and Chapter 120 of the New Milford Zoning Regulations are the operable regulations defining what is allowable development within areas subject to flooding.

Zoning: B-2 Zoning Designation

- **Allowable uses**
 - The following from Section 040-020 (B-1 Zone)
 - Banks
 - Businesses offices
 - Professional offices
 - Hotels and motels
 - Extended stay motels and hotels
 - Indoor theaters
 - Retail sales of goods and services from a building
 - Bakeries
 - Delicatessens
 - Grocery stores
 - Butcher shops
 - Specialty Food Retailers
 - Fabrication and installation of glass 56
 - Restaurants, Class I and II
 - Assembly hall
 - Public recreation building
 - Veterinary hospital or clinic

- Funeral home
 - Outside storage and display of inventory as an accessory use to any B-1 use which is permitted as a matter of right
 - Outside dining tables as an accessory use to Class I or Class II Restaurant
- **Subject to site plan approval (Chapter 175) and issuance of a zoning permit**
 - Wholesale sales office or sample room
 - Garage for auto customizing, with all vehicles to be customized stored inside.
 - Garage for the repair of motor vehicles, with no outside storage of motor vehicles which have been brought to the facility for repair.
- **Special permit and site plan approval (Chapters 175 and 180)**
 - Garage for the auto customizing with the accessory use of outside storage of motor vehicles.
 - Garage for the repair of motor vehicles with the accessory use of outside storage of motor vehicles
 - Building for the sales of new and use motor vehicles with or without outside storage of vehicles.
 - Building for the sales of new and use motor equipment with or without outside storage of equipment.
 - Building or garage for the sales and repair of new and used boats, jet skis, or other watercraft.
 - Research laboratories
 - Carpentry, woodworking, and millwork manufacture
 - Manufacturing
 - Newspaper and printing establishments
 - Bookbinding and photoengraving establishments
 - Blueprinting, photography, and similar reproduction services
 - Buildings for monument and stone cutting
 - Toll and die making shops.
 - Shops for assembling or finishing of articles to be sold at wholesale.
 - Shops for manufacturing
 - Warehousing
 - Construction Yards with outside storage of construction equipment and construction materials
 - Shop and storage area used by a contractor of building tradesman such as a plumber, electrician, painter, landscaper, and similar occupation.
 - Outside storage of any material associated with assembly, manufacturing or research facilities shall be by special permit only.
 - Medical marijuana production facilities
 - Gasoline Service stations with or without a convenience market
 - Medical marijuana dispensary facility, provided the proposed location is not within 1,000 feet of any school daycare, place of worship, or single or multifamily dwelling, as measured by a 1,000 foot radius from the outermost boundary of the property on which the medical marijuana dispensary facility is proposed to be located to the outermost boundary of a lot containing any of the above listed uses.