

# LEASE

## NEW MILFORD UNITED METHODIST CHURCH

68 Danbury Rd New Milford, CT 06776



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents the Education Center at 68 Danbury Road in New Milford, Connecticut. Located along Route 7, a primary commercial corridor, the property offers excellent visibility and easy access for local and regional traffic.

Minutes from New Milford's town center, the site is surrounded by a mix of retail, professional, and service-oriented businesses. Formerly occupied by The Education Center, the space is move-in ready for education or day-care use and is also well suited for a range of commercial or professional tenants seeking strong exposure and a central location.

### PROPERTY HIGHLIGHTS

- Prominent Route 7 frontage with strong visibility
- Previously operated as a daycare and education center
- Flexible layout suitable for a range of commercial or professional uses
- Excellent access for local and regional traffic

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,500 - 5,000 SF
Lot Size:	196,388 SF
Building Size:	15,790 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,771	7,210	12,774
Total Population	4,153	17,948	32,132
Average HH Income	\$102,752	\$122,282	\$139,155

**Chris Scatterday**  
(203) 461-1931

**Robert Cowan**  
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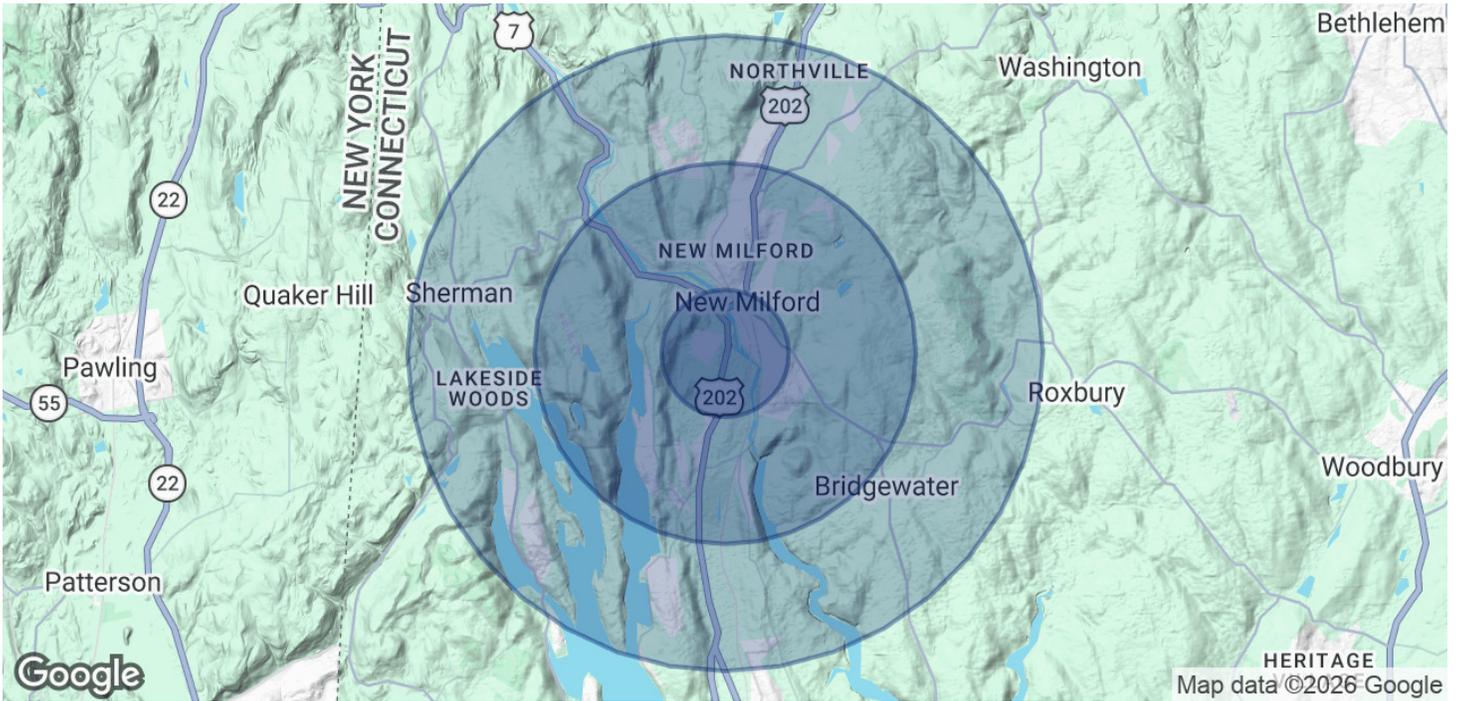
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,153	17,948	32,132
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	42	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,771	7,210	12,774
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$102,752	\$122,282	\$139,155
Average House Value	\$398,749	\$471,669	\$522,055

Demographics data derived from AlphaMap

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