



SCALZO
COMMERCIAL
NEW DEVELOPMENT

181 CONNECTICUT 37

181 Connecticut 37 | New Fairfield, CT 06812

For Lease





PROPERTY DESCRIPTION

Contact the agent Ernie Badillo: (203) 731-1300 | ernestbadillo49@gmail.com

Spacious interior, ample parking, and convenient access. Ideal for diverse business needs, with high ceilings and, bright, inviting space. Perfect for Landscaping and Garden Centers seeking a thriving location. Forklift and Golf Cart on the premises can be used by the new tenant. If 181 Connecticut 37 is leased by a landscaping company or garden center, and they would like to keep the inventory on the lot, the inventory will be \$7,500 for everything that includes all items pictured in this brochure, plus office desks/chairs, computers, etc. The new tenant does not need or want the inventory on the lot; the owner will clear out the space for you.

SPACES	LEASE RATE	SPACE SIZE
Garden Center	\$12.00 SF/yr	5,158 SF

LOCATION DESCRIPTION

Strategically located on State Route 37, this property offers strong visibility and accessibility in one of New Fairfield’s main commercial corridors. Just minutes from Downtown New Fairfield and Candlewood Lake, it sits near the intersection of Route 39 and close to the New York border. Nearby towns include Danbury, Sherman, and New Milford. Neighboring New York communities are Putnam Lake, Brewster, and Patterson. Making it a convenient location for serving both Connecticut and neighboring New York communities. High daily traffic and proximity to local amenities make this an ideal spot for retail or specialty businesses.

PROPERTY HIGHLIGHTS

- Spacious interior layout
- Convenient access
- High ceilings
- Large windows
- Natural light
- Versatile for customizing
- Ideal for diverse business needs

Property Details

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Lease Rate	\$12.00 SF/YR
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LOCATION INFORMATION

Building Name	181 Connecticut 37
Street Address	181 Connecticut 37
City, State, Zip	New Fairfield, CT 06812
County	Fairfield
Sub-market	New Fairfield
Township	New Fairfield
Road Type	Highway
Market Type	Medium
Nearest Highway	Connecticut Route 37
Nearest Airport	Westchester Airport

BUILDING INFORMATION

Building Size	8,028 SF
Building Class	C
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1974
Gross Leasable Area	8,028 SF
Construction Status	Existing
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	2
Lot Size	2.1 Acres
Lot Frontage	362 ft
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	15

UTILITIES & AMENITIES

Central HVAC	No
HVAC	NONE
Gas / Propane	No

TAXES & VALUATION

Foreclosure / Distressed	No
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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross)
Number of Units:	2
Available SF:	5,158 SF
Lot Size:	2.1 Acres
Building Size:	8,028 SF



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	5,158 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Garden Center	Available	5,158 SF	Gross	\$12.00 SF/yr	Opportunity to lease a unique, multifunctional property ideal for a variety of commercial uses. The site features a **40' x 40' retail storefront**, warehouse space, **two greenhouses**, a **storage shed**, and **outdoor display shelving**. A built-in sprinkler system, conveniently fed by the lake below, supports agricultural or retail operations. Previously operated as a garden center, this flexible property is well-suited for continued nursery use or can be repurposed for landscapers, woodworkers, or other creative trades—a rare find for businesses seeking functional space with character and utility. Take advantage of this unique former plant nursery offering retail storefront, greenhouses, warehouse, storage, and outdoor display areas. Located just minutes from Danbury and Candlewood Lake, this property is ideal for a variety of uses—garden center, landscaper, antique shop, artisan retail, or specialty goods. Great visibility and accessibility in a vibrant, business-friendly community.

Interior Photos

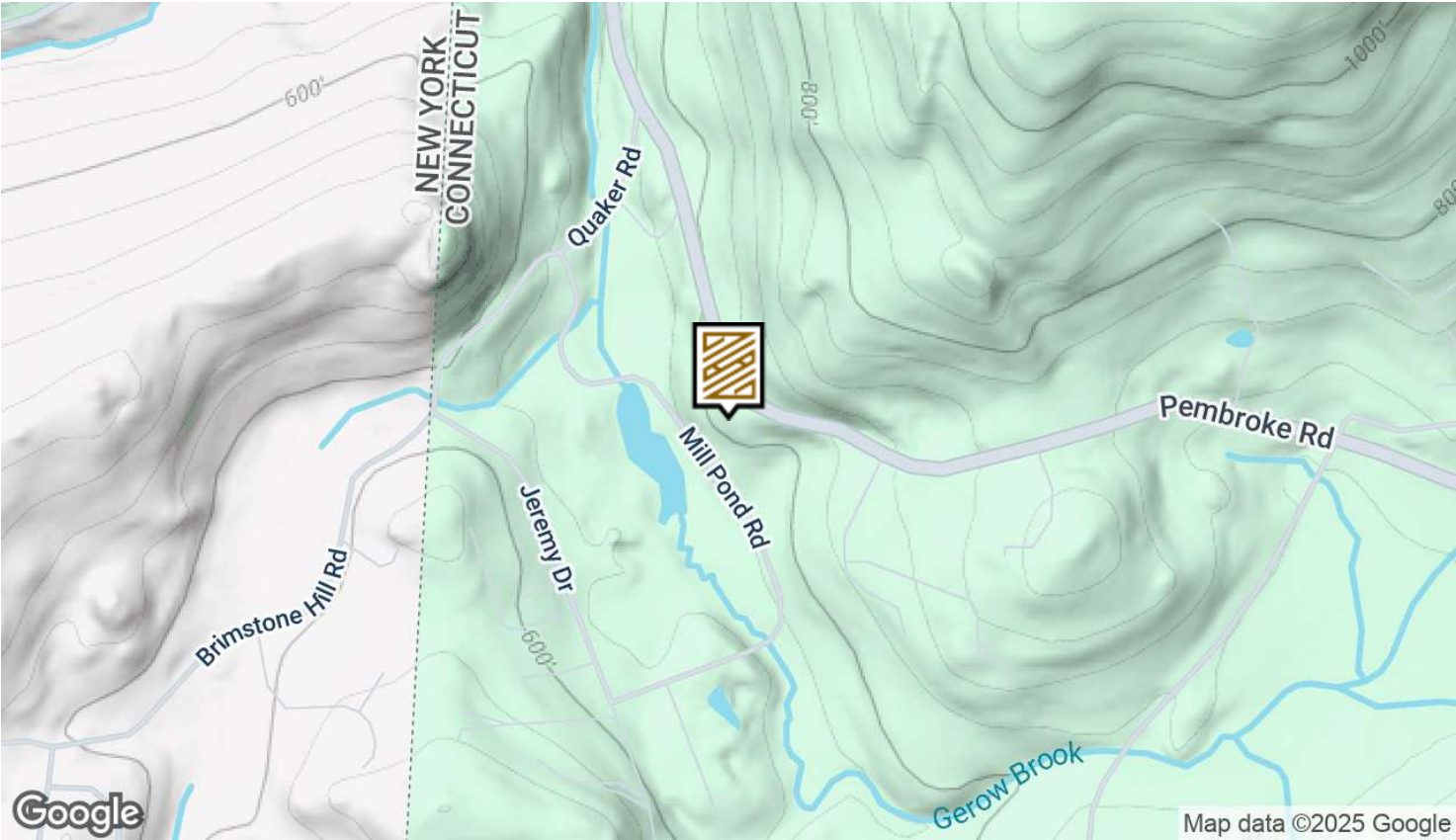
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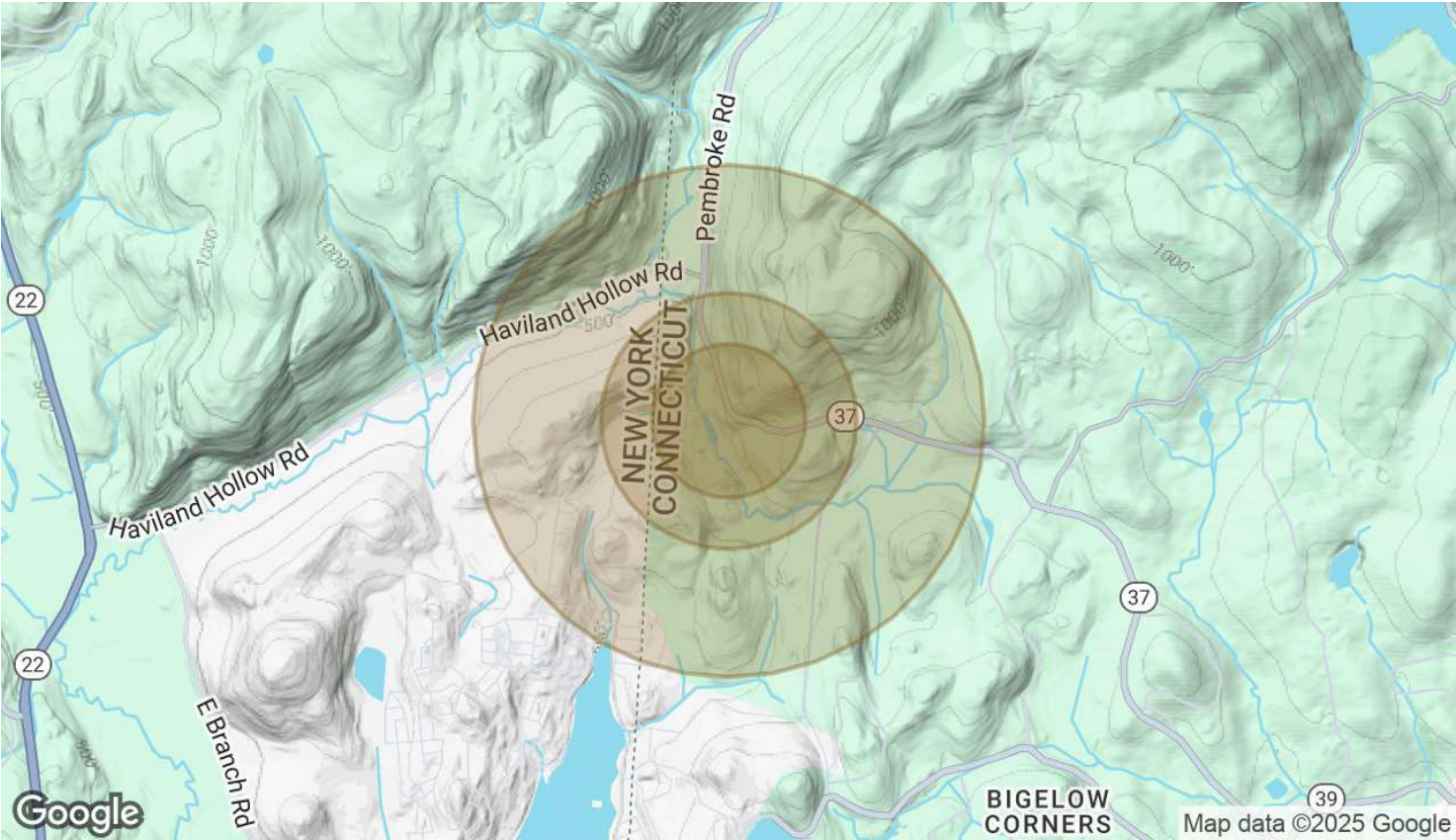
Location Map

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181 Connecticut 37

Demographics Map & Report 181 Connecticut 37 | New Fairfield, CT 06812



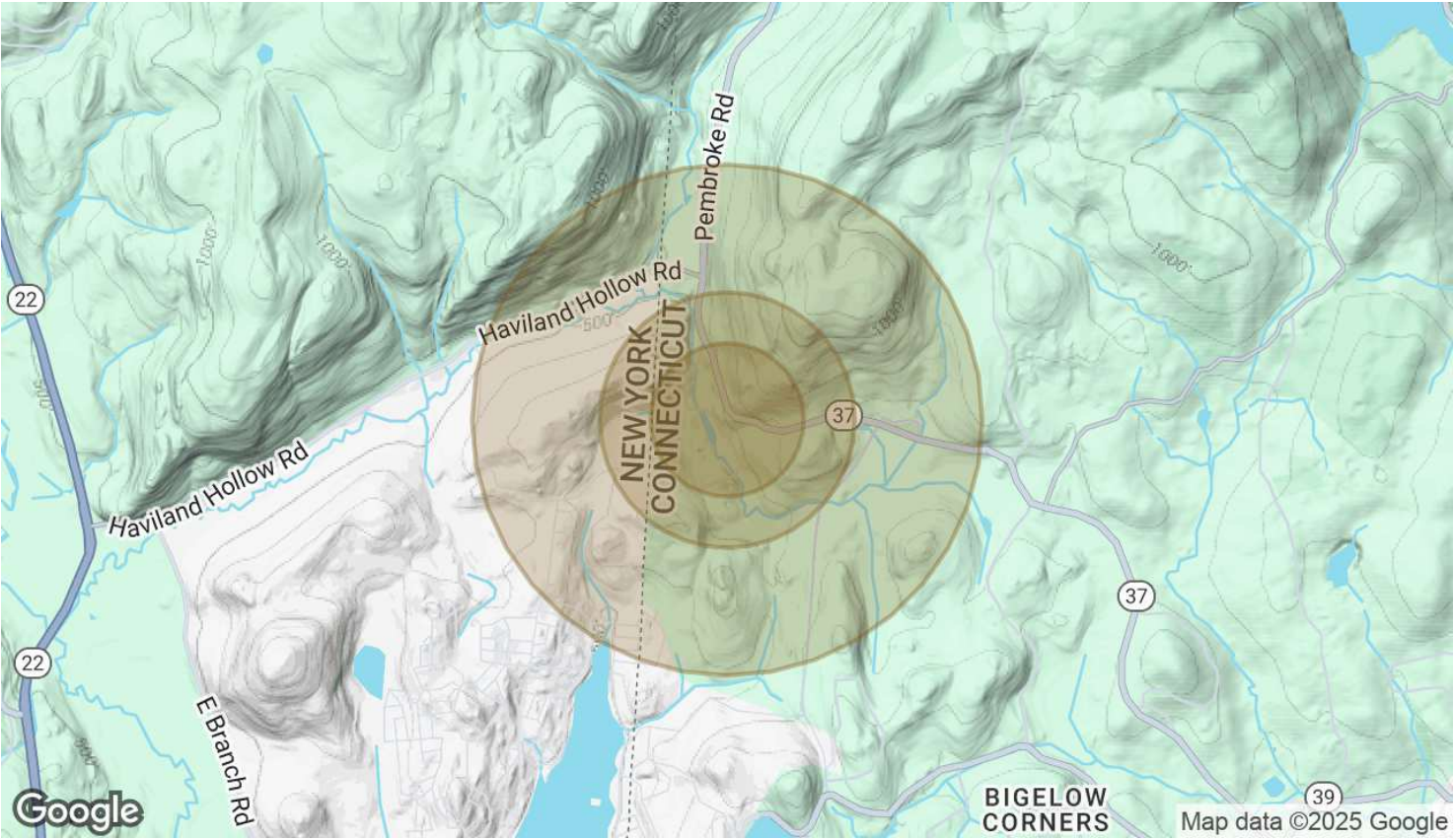
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	82	345	1,240
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	129	458
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$184,945	\$178,178	\$175,079
Average House Value	\$544,949	\$532,258	\$521,552

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	87.8%	83.2%	79.4%
% Black	1.2%	1.2%	1.9%
% Asian	1.2%	1.2%	1.4%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.3%	0.3%

181 Connecticut 37

Demographics Map & Report 181 Connecticut 37 | New Fairfield, CT 06812



% Other	2.4%	4.9%	6.0%
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Demographics data derived from AlphaMap

Agents Contact

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ERNIE BADILLO

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