



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

# RETAIL/INDUSTRIAL

## For Lease

**241 Danbury Rd | New Milford, CT 06776**





**PROPERTY DESCRIPTION**

Introducing 241 Danbury Rd, a prime commercial space for lease in New Milford, CT. This contemporary property offers 5,000 square feet of versatile space, ideal for retail, dining, or office use. Boasting high visibility and easy access, it's the perfect spot to showcase your business. The open layout with ample natural light and modern amenities provides a welcoming environment for customers and clients. With its strategic location in a bustling area, this property presents an incredible opportunity for businesses looking to make their mark. Elevate your brand and operations in this dynamic space at 241 Danbury Rd.

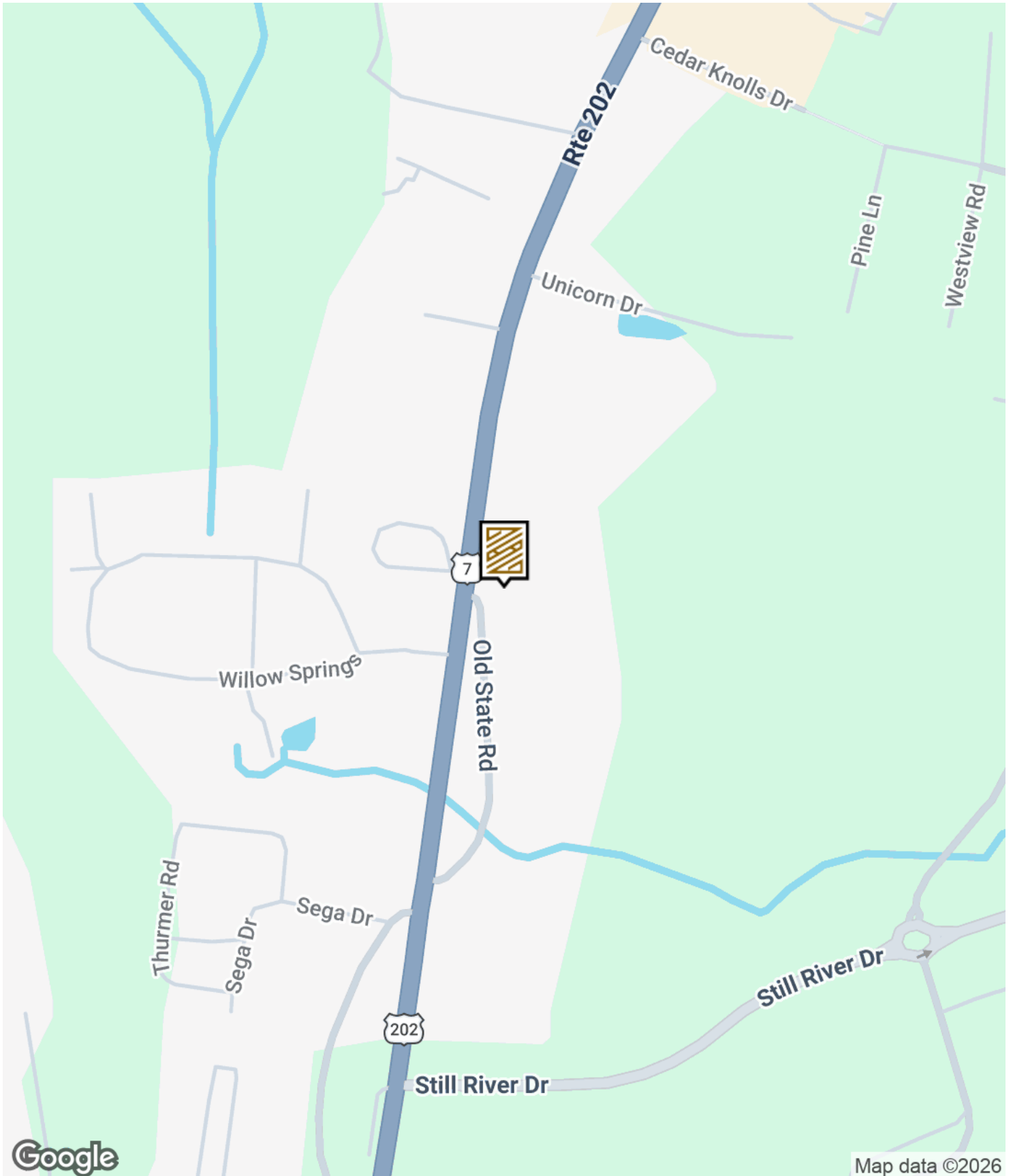
**PROPERTY HIGHLIGHTS**

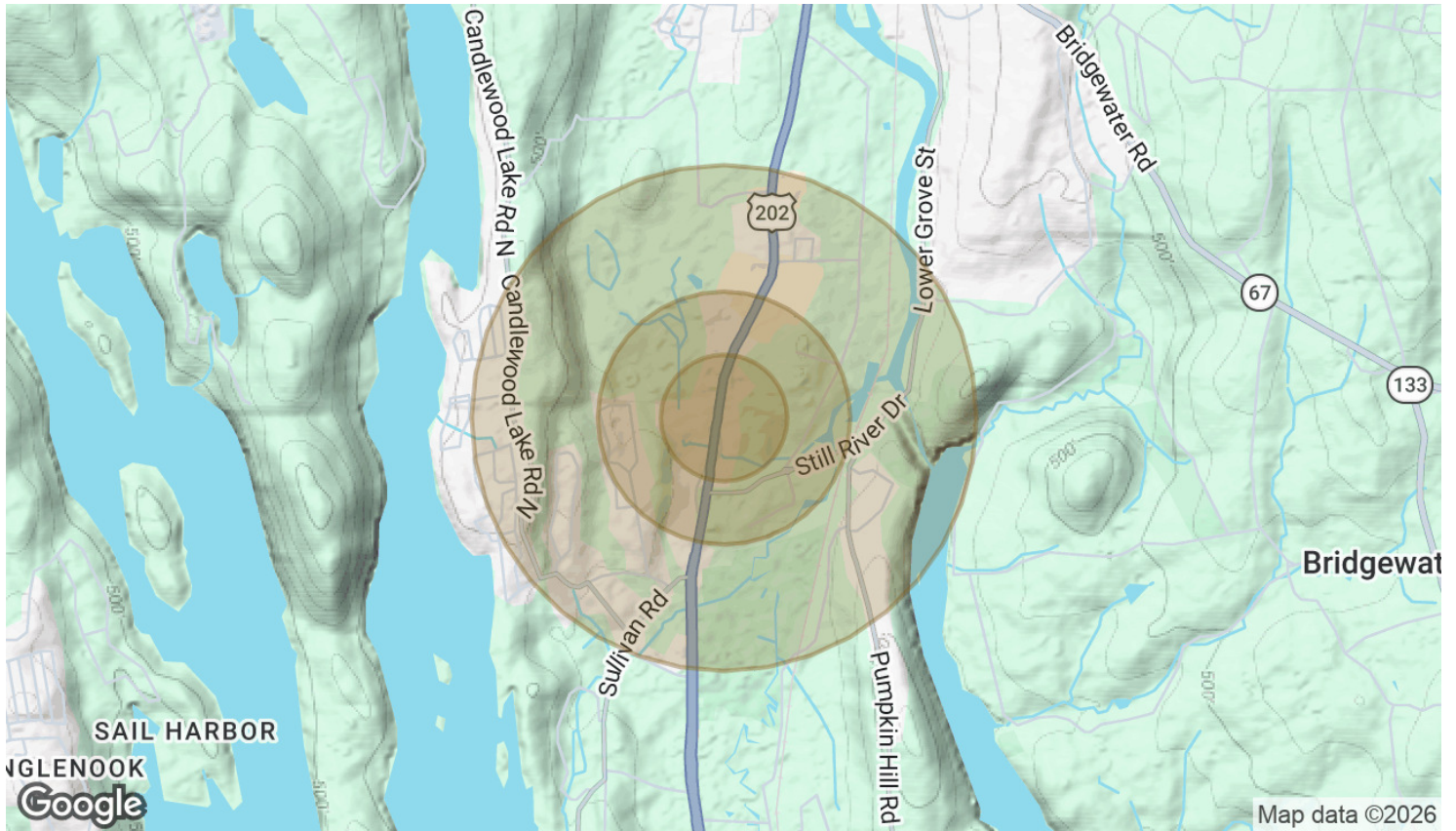
- High-visibility location
- 5,000 square feet of versatile space
- Ideal for retail, dining, or office use
- Modern amenities and ample natural light
- Strategic and bustling area
- Open layout conducive to various business types
- Easy access for customers and clients
- Contemporary and welcoming environment

**OFFERING SUMMARY**

Lease Rate:	\$15 SF/yr (Gross)
Number of Units:	1
Available SF:	3,645 SF
Lot Size:	0.498 Acres
Building Size:	3,645 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	67	257	923
Total Population	176	675	2,441
Average HH Income	\$109,894	\$113,123	\$127,136





<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	176	675	2,441
Average Age	39.9	40.0	40.8
Average Age (Male)	40.6	40.7	41.0
Average Age (Female)	38.4	38.7	38.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	67	257	923
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$109,894	\$113,123	\$127,136
Average House Value	\$316,654	\$322,148	\$358,048

2023 American Community Survey (ACS)