



SCALZO
COMMERCIAL
NEW DEVELOPMENT

189 DANBURY RD

New Milford, CT 06776

For Sale





PROPERTY DESCRIPTION

An exciting commercial prospect awaits! With approvals in place for 2-4 retail/commercial pads on Rte 7, plus plans for 150 apartments spread across 5 buildings, complete with clubhouse and pool, this 13.25-acre property offers immense potential. Boasting 780 ft of road frontage and all utilities, including city sewer/water, it's a developer's dream. The apartment mix caters to various needs with 90 one-bedrooms, 45 two-bedrooms, and 15 three-bedrooms.

PROPERTY HIGHLIGHTS

- Zoned B1 for versatile business opportunities
- Prime location in the New Milford area
- High visibility on Danbury Rd
- Ample parking for customers and employees
- Modern and well-maintained building
- Spacious interior layout for flexible usage
- In close proximity to major transportation routes
- Surrounded by thriving commercial and retail businesses

LOCATION DESCRIPTION

The property's location is a prime asset for both commercial/retail and apartment purposes. Situated adjacent to the bustling Litchfield Crossings Shopping Center, boasting a massive 288,000 square feet upon full buildout, tenants include Kohl's, Home Goods, Big Lots, and other major retailers. Moreover, directly across the street, tenants benefit from the constant foot traffic drawn to Super Stop & Shop and Walmart. With a daily traffic count exceeding 30,000, the site offers unparalleled visibility and accessibility, making it an ideal destination for businesses and residents alike.

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	13.25 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	275	989
Total Population	239	664	2,461
Average HH Income	\$111,339	\$112,140	\$121,600

Property Details

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New Milford, CT 06776

Sale Price	\$3,750,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	B1
Lot Size	13.25 Acres
APN #	18.1/30
Waterfront	No

LOCATION INFORMATION

Street Address	189 Danbury Rd
City, State, Zip	New Milford, CT 06776
County	Western Connecticut

BUILDING INFORMATION

Building Size	0 SF
Number of Lots	1
Best Use	Retail

TAXES & VALUATION

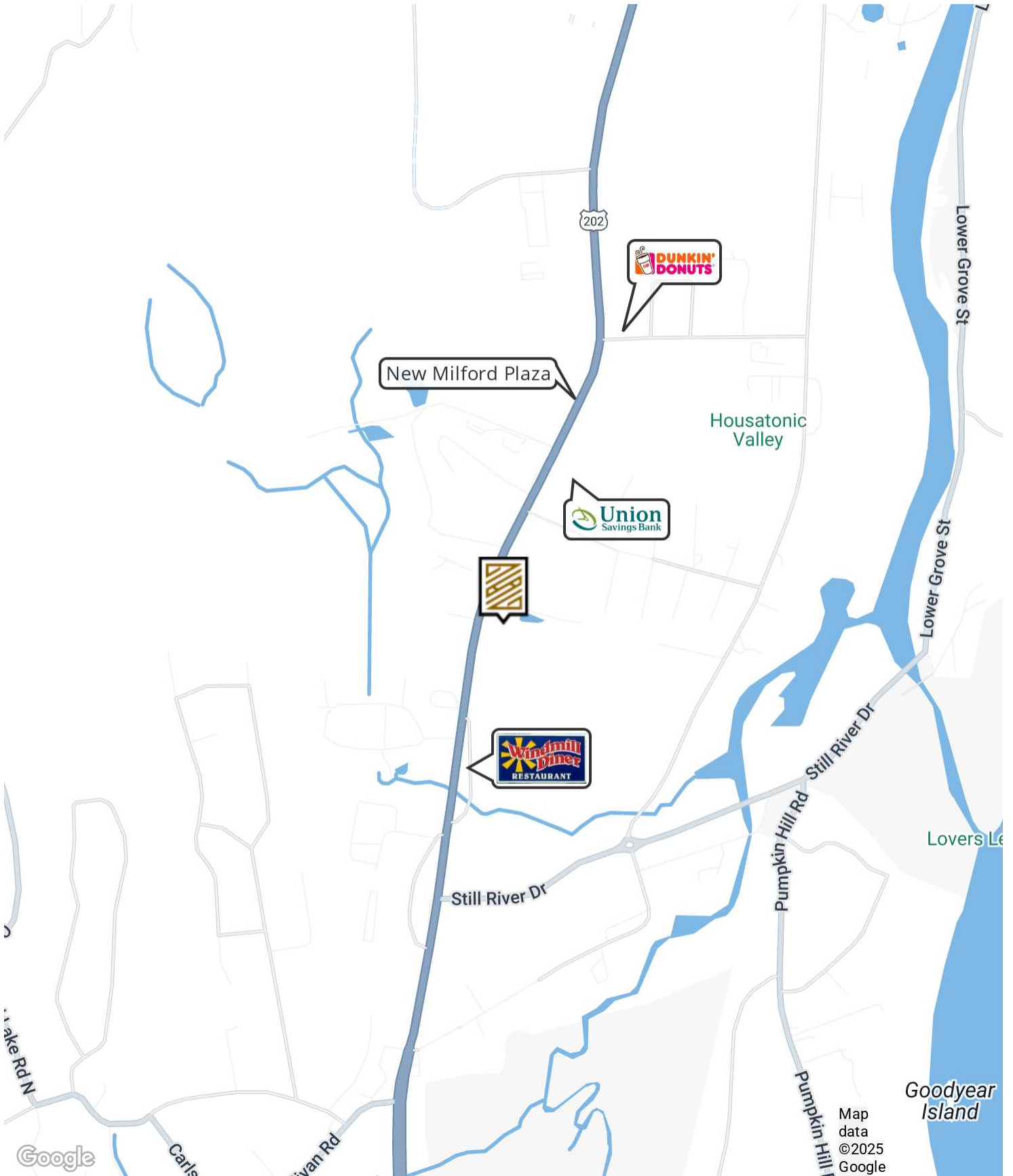
Foreclosure / Distressed	No
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0
Water	Yes
Sewer	Yes







POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	664	2,461
Average Age	41	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	275	989
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$111,339	\$112,140	\$121,600
Average House Value	\$360,442	\$361,385	\$393,555

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	162	450	1,688
% White	67.8%	67.8%	68.6%
Total Population - Black	9	24	83
% Black	3.8%	3.6%	3.4%
Total Population - Asian	13	35	131



% Asian	5.4%	5.3%	5.3%
Total Population - Hawaiian	0	0	1
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1	2	8
% American Indian	0.4%	0.3%	0.3%
Total Population - Other	26	72	241
% Other	10.9%	10.8%	9.8%

Demographics data derived from AlphaMap

Agents Contact

**189 Danbury Rd
New Milford, CT 06776**

HAROLD KURFEHS

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