

LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776

AVAILABLE 1,500SF - 25,000SF / AVAILABLE PAD SITES

ANCHORED BY

BIG LOTS!

HomeGoods



TJ-maxx

petco

KOHL'S

PROPERTY INFORMATION

- GLA 250,000 sf
- New phase of construction beginning
- 42 acre site with two traffic lights
- Join national and regional retailers and restaurants in this Litchfield County dominant center
- Traffic Count: Danbury Road - 32,097 vpd
- Located on Route 7 at the intersection of Dodd Road and Danbury Road
- Directly across from Walmart & Stop & Shop

AVAILABLE SPACE

- Available 1,600sf - 25,000sf
(can be combined)
- Available Pad Sites

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,187	16,316	36,392
MEDIAN HH INC	\$106,279	\$112,731	\$124,189
AVERAGE HH INC	\$130,062	\$141,739	\$162,360



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FOR MORE INFORMATION CONTACT:

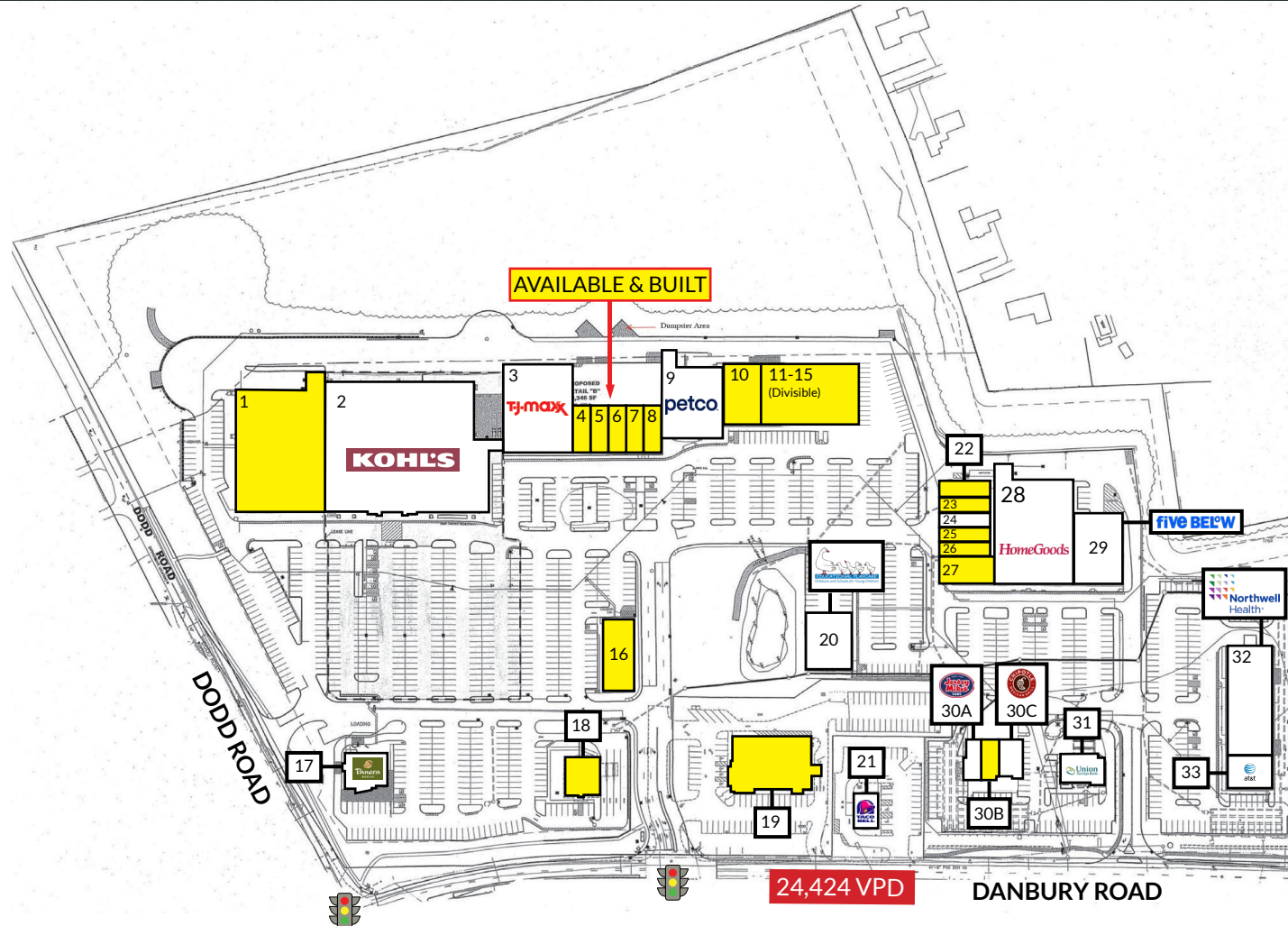
WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	25,000
02	Kohl's	65,000
03	TJ Maxx	21,926
04	Available + Built	1,600
05	Available + Built	1,600
06	Available + Built	1,600
07	Available + Built	1,600
08	Available + Built	1,600
09	Petco	19,000
10	Available + Built	5,584
11-15	Available - Divisible	24,000
16	Available	6,000
17	Panera Bread	3,500
18	Available + Built	4,000
19	Available	14,000
20	Educational Playcare	15,000
21	Taco Bell	2,300
22	Available + Built	1,500
23	Available + Built	1,995
24	Aber Nails	1,925
25	Available + Built	1,965
26	Available	1,680
27	Available	1,822
28	HomeGoods	25,000
29	Five Below	9,630
30A	Jersey Mike's	1,600



30B	Available	1,600
30C	Chipotle	2,400
31	Union Savings Bank	2,700
32	Northwell Health	7,500
33	AT&T	1,500



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,187**

Households: **882**

Daytime Population: **3,622**

Median Age: **42.0**



Average Household Income: **\$130,062**

Median Household Income: **\$106,279**

3 MILE RADIUS:



Total Population: **16,316**

Households: **6,713**

Daytime Population: **12,479**

Median Age: **42.5**



Average Household Income: **\$141,739**

Median Household Income: **\$112,731**

5 MILE RADIUS:



Total Population: **36,392**

Households: **14,613**

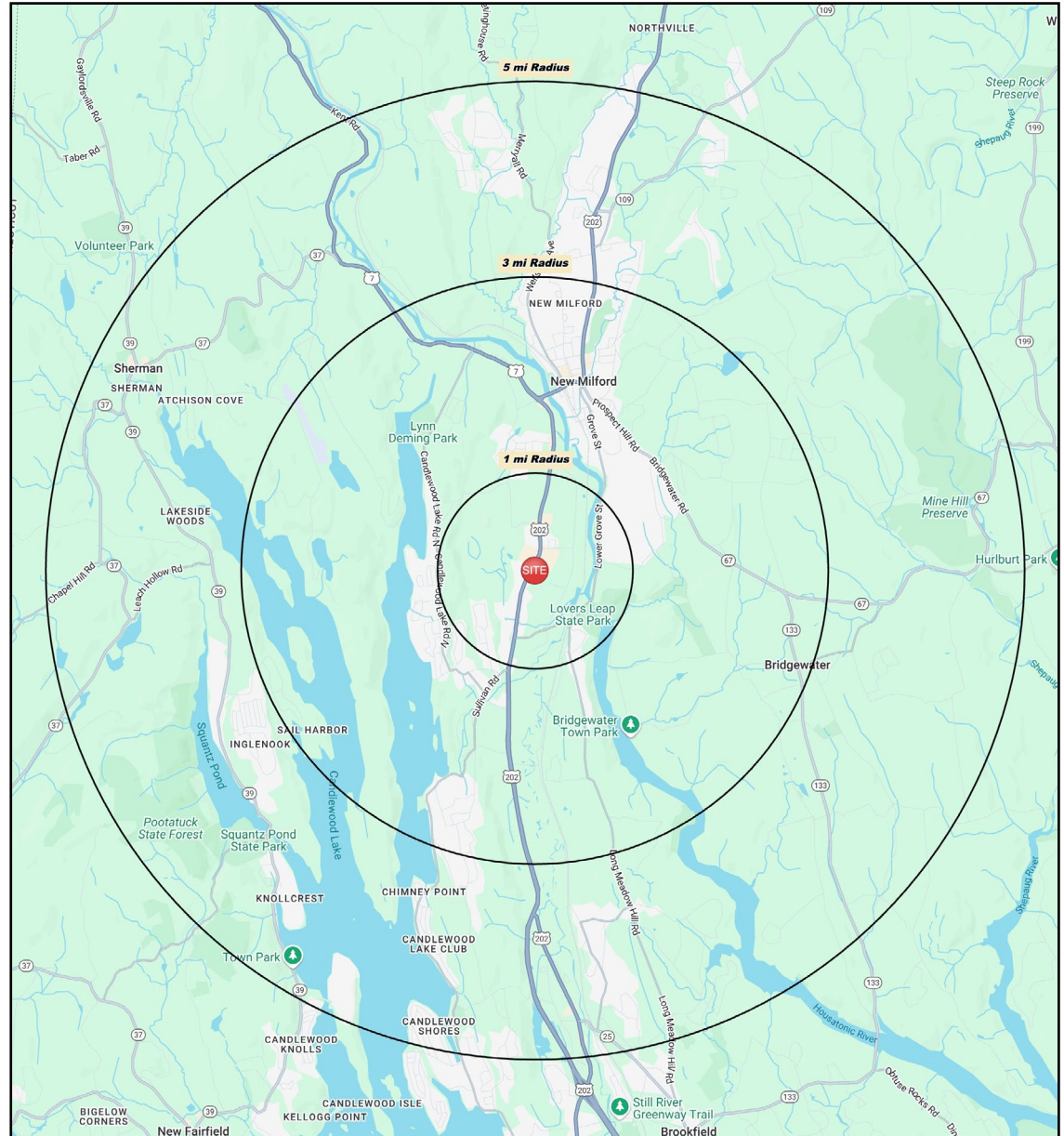
Daytime Population: **22,178**

Median Age: **43.6**



Average Household Income: **\$162,360**

Median Household Income: **\$124,189**



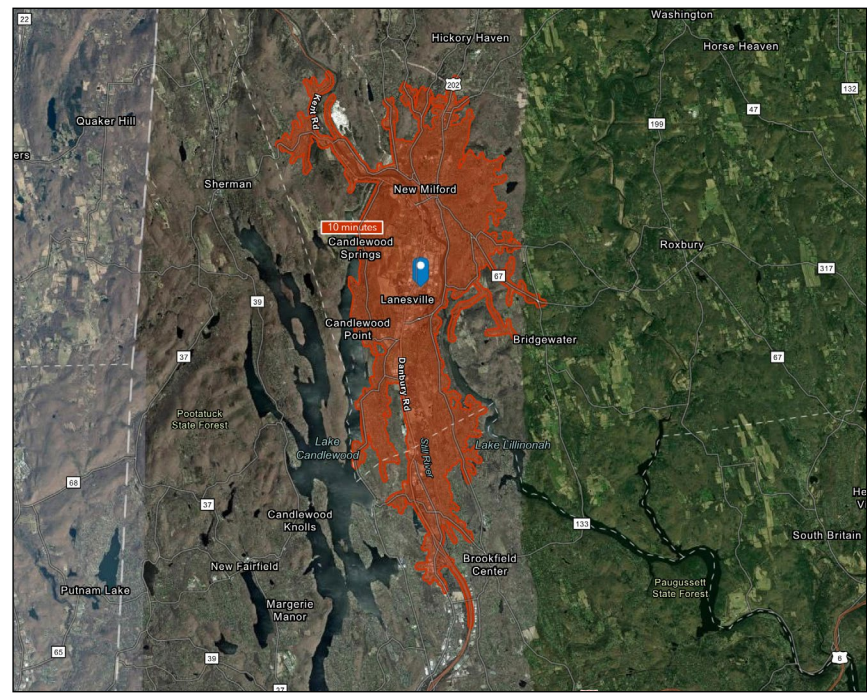
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10 MINUTE DRIVE TIME



KEY FACTS

13,027

Population

\$89,062

Median Household Income

42.9

Median Age

14,620

Daytime Population

TAPESTRY SEGMENTS

Moderate Metros

2,597 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Savvy Suburbanites

953 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

Classic Comfort

907 households

Socioeconomic Traits

Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$143,243,141

EDUCATION

Bachelor's Degree
or Higher



41%

OWNER OCCUPIED HOME VALUE

Average



\$559,832

ANNUAL HOUSEHOLD SPENDING

\$4,025

Eating
Out

\$2,416

Apparel &
Services

\$7,230

Groceries

\$229

Computer &
Hardware

\$7,619

Health
Care



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