

**FOR LEASE // FIRST FLOOR OFFICE SUITE**



**PROPERTY DESCRIPTION**

This barn has been tastefully renovated and is ideal for any office use. This 1.17± acre site offers lots of parking! This is an ideal downtown location with easy access to Rt.7, dining and shopping.

**PROPERTY HIGHLIGHTS**

- B1 Zone – Commercial
- Central AC
- Oil Heat
- City Water + Sewer
- Road Signage
- 1 Half Bath
- Great Parking on +/- 1.17 Acres
- Layout -1st Floor with Reception Area and Two Windowed Offices

**OFFERING SUMMARY**

**1 BOOTH HOUSE LN, NEW MILFORD, CT**

Lease Rate:	\$800/month(Gross)+ Utilities
Available SF:	+/- 550 SF
Building Size:	+/- 6,057 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	544	1,655	3,185
Total Population	912	3,265	6,757
Average HH Income	\$61,931	\$77,981	\$85,097



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

**FOR LEASE // FIRST FLOOR OFFICE SUITE**



**MICK CONSALVO**  
*Broker*  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
203.482.5792  
tconsalvo@towercorp.com



**FOR LEASE // FIRST FLOOR OFFICE SUITE**



**MICK CONSALVO**

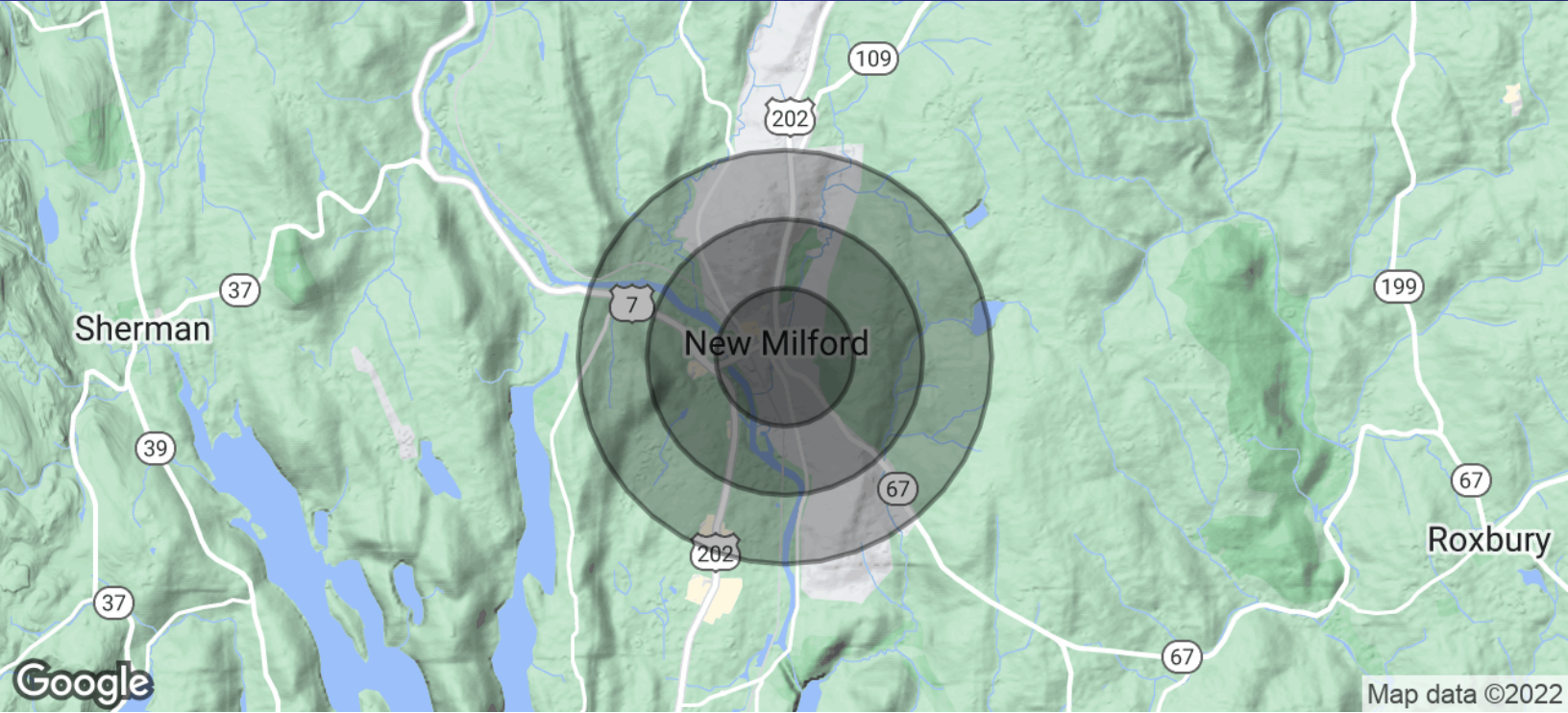
Broker  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**

Broker  
203.482.5792  
tconsalvo@towercorp.com

**FOR LEASE // FIRST FLOOR OFFICE SUITE**



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	912	3,265	6,757
Average Age	38.8	41.1	41.4
Average Age (Male)	35.8	37.0	38.0
Average Age (Female)	42.1	43.8	43.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	544	1,655	3,185
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$61,931	\$77,981	\$85,097
Average House Value	\$241,575	\$263,721	\$269,989

\* Demographic data derived from 2020 ACS - US Census



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com



**TOMMY CONSALVO**  
*Broker*  
 203.482.5792  
 tconsalvo@towercorp.com

**FOR LEASE // FIRST FLOOR OFFICE SUITE**



**MICK CONSALVO**

Broker  
203.241.5188  
mconsalvo@towercorp.com



**TOMMY CONSALVO**

Broker  
203.482.5792  
tconsalvo@towercorp.com