

FOR LEASE // MEDICAL, OFFICE OR RETAIL



PROPERTY DESCRIPTION

First floor medical, office or retail space. Prior uses include medical, professional office and restaurant. Currently laid out as medical space. This 4,233 sq. ft is SUBDIVIDABLE. Ideal downtown location with signage and plenty of parking on 1.17 acres.

PROPERTY HIGHLIGHTS

- B1 Zone – Commercial
- Central AC
- Oil Heat
- City Water + Sewer
- Handicap Accessible
- Kitchenette/Breakroom
- Reception Area + Waiting Room
- 4 Baths
- Exam Rooms
- Private Offices

OFFERING SUMMARY

1 BOOTH HOUSE LN, NEW MILFORD, CT

Lease Rate:	\$14.00 PSF (Gross) + utilities
Available SF:	+/- 4,233 SF (SUBDIVIDABLE)
Building Size:	+/- 6,135 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



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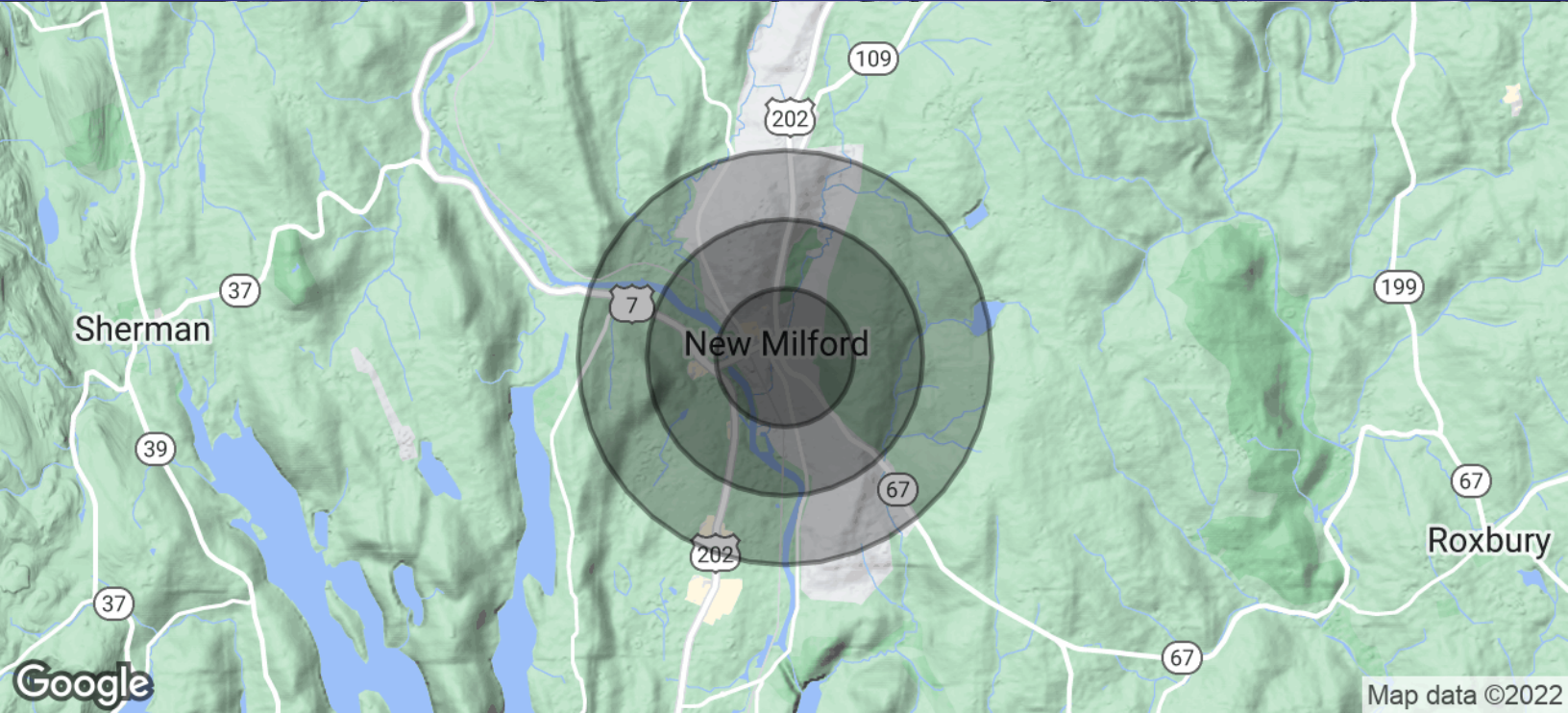
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	912	3,265	6,757
Average Age	38.8	41.1	41.4
Average Age (Male)	35.8	37.0	38.0
Average Age (Female)	42.1	43.8	43.1

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



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