

FOR LEASE // IDEAL FOR SMALL WAREHOUSING OR CONTRACTOR SPACE



PROPERTY DESCRIPTION

Ideal for any warehouse use or contractor shop. Features: 10' to 17' ceilings, fully sprinklered, gas heat, private bath and slop sink.

PROPERTY HIGHLIGHTS

- Zone: B1 (Commercial)
- Ceiling Height: +/- 10 Ft. to 17 Ft.
- Plumbing: Private Bath & Slop Sink
- Electrical: 200 Amp, 3 Phase Power
- Loading Door
- Propane Heat
- Utilities: City water, sewer + gas

OFFERING SUMMARY

1 KENT RD, UNIT 5B1, NEW MILFORD, CT

| | |
|----------------|-------------------------------|
| Lease Rate: | \$2,500/mo.+utilities (Gross) |
| Available SF: | +/- 1,700 SF |
| Building Size: | +/- 81,000 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,655 | 4,669 | 7,543 |
| Total Population | 3,278 | 10,216 | 17,033 |
| Average HH Income | \$74,152 | \$87,378 | \$96,470 |

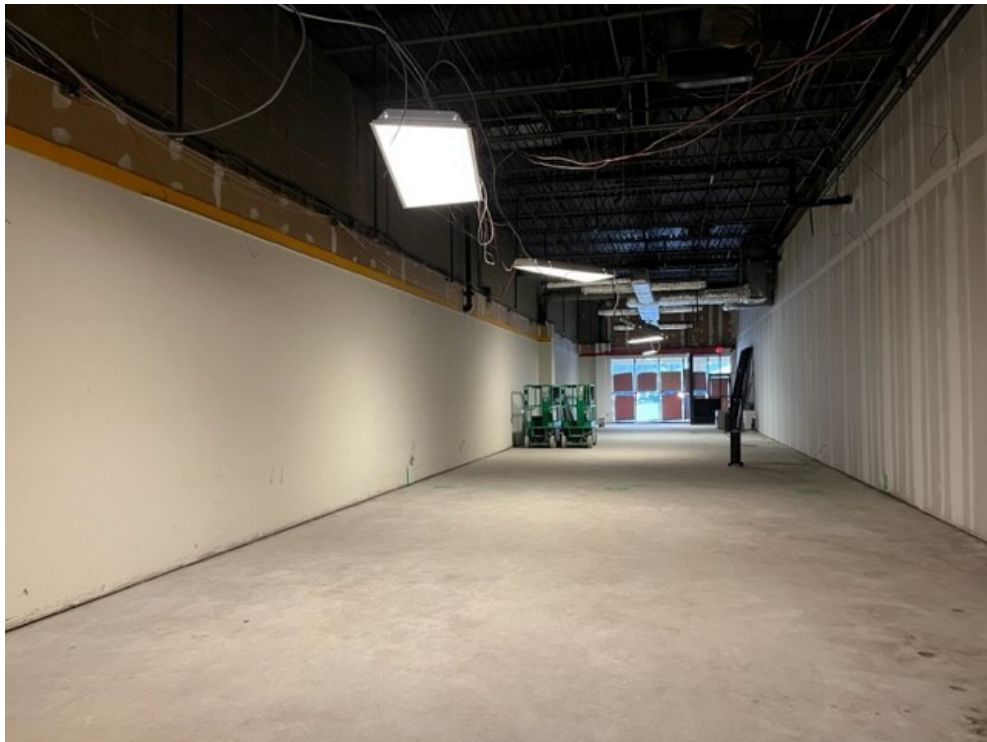


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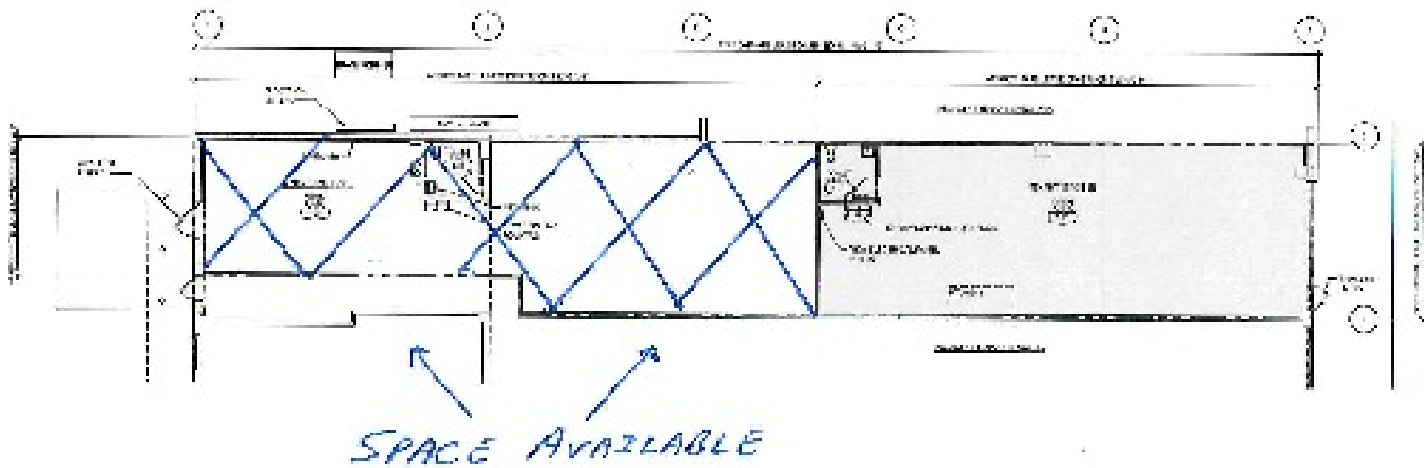
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FLOOR PLAN
Scale: 1/8" = 1'-0"



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VETERANS PLAZA

1 KENT ROAD NEW MILFORD, CT 06776

● AVAILABLE ● PRE-LEASING



| | |
|-----------------------------|-----------------|
| 1-3. Big "Y" Supermarket | 55,450 SF |
| 4. BevMax Wine & Liquors | 10,366 SF |
| 5. Smoke Depot | 3,259 SF |
| 6. Great Clips | 1,507 SF |
| 7. AVAILABLE | 1,734 SF |
| 8. New Posh Nails | 2,484 SF |
| 9. Greca's Restaurant | 3,889 SF |
| 10. Savings Bank of Danbury | 2,600 SF |
| 11. Future Dunkin Donuts | PAD SITE |

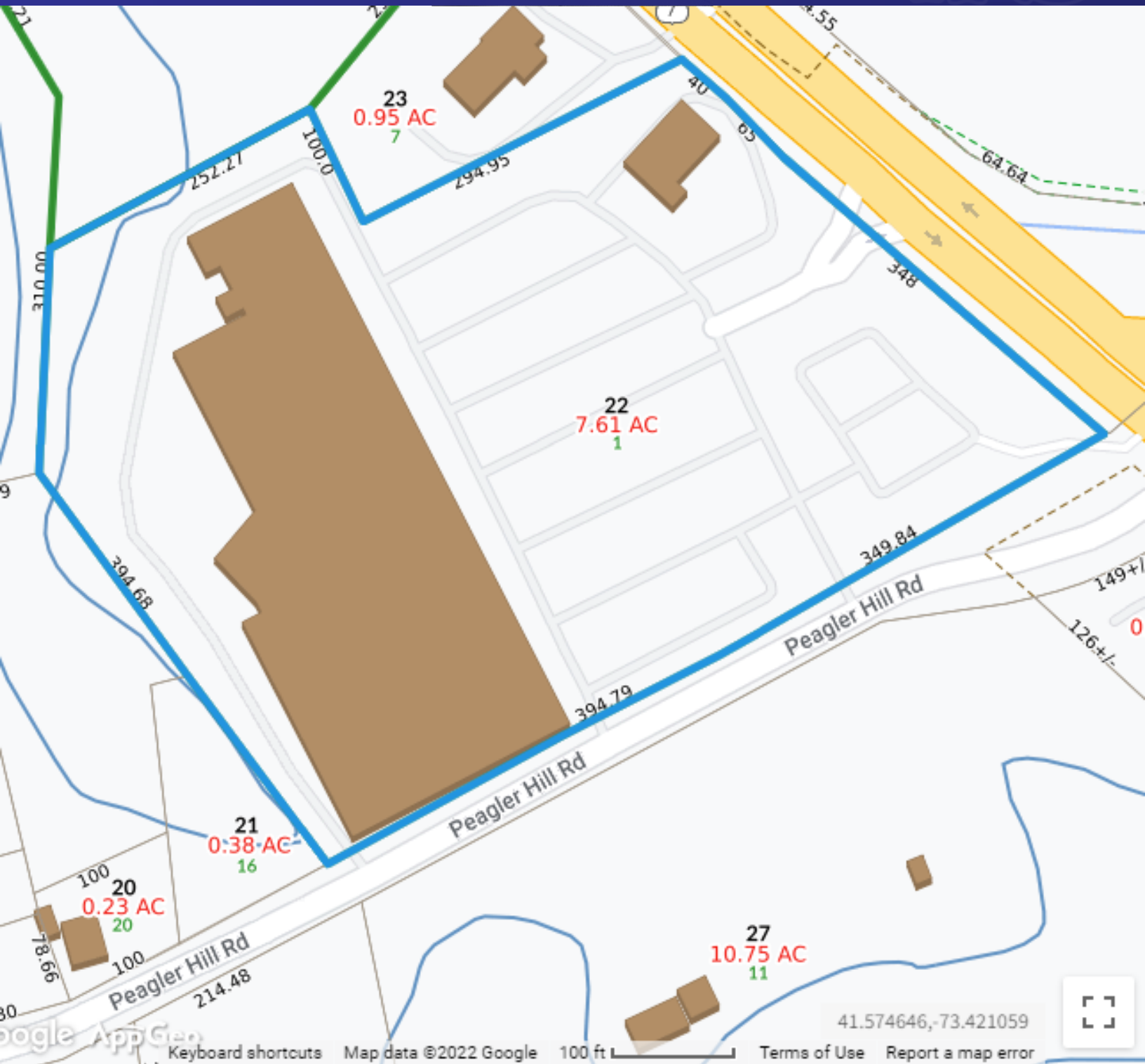


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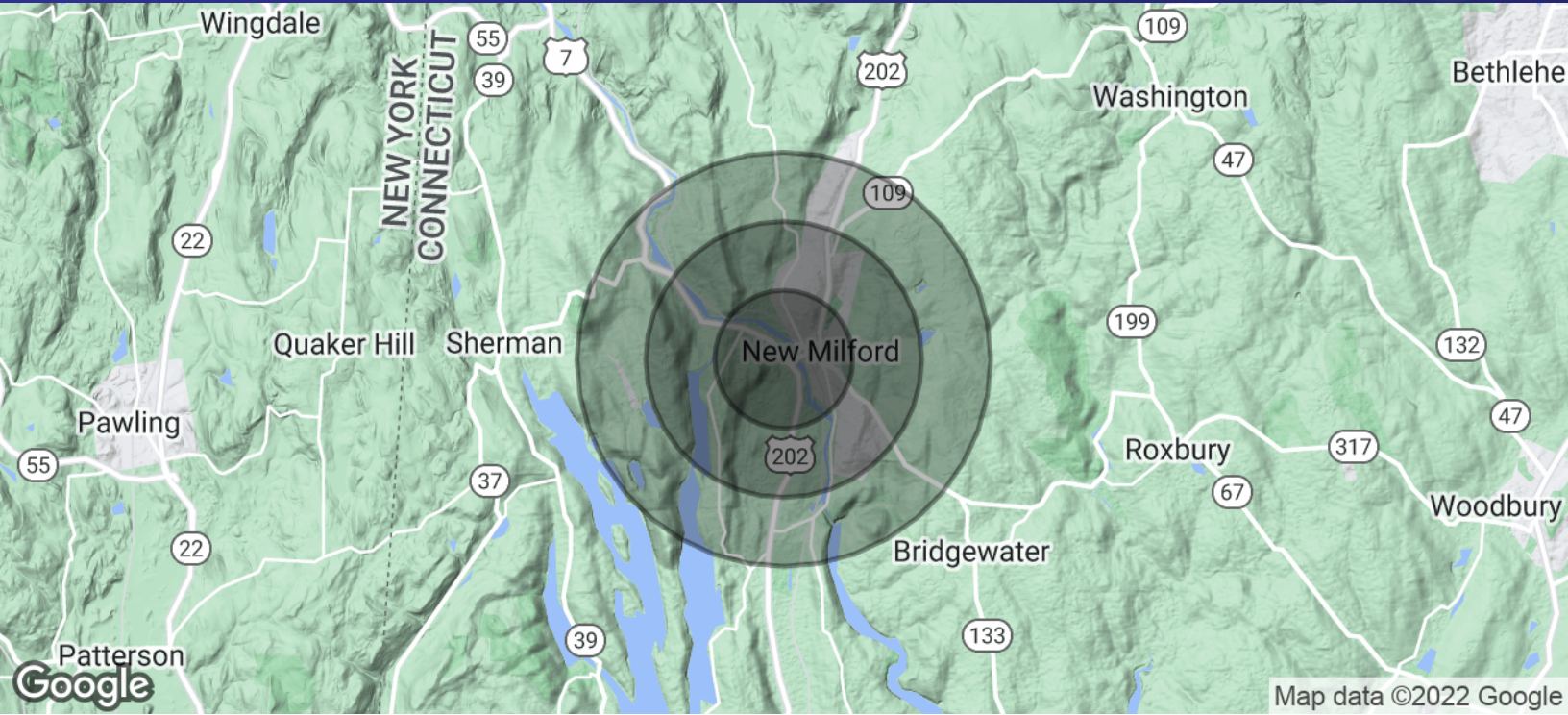


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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,278 | 10,216 | 17,033 |
| Average Age | 39.5 | 41.7 | 43.2 |
| Average Age (Male) | 36.5 | 39.0 | 41.8 |
| Average Age (Female) | 42.6 | 42.7 | 43.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,655 | 4,669 | 7,543 |
| # of Persons per HH | 2.0 | 2.2 | 2.3 |
| Average HH Income | \$74,152 | \$87,378 | \$96,470 |
| Average House Value | \$239,026 | \$272,217 | \$294,349 |

* Demographic data derived from 2020 ACS - US Census



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