

FOR SALE OR LEASE // 85 RAILROAD STREET, NEW MILFORD, CT



PROPERTY DESCRIPTION

Ideal Downtown Location! Freestanding building formerly occupied by Taylor & Sons Hardware Store. Property has additional parking across the street from the building. Ideal for retail, medical, office or showroom with warehouse.

PROPERTY HIGHLIGHTS

- Layout: Retail, Showroom/Storage
- Zone: B1 (Commercial)
- Year Built: 1900
- 4 Drive-In Bays
- Utilities: City Water; Sewer
- Heating: Electric
- Cooling: Full A/C
- Parking: Off Street 20 Spaces

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$10-\$12.00 SF/yr + utilities (Gross)
Available SF:	4,000-12,000 SF
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,822	4,643	7,531
Total Population	3,607	10,341	17,320
Average HH Income	\$73,349	\$88,164	\$95,081



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

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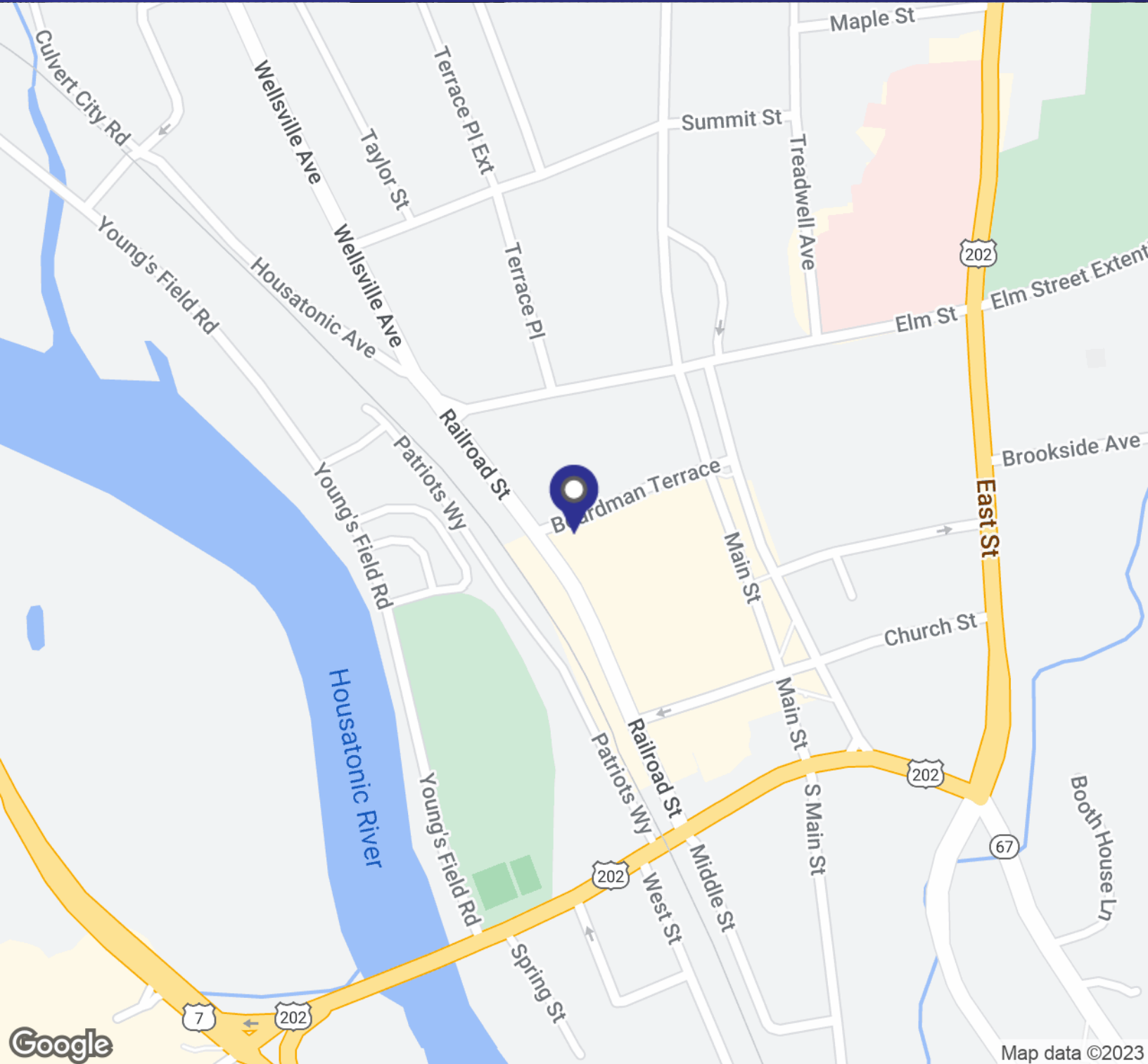


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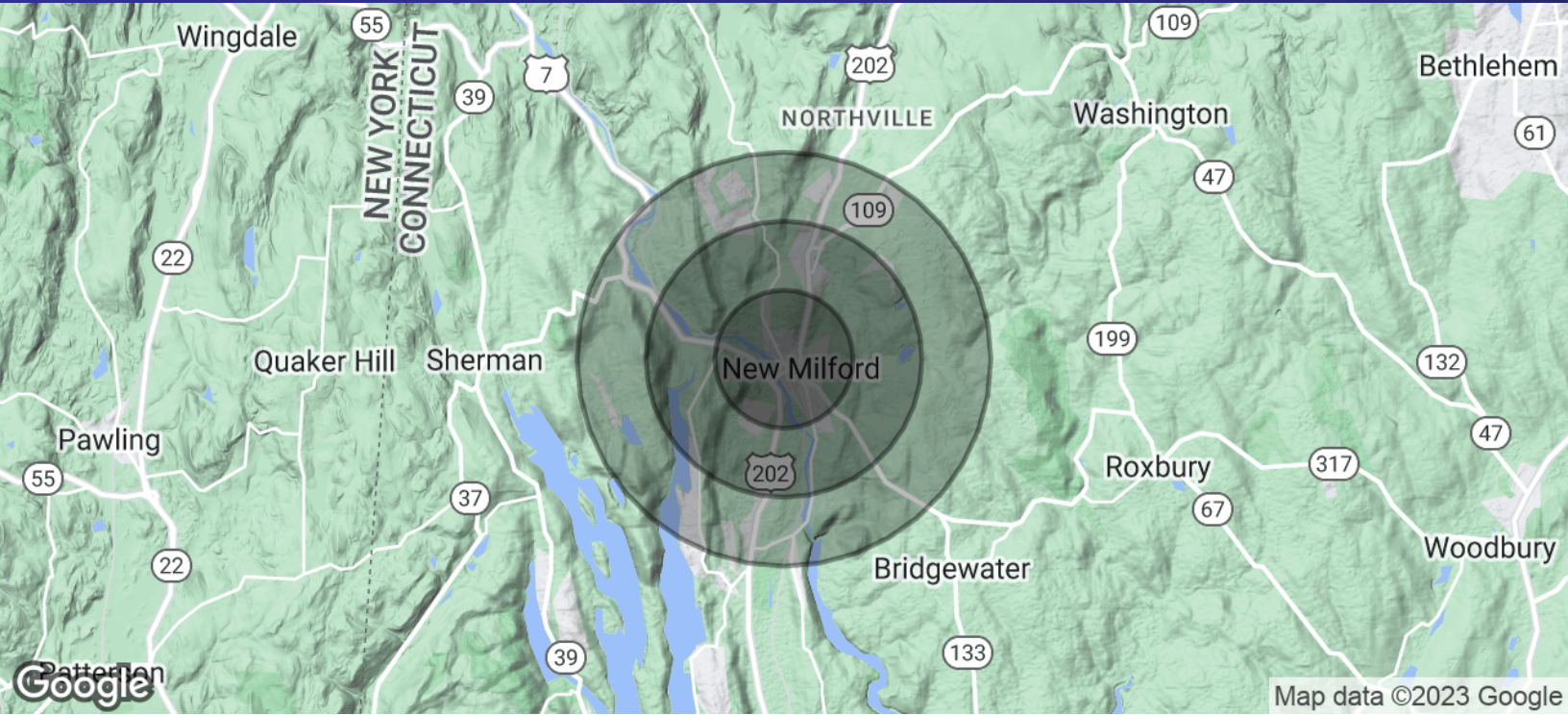
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,607	10,341	17,320
Average Age	40.2	41.9	43.0
Average Age (Male)	37.1	39.1	41.7
Average Age (Female)	43.3	42.8	43.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,822	4,643	7,531
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$73,349	\$88,164	\$95,081
Average House Value	\$245,068	\$278,343	\$294,755

* Demographic data derived from 2020 ACS - US Census



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