

# 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

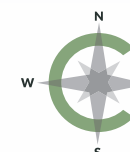
- GLA 250,000 sf
- New phase of construction beginning
- 42 acre site with two traffic lights
- Join national and regional retailers and restaurants in this Litchfield County dominant center
- Traffic Count: Danbury Road - 32,097 vpd
- Located on Route 7 at the intersection of Dodd Road and Danbury Road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

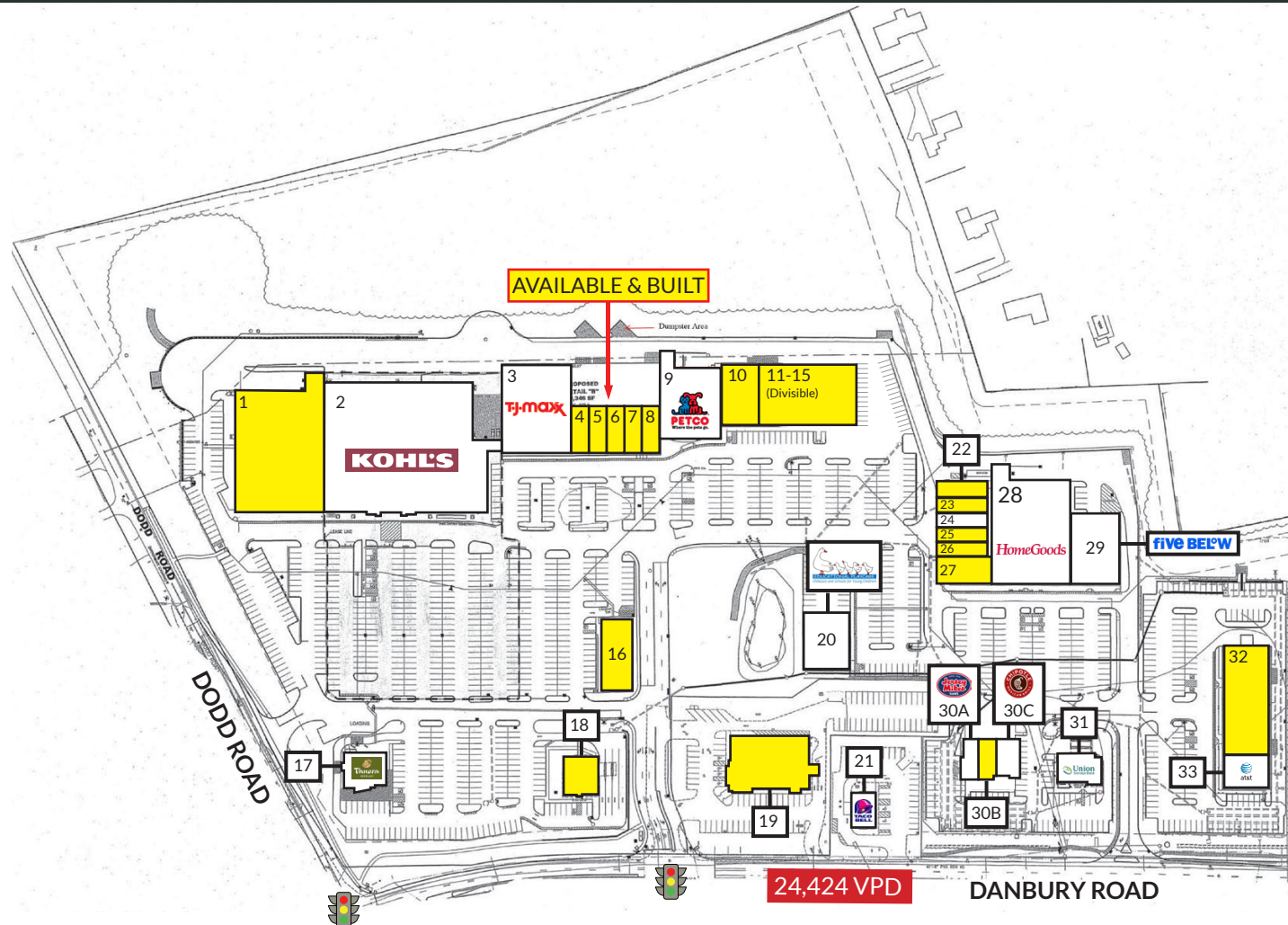
WILLIAM CAFERO | 203.683.1566 | [William@CharterRealty.com](mailto:William@CharterRealty.com)

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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	Available	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**



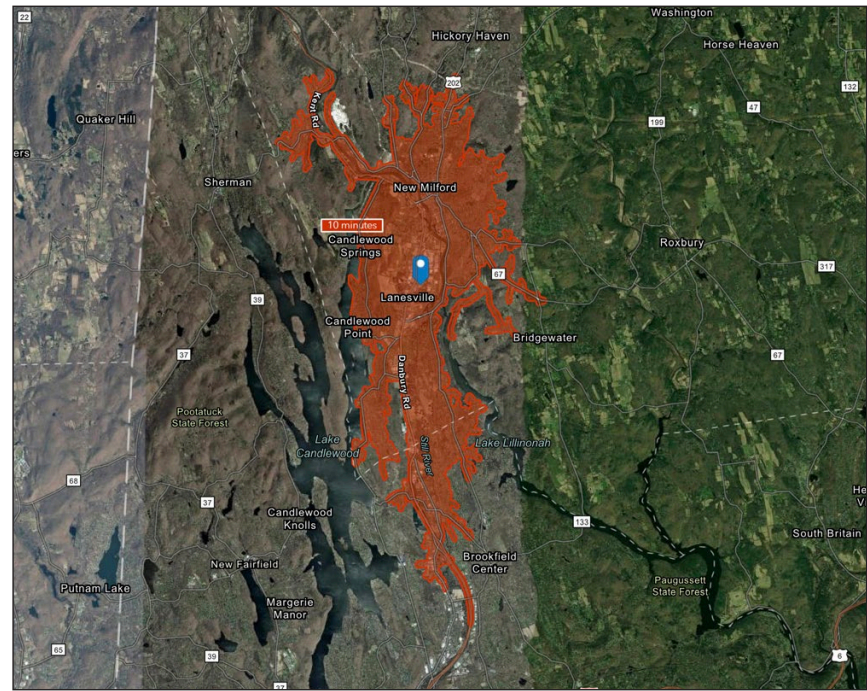
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10 MINUTE DRIVE TIME



## KEY FACTS

16,220

Population

\$84,414

Median Household Income

43.1

Median Age

16,918

Daytime Population

## TAPESTRY SEGMENTS

### City Lights

1,805 Households

#### Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

#### Household Types

Families, both married couples and single parents, as well as singles.

#### Typical Housing

Multi-units; Single Family

### Parks & Rec

1,045 Households

#### Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

#### Household Types

Married couples, approaching retirement age.

#### Typical Housing

Single Family

### Home Improvement

885 Households

#### Socioeconomic Traits

Higher participation in the labor force; most households have 2+ workers. Residents are paying off student loans and home mortgages.

#### Household Types

More than half of the households consist of married-couple families; another 12% include single-parent families.

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$167,075,969

## EDUCATION

Bachelor's Degree  
or Higher



41%

## OWNER OCCUPIED HOME VALUE

Average



\$404,716

## ANNUAL HOUSEHOLD SPENDING

\$3,920

Eating  
Out

\$2,352

Apparel &  
Services

\$7,203

Groceries

\$274

Computer &  
Hardware

\$7,649

Health  
Care



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24,424 VPD

**DODD ROAD**

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TJ-maxx



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