

# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776

AVAILABLE 1,500SF - 25,000SF / AVAILABLE PAD SITES

ANCHORED BY

BIG LOTS!



petco



TJ-maxx

HomeGoods

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	1,987	15,232	34,475
MEDIAN HH INC	\$95,398	\$96,204	\$110,895
AVERAGE HH INC	\$126,608	\$133,808	\$159,809



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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

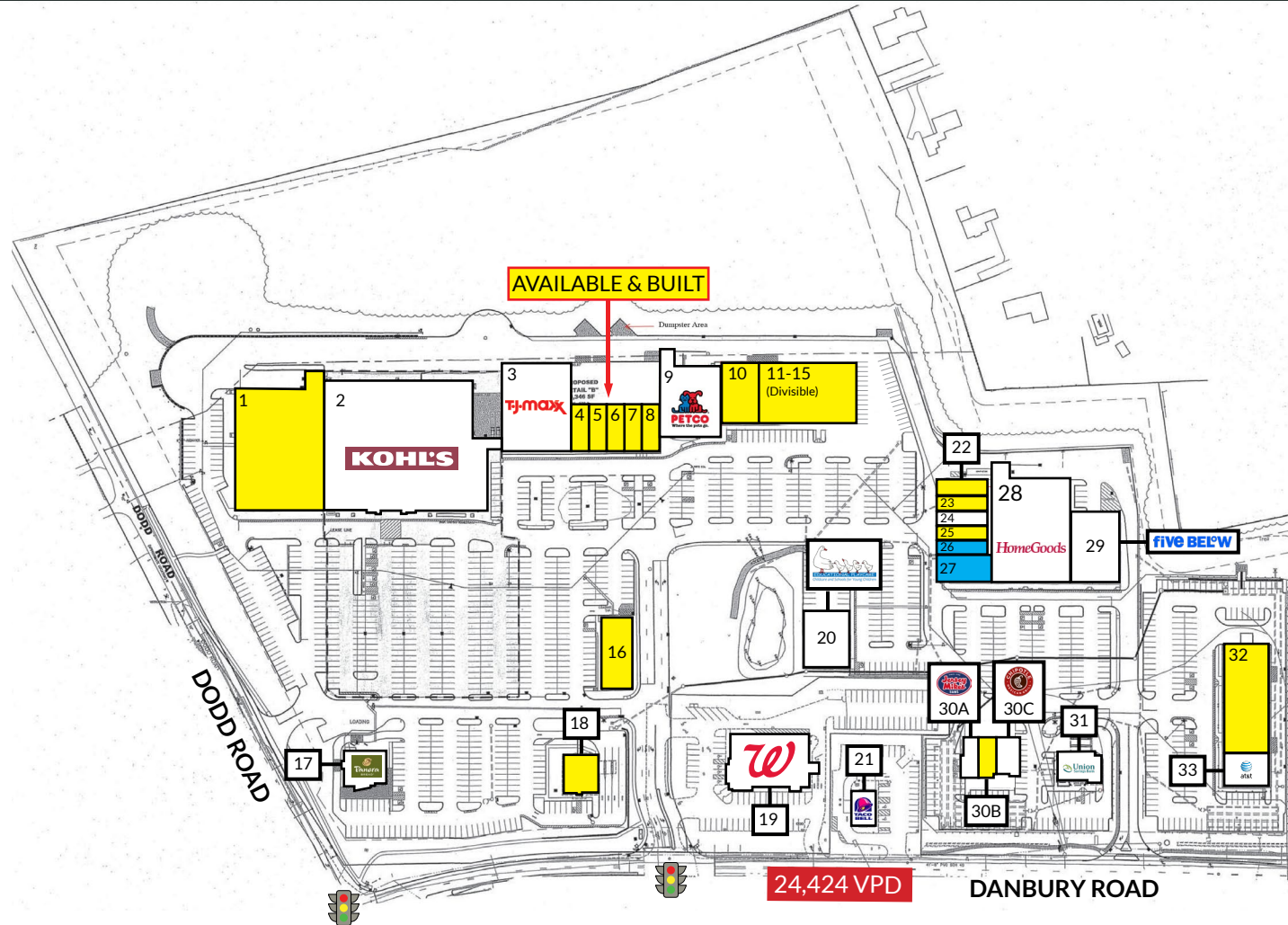


# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776

## 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	Walgreens	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	Lease Out	1,680
27	Lease Out	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



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776

## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **1,987**

Households: **809**

Daytime Population: **3,473**

Median Age: **36.9**



Average Household Income: **\$126,608**

Median Household Income: **\$95,398**

### 3 MILE RADIUS:



Total Population: **15,232**

Households: **6,339**

Daytime Population: **12,709**

Median Age: **40.9**



Average Household Income: **\$133,808**

Median Household Income: **\$96,204**

### 5 MILE RADIUS:



Total Population: **34,475**

Households: **13,726**

Daytime Population: **22,700**

Median Age: **43.2**



Average Household Income: **\$159,809**

Median Household Income: **\$110,895**



#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.







# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776



**STOP & SHOP**  
**Walmart**  
Save money. Live better.  
**DOLLAR TREE**  
**FIVE GUYS**  
BURGERS and FRIES



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



# LITCHFIELD CROSSING

169 DANBURY ROAD | NEW MILFORD, CT 06776



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.