169 DANBURY ROAD | NEW MILFORD, CT 06776

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



BIGLOTS! 70) petco.









### 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



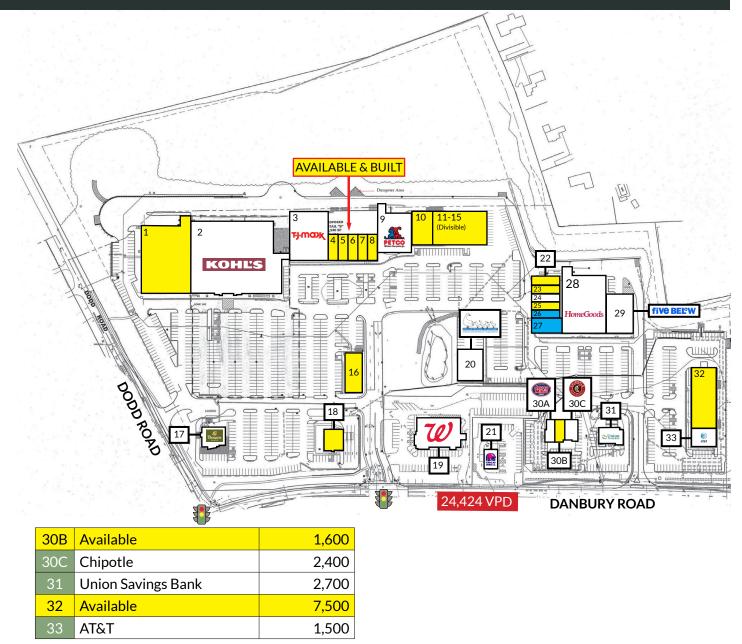
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## FOR MORE INFORMATION CONTACT:

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#### **TENANTS / AVAILABILITY**

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#	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





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### 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





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#### 10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B

EDUCATION

Bachelor's Degree or Higher

or Higher



\$167,075,969

41%

OWNER OCCUPIED HOME VALUE

Average



\$404,716

**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	Parks & Rec 1,045 Households	Home Improvement 885 Households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Residents work hard in	More than half of the population is college educated. This is a	Higher participation in the labor force; most households have 2+

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

More th is colle financial d

#### **Household Types**

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

#### Typical Housing

Multi-units; Single Family

is college educated. This is a financially shrewd market with a diverse workforce.

#### Household Types

Married couples, approaching retirement age.

#### Typical Housing

Single Family

# mortgages. Household Types

workers. Residents are paving

off student loans and home

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

#### Typical Housing

Single Family

#### ANNUAL HOUSEHOLD SPENDING

\$3,920

\$2,352

\$7,203

\$274

\$7,649

Eating Out Apparel & Services

Groceries

Computer & Hardware

Health Care



#### CHARTER REALTY

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