

Dunkin Donuts Retail Plaza

370 Danbury Road – New Milford, CT 06776

For Lease



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PROPERTY INFORMATION / Executive Summary



OFFERING SUMMARY

Available:	1,000 SF
Lease Rate:	\$12 NNN
Lot Size:	1.44 Acres
Traffic Count:	22,100 CPD
Zone:	B-2

PROPERTY OVERVIEW

Retail space available in the new Dunkin Donuts anchored retail plaza. Located on Route 7 in New Milford. Property is 300 yards north of the New Milford High School. Zone allows for a variety of retail or office uses. Great location adjacent to Dunkin Donuts and Pronto pizza.

LOCATION OVERVIEW

370 Danbury Road is located on a 1.44 acre site. The location provides it with exceptional visibility and access with a traffic count of 22,100 +/- per day. New Milford is bordered by Brookfield to the south, and to the north, Kent, Sherman and south east New York. The property is approximately 79.5 miles from New York City and 62 miles from Hartford

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ROUTE 7

LOT AREA: 62,700 S.F. (1.44 ACRES)

ZONE: B-2
MAX. BUILDING HEIGHT: 30'
FRONT SETBACK: 30'
SIDE SETBACK: N/A (BUSINESS)
REAR SETBACK: 30' (BUSINESS)
ALLOWABLE LOT COVERAGE OF BUILDINGS/ROOFS AREAS: 30% TO 35% PROPOSED
LANDSCAPED AREA REQUIRED: 30% (33.3% PROVIDED)

PROPOSED BUILDINGS:
BUILDING 1: 3,305 S.F.
BUILDING 2: 4,400 S.F.

PARKING REQUIREMENTS:
RESTAURANT (CLASS A AND B):
1 PARKING SPACE FOR EVERY 3 SEATS, PLUS
2 PARKING SPACES FOR EVERY 1 EMPLOYEE ON A MAXIMUM SHIFT
RESTAURANT (CLASS C) OR DRIVE THROUGH TYPE:
1 PARKING SPACE FOR EVERY 2 SEATS, PLUS
2 PARKING SPACES FOR EVERY 1 EMPLOYEE ON A MAXIMUM SHIFT

ADDITIONAL BUSINESS REQUIREMENTS:
1 PARKING SPACE FOR EACH 100 SQUARE FEET OF SALES AREA AND AT LEAST ONE (1) CYCLING ZONE, EXCLUDED FROM THE ORDER TOTAL SHALL BE THE AREA DEVOTED TO OFFICES, STORAGE, REPAIR, SERVICE AREAS NOT OPEN TO THE PUBLIC, ENTRANCE AND EXIT VEHICLES, EMPLOYEES & CUSTOMERS AND DRINKING ROOMS AND TOLLY FACILITIES

SUITS AND OFFICE BUILDINGS:
1 PARKING SPACE FOR EACH 200 SQUARE FEET OF TOTAL OFFICE FLOOR AREA

MEDICAL OFFICES OR CLINICS:
1 SPACE, SCREENED FROM ADJUTING RESIDENTIALLY ZONED PARCELS FOR EACH PRACTITIONER

LOADING ZONE DIMENSIONS: 12' x 20' MIN.
PARKING SPACE DIMENSIONS: 9' x 20' MIN.
LANDSCAPED END ISLAND DIMENSIONS: 10' x 20' MIN.
LANDSCAPED CENTER ISLAND DIMENSIONS: 15' x 20' MIN.

PARKING SPACES PROVIDED:
20 (5) IMPAVED PARKING SPACES
3 HANDICAP/VIA ACCESSIBLE PARKING SPACE
HANDICAP PARKING SPACE

LANDSCAPING REQUIREMENTS:
ROAD FRONTAGE:
1 DECIDUOUS CANOPY TREE (3' 10" MIN. CALIPER PER 50' ROAD FRONTAGE)
1 EVERGREEN UNDERSTORY TREE (2' MIN. CALIPER PER 50' ROAD FRONTAGE)
1 EVERGREEN TREE (3' MIN. HEIGHT) PER 50' ROAD FRONTAGE
8 SHRUBS (3' 1/2" MIN. HEIGHT) PER 50' ROAD FRONTAGE

LANDSCAPED END ISLANDS:
1 DECIDUOUS CANOPY TREE (3' 10" MIN. CALIPER)
3 SHRUBS (3' 1/2" MIN. HEIGHT)

LANDSCAPED CENTER ISLANDS:
1 DECIDUOUS CANOPY TREE (3' 10" MIN. CALIPER)
OTHER TREES OR SHRUBS AS APPROPRIATE

VEHICLE TURNING PATH SKETCH
1"=40'

Other Annotations:
PROP. SHADE-TREE (3' 1/2" MIN. HEIGHT)
PROP. DRAFTY TREE-TREE (3' 1/2" MIN. CALIPER)
PROP. EVERGREEN-TREE (3' MIN. HEIGHT)
PROP. SUMMER W/ ENCLOSURE
PROP. MENU BOARD
PROP. 8' X 20' PARKING SPACE-TREE
PROP. UNDERSTORY TREE-TREE (2' MIN. CALIPER)
PROP. VAN ACCESSIBLE SPACE
PROP. HANDICAP SPACE
PROP. PHONE TABLE-TREE

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PROPERTY INFORMATION / Floor Plan



BUILDING #1 - FLOOR PLAN